



 **JLL** SEE A BRIGHTER WAY

For sale

Single tenant industrial
building in East Tampa

3415 Queen Palm Drive
Tampa, Florida 33619

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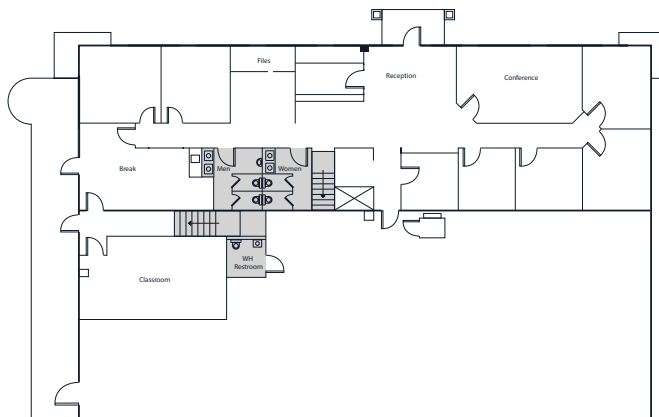
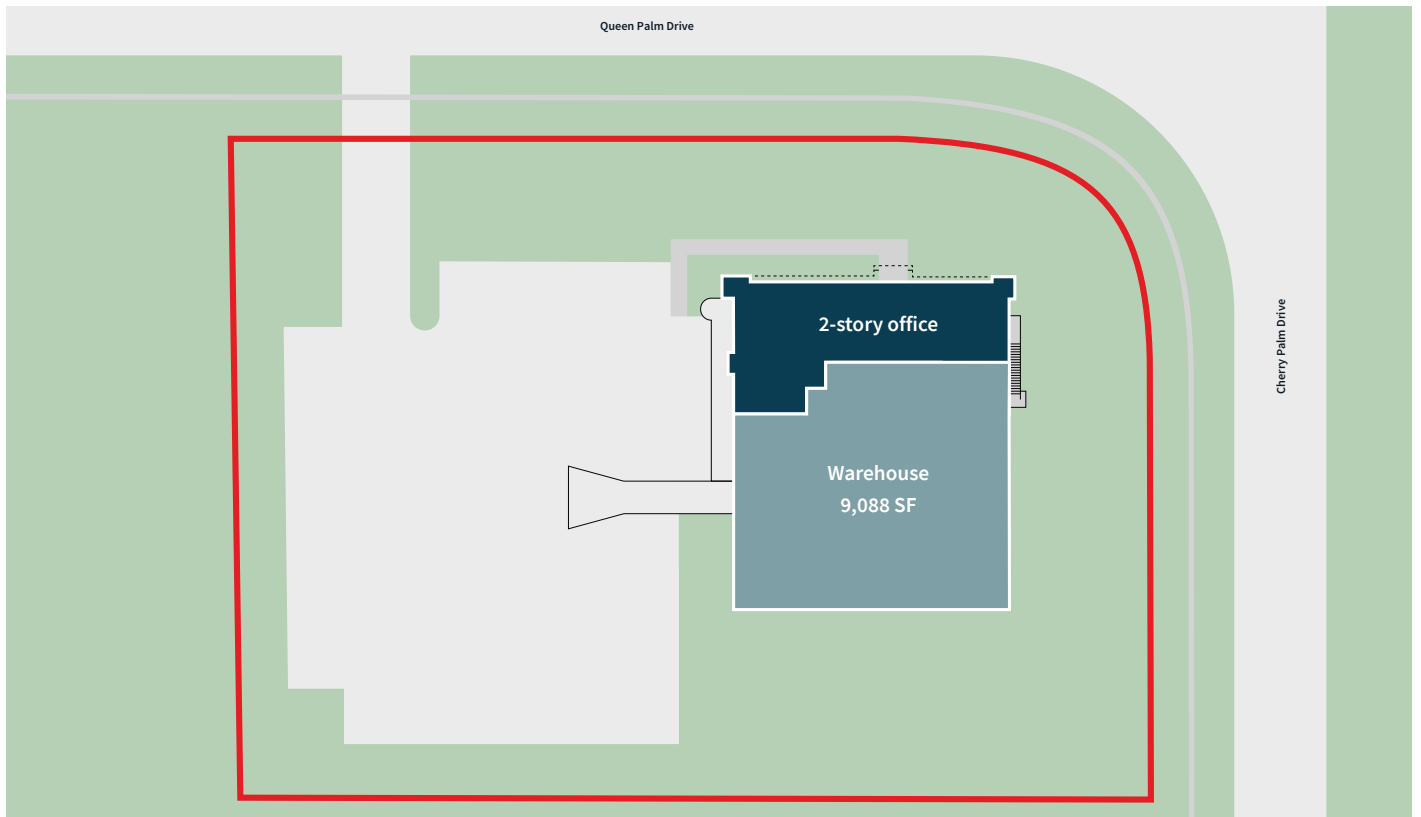
Property Highlights

- **Total size:** 15,010 SF
- **Warehouse:** 9,088 SF
- **Office:** 5,922 SF total
 - First floor: 2,961 SF
 - Second floor: 2,961 SF
- **Acreage:** 1.81 AC
- **IOS:** 0.25 AC
- **Year built:** 1984
- **Construction:** Masonry
- **Flood zone:** B and X
- **Zoning:** M (manufacturing)
- **Loading:** One (1) grade-level door (12'x14'), one (1) recessed dock well (9'x10')
- **Clear height:** 18'
- **Power:** 400 amps, 3-phase
- **HVAC:** 100% air-conditioned building
- **Parking:** 20 surface spaces (1.37/1,000)

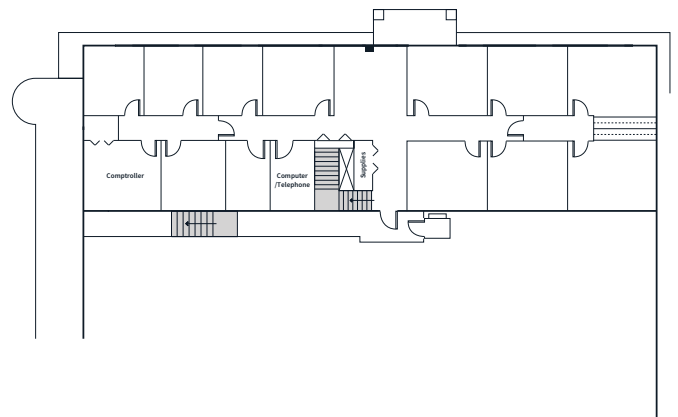


3415 Queen Palm Drive

The building



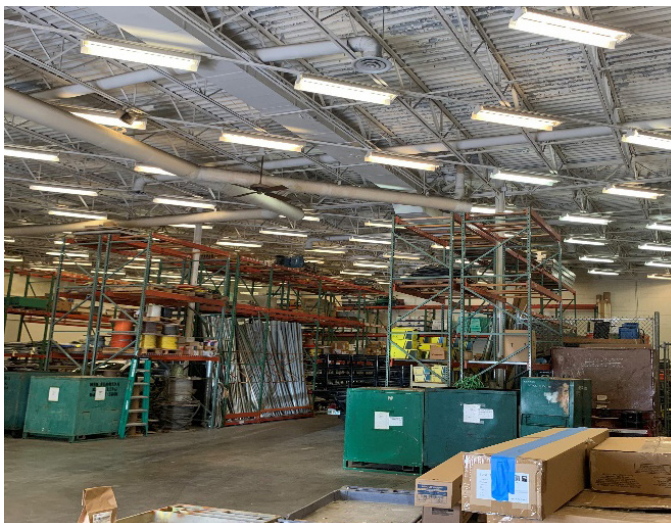
First floor office
2,961 SF



Second floor office
2,961 SF

3415 Queen Palm Drive

Photos

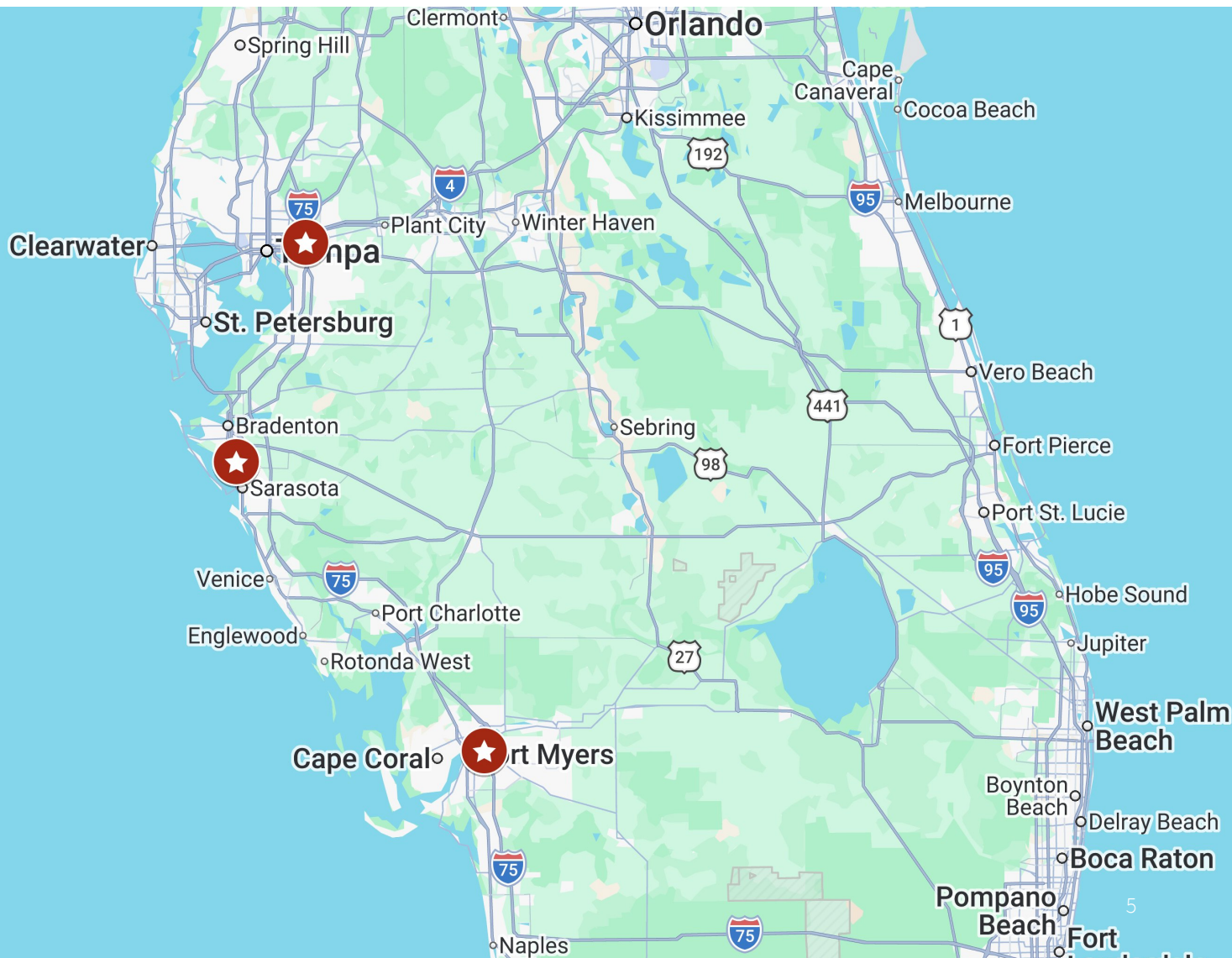


Current tenant

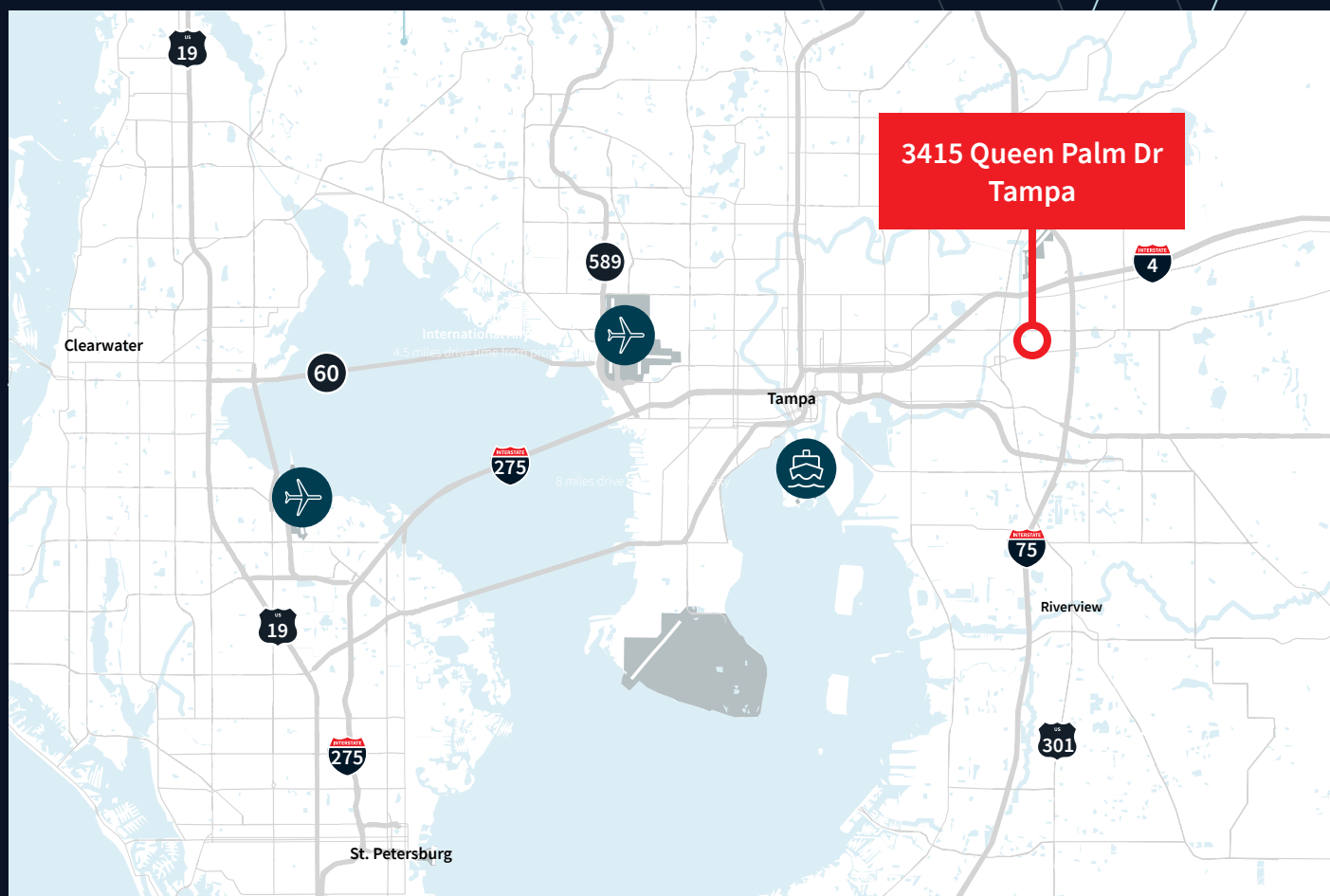


- **Tenancy:** Single
- **Tenant:** Doyle Electric
- **Lease expiration:** July 31, 2027
- **Expiring rate:** \$9.42/SF NNN
- **Current operating expenses:** ±\$5.28/SF
- **Renewal options:** none
- **Commentary:** Prospective buyers have the opportunity to allow Doyle Electric lease to expire and either occupy the building as an owner-user or renew/re-tenant the building at a market rate.

Doyle Electric Services, Inc. locations



Location



Drive times

Interstate 75	1.5 miles	4 minutes
Interstate 4	2 miles	5 minutes
Port Tampa Bay/Downtown Tampa	7 miles	17 minutes
Tampa International Airport	14 miles	20 minutes

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