

FOR LEASE
50,601 SF INDUSTRIAL SPACE

5402 HANGAR COURT
TAMPA, FLORIDA 33634



VETERAN'S EXPY

HILLSBOROUGH AVE

50,601 SF
AVAILABLE

HOOVER BLVD

HANGAR COURT



50,601-SF WAREHOUSE
2,888-SF SPEC OFFICE



13 DOCK-HIGH DOORS
1 DRIVE-IN DOOR



2024 CONSTRUCTION
FULLY SPRINKLERED (ESFR)



AMPLE
EMPLOYEE PARKING



1,600-AMP, 480V
3-PHASE POWER

LEASING
CONTACTS

JOHN DUNPHY, CCIM, SIOR
(D) 813-387-1312
JOHNC.DUNPHY@JLL.COM

PETER CECORA, SIOR
(D) 813-387-1297
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SPACE FOR LEASE | INFORMATION

- **50,601 SF FOR LEASE**
- **2,888 SF SPEC OFFICE**
- **32' CLEAR HEIGHT**
- **2024 CONSTRUCTION**
- **THIRTEEN (13) DOCK HIGH DOORS**
- **ONE (1) DRIVE-IN DOOR**
- **FULLY SPRINKLERED (ESFR)**
- **1600A, 480V, 3-PHASE POWER (UP TO 2,400A)**
- **165' BUILDING DEPTH**
- **120' TRUCK COURT**
- **EPOXIED WAREHOUSE FLOOR**
- **AMPLE EMPLOYEE PARKING SPACES**
- **0.8 MILES (3 MIN) FROM TAMPA INT'L AIRPORT**
- **10.1 MILES (18 MIN) FROM DOWNTOWN TAMPA**
- **AVAILABLE TODAY**

MANAGED BY:



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MARKETED BY:



FOR LEASE

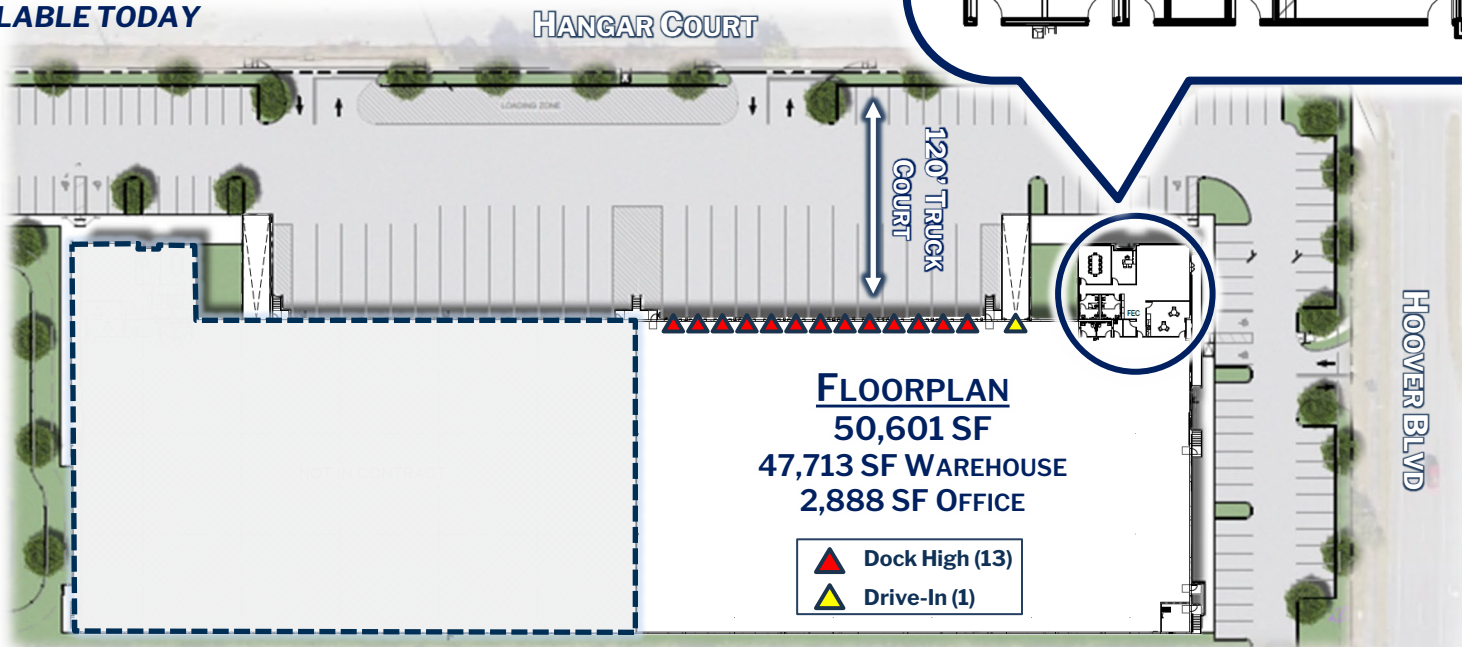
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SUITE INFORMATION

- 2024 CONSTRUCTION
- LED LIGHTING (OFFICE & WAREHOUSE)
- 1600A, 480V, 3-PHASE POWER (UP TO 2,400A)
- EPOXIED WAREHOUSE FLOOR
- FULLY SPRINKLERED (ESFR)
- HAZARD YELLOW COLUMNS
- TPO ROOF (2024 - 20 YR WARRANTY)
- NEW FINISHES THROUGHOUT OFFICE
- AVAILABLE TODAY



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OFFICE - INFORMATION

- +/- 2,888-SF OFFICE SPACE
- ONE (1) PRIVATE OFFICE
- ONE (1) CONFERENCE ROOM
- ONE (1) STORAGE ROOM
- TWO (2) OFFICE RESTROOMS
- TWO (2) WAREHOUSE RESTROOMS
- ONE (1) BREAK ROOM
- AMPLE BULLPEN SPACE
- NEW OFFICE FINISHES
- ABILITY TO ADD MORE OFFICE AT TENANT'S REQUEST



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 **Stonelake**
CAPITAL PARTNERS

 **JLL**

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Exterior



Exterior



Warehouse Interior



Warehouse Interior

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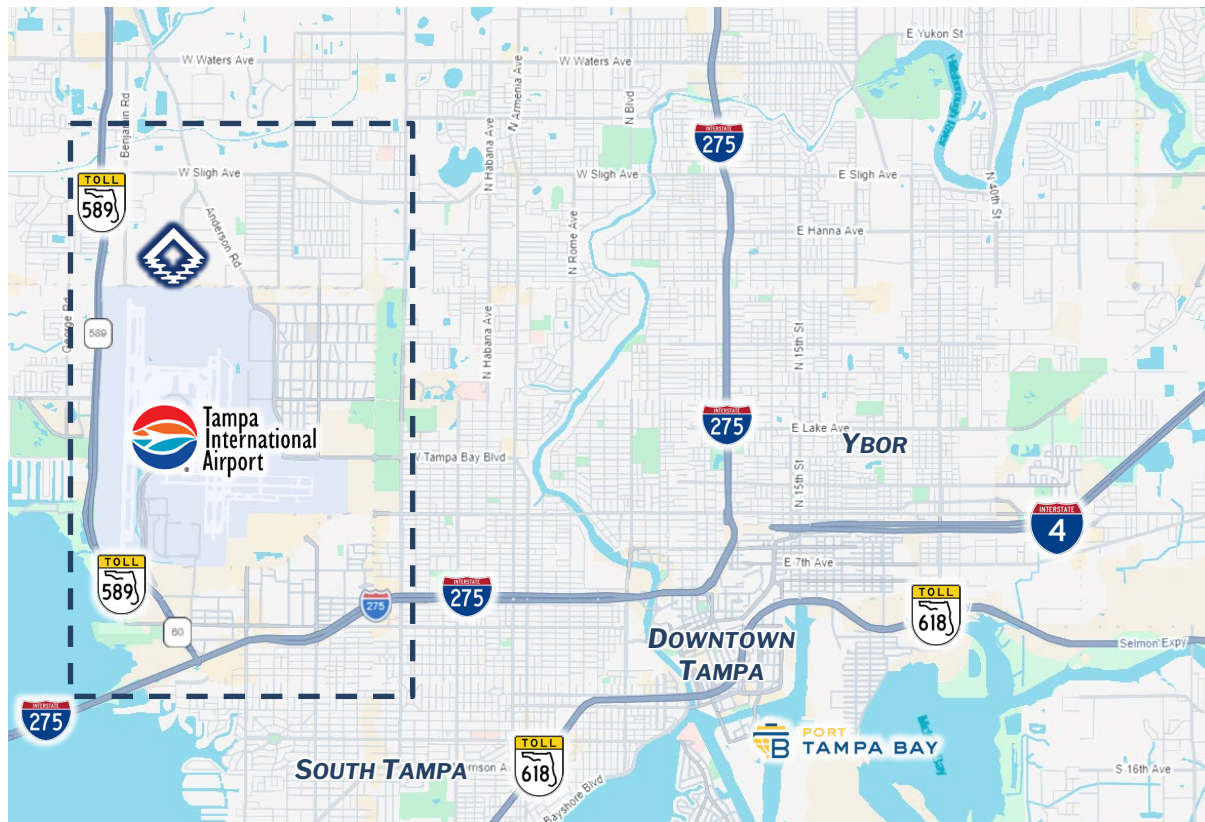
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DISTANCES & DRIVE-TIMES

 HILLSBOROUGH AVE. – 500' – 1 MIN	 I-4 – 8.0 MILES – 14 MIN
 TAMPA INT'L AIRPORT – 0.8 MILES – 3 MIN	 SELMON EXPRESSWAY – 8.1 MILES – 15 MIN
 VETERANS EXPRESSWAY – 0.9 MILES – 3 MIN	 PORT OF TAMPA – 9.9 MILES – 18 MIN
 SR-60 – 2.8 MILES – 7 MIN	 I-75 – 13 MILES – 22 MIN
 I-275 – 4.6 MILES – 9 MIN	 US HIGHWAY 301 – 13.9 MILES – 25 MIN

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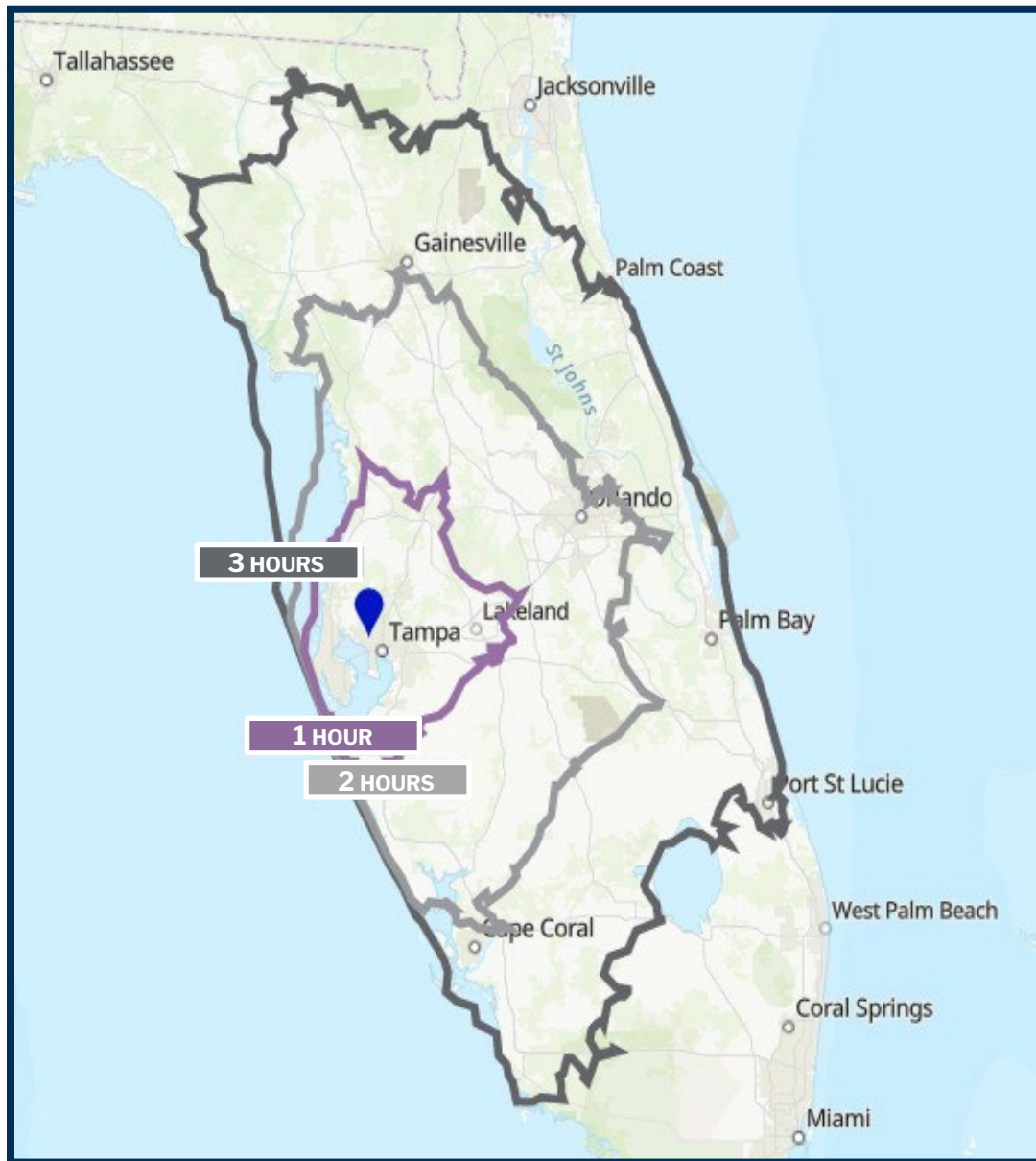
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MARKET OVERVIEW

2025	10 MILES	20 MILES	30 MILES
TOTAL POPULATION	759,742	2,458,883	3,185,097
MEDIAN AGE	38.1	42.0	42.8
MEDIAN HOUSEHOLD INCOME	\$74,052	\$79,397	\$79,426
TOTAL BUSINESSES	42,071	108,892	126,782
EMPLOYED POPULATION	415,502	1,302,877	1,623,018



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