




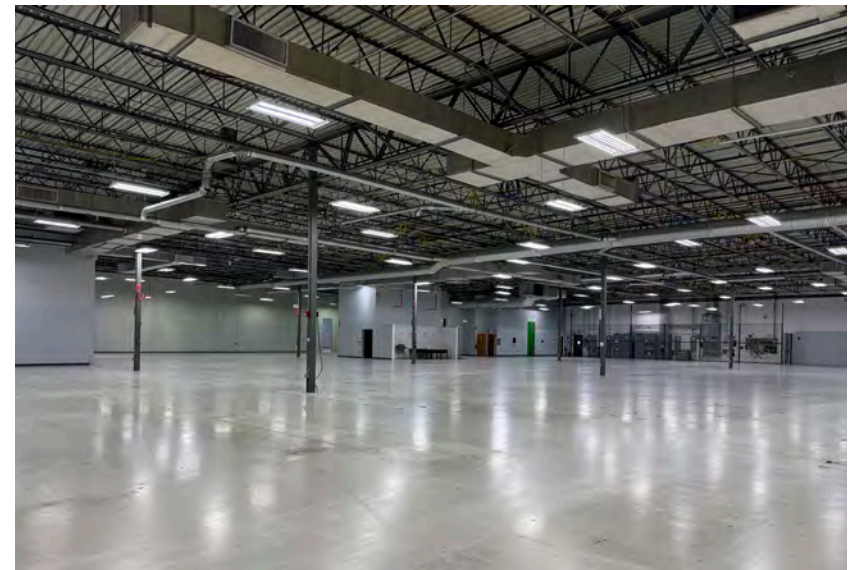
For lease

13750 Repron Blvd, Tampa, FL 33626

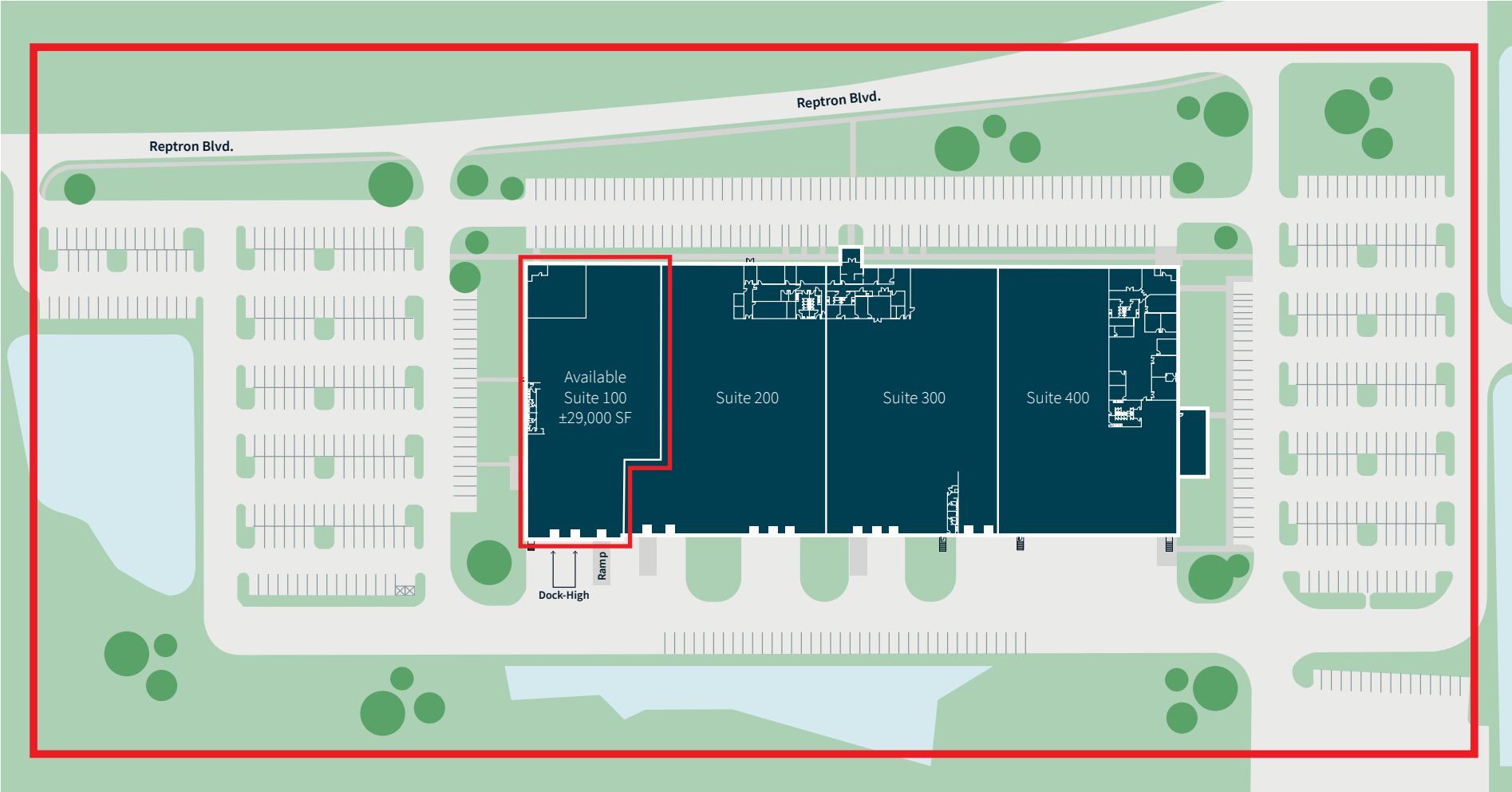
 **JLL** SEE A BRIGHTER WAY

Property overview

Building size	±154,000 SF
Available size	± 29,000 SF
Clear height	21'
Loading	Seven (7) 10' x 8' dock-high doors, three (3) 10' x 10' ramps Planned improvements include additional loading
Truck court depth	110' 6"
HVAC	Fully air-conditioned (improvement completed in 2020)
Power	5,000 Amps 480v 3-phase 2,000 kva transformer at site 13.2 Kv at site. Ability to increase power to 10,000 amps
Sprinklers	Fully sprinklered (3 zones), including in-rack sprinklers
Lighting	LED
Parking	2/1,000
Flood zone	X (no flooding)
Highlights	<ul style="list-style-type: none">• Building signage available• TPO roof installed in 2016 with warranty through 2036• Blower exhaust system• Building access control• Ideal for electronics, pharma, medical devices, cosmetics, supplements, food, and beverage• Fm global inspected and assessed
Planned improvements	<ul style="list-style-type: none">• Exterior building paint and refresh of sealants• Seal and stripe parking lot, LED parking lot lighting• Add additional loading doors• Landscaping refresh

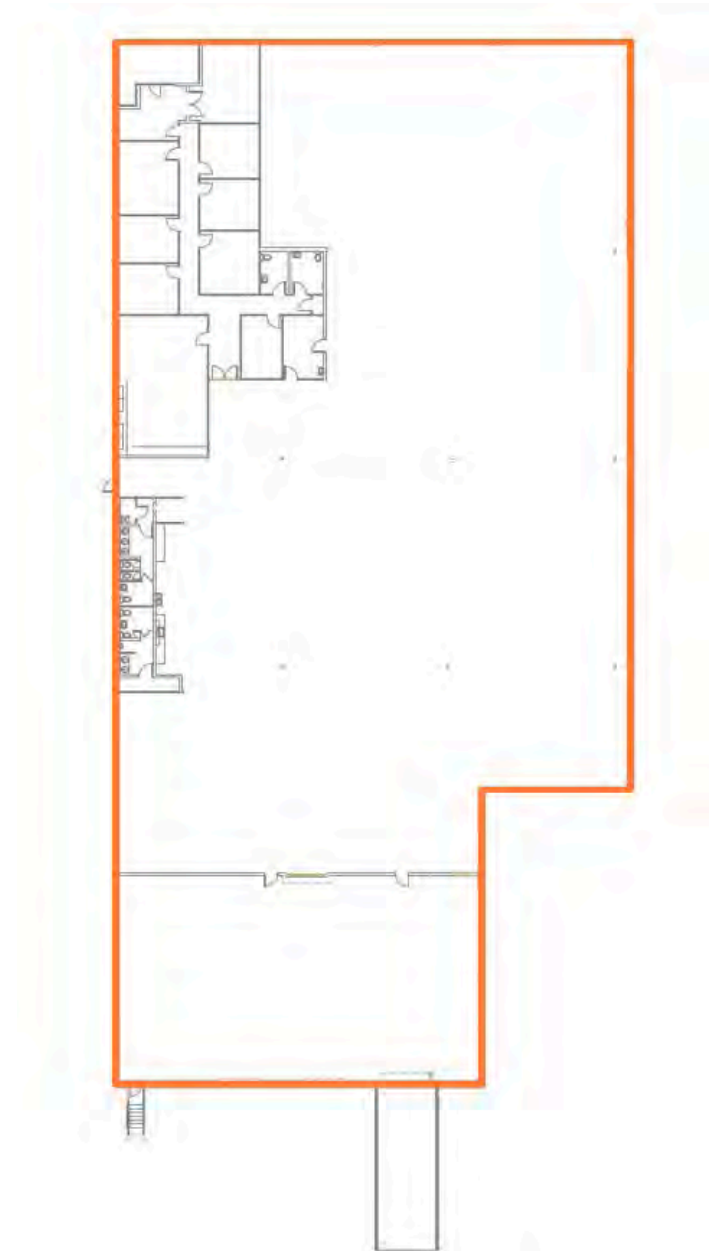


Site plan



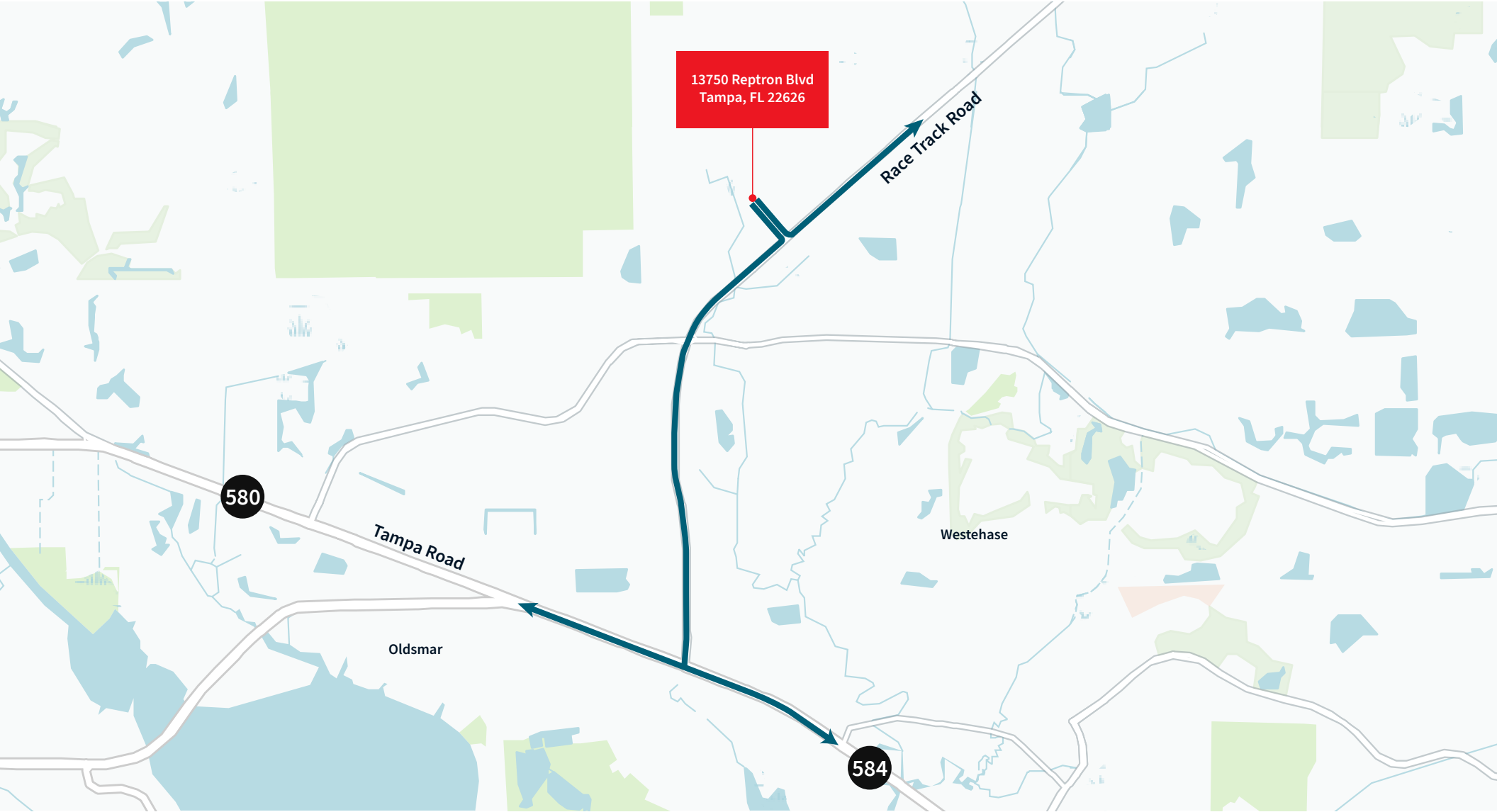
Suite 100

Available size	±29,000 SF
Office size	3,167 SF
Clear height	21'
Loading	Two (2) dock-high doors, one (1) ramp
HVAC	Fully air-conditioned (improvement completed in 2020)
Power	800 amps, 480v, 3-phase, ability to increase
Sprinklers	Fully sprinklered
Lighting	LED
Parking	2/1,000



13750 Repron Blvd / Tampa, FL 33626

Access map



Location map



13750 Repron Blvd / Tampa, FL 33626

Demographic summary

10 minute drive

Key facts

24,256	41.3	9,345
Population	Median Age	Households

Income

\$65,644	\$121,804
Per Capita Income	Median Household Income

15 minute drive

Key facts

89,513	43.1	40,900
Population	Median Age	Households

Income

\$56,997	\$96,368
Per Capita Income	Median Household Income

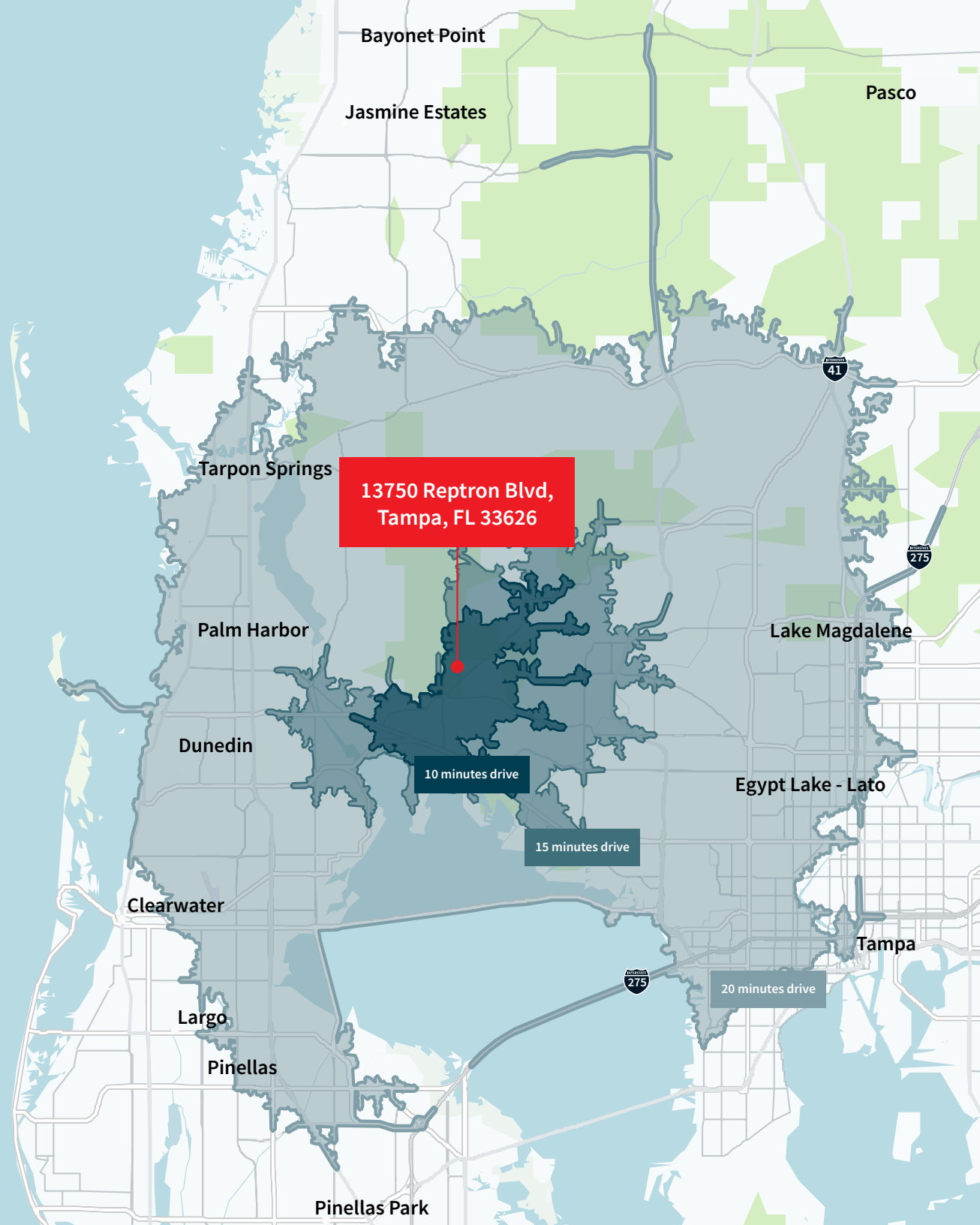
30 minute drive

Key facts

89,513	43.1	40,900
Population	Median Age	Households

Income

\$50,075	\$96,368
Per Capita Income	Median Household Income



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