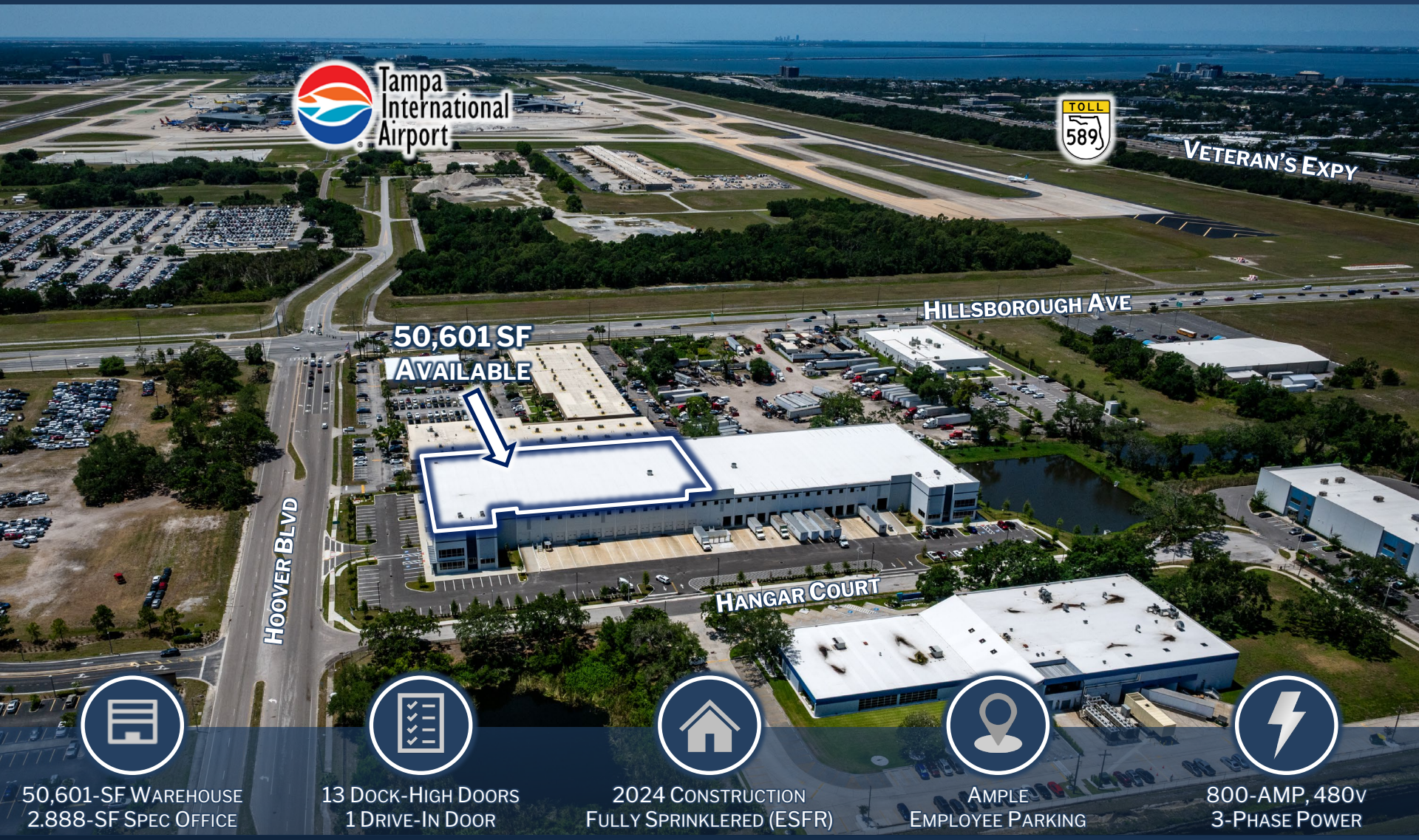
FOR LEASE
50,601 SF Industrial Space

5402 Hangar Court
Tampa, Florida 33634



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

800-AMP, 480V
3-Phase Power

LEASING CONTACTS

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Stonelake Capital Partners

JLL

FOR LEASE
50,601 SF Industrial Space

5402 Hangar Court
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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)
- 800A, 480V, 3-phase power (Up To 1,600A)
- 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*



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MANAGED BY:

Stonelake CAPITAL PARTNERS

MARKETED BY:

JLL

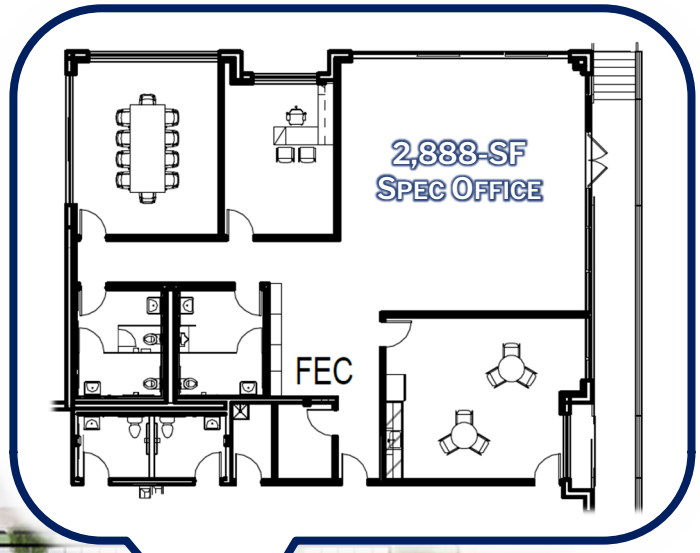
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Suite Information

- LED lighting (office & warehouse)
- 800A, 480V, 3-phase power (expandable up to 1,600A)
- Epoxied warehouse floor
- 6" concrete slab
- Fully sprinklered (ESFR)
- 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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Exterior


Exterior


Warehouse Interior


Warehouse Interior

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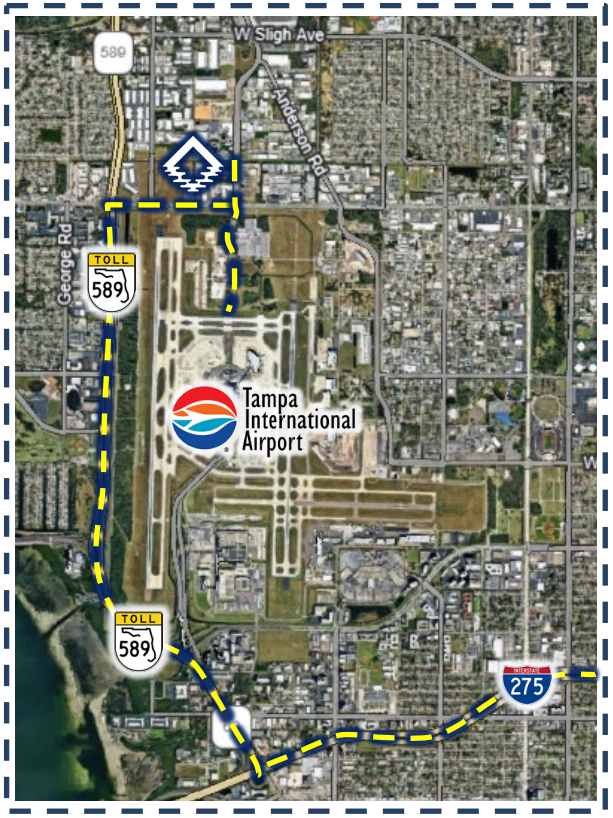
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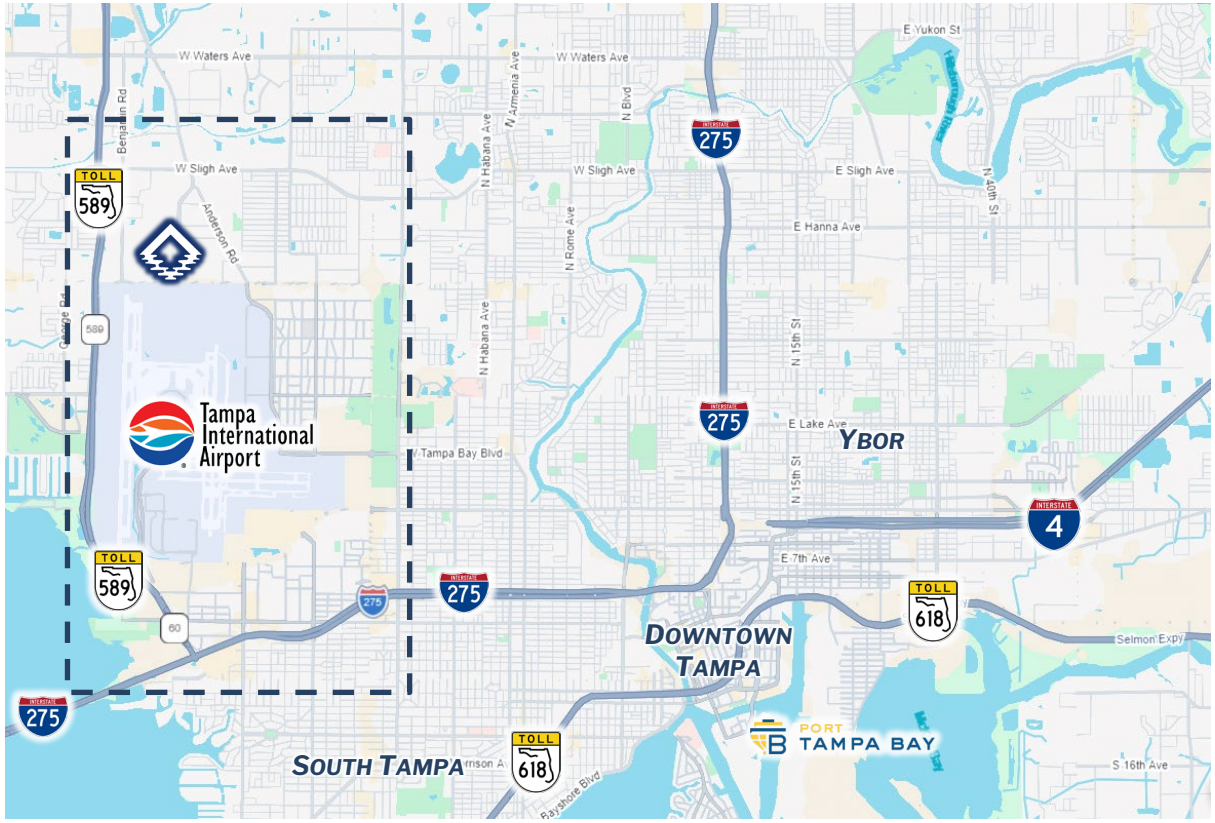
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Distances & Drive-Times

- Hillsborough Ave. – 500' – 1 min
- Tampa Int'l Airport – 0.8 Miles – 3 Min
- Veterans Expressway – 0.9 Miles – 3 Min
- SR-60 – 2.8 Miles – 7 Min
- I-275 – 4.6 Miles – 9 Min
- I-4 – 8.0 Miles – 14 Min
- Selmon Expressway – 8.1 Miles – 15 Min
- Port of Tampa – 9.9 Miles – 18 Min
- I-75 – 13 Miles – 22 Min
- US Highway 301 – 13.9 Miles – 25 Min

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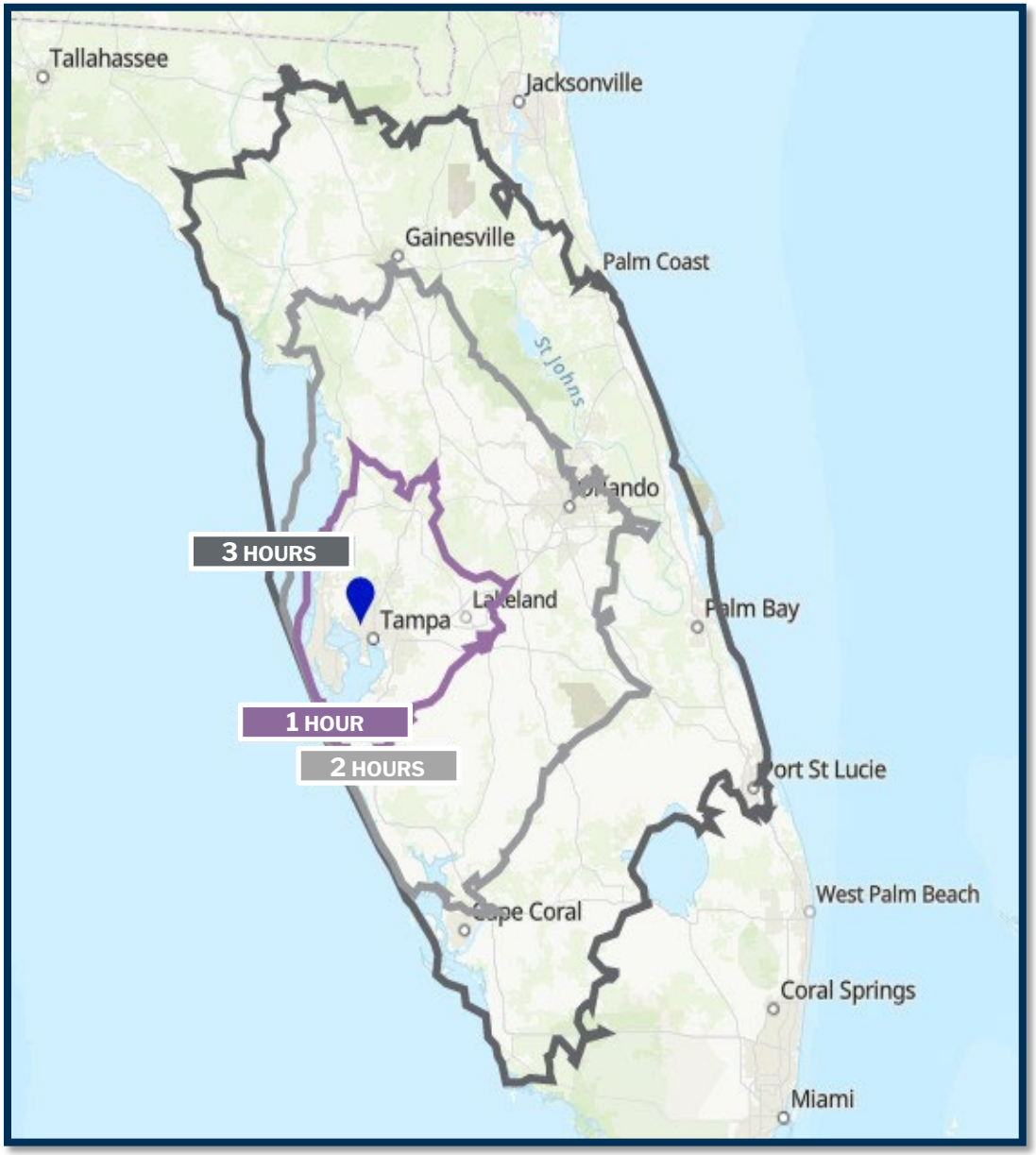
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Market Overview

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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