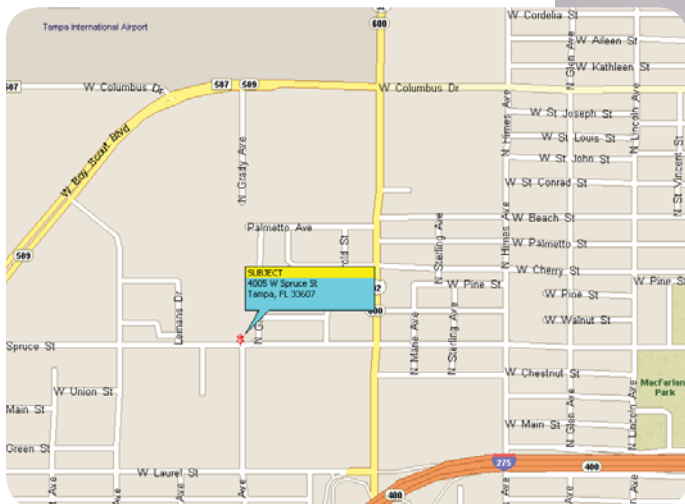


**4005 W. Spruce Street
 Tampa, FL**

**MIXED-USE
 REDEVELOPMENT
 OPPORTUNITY**



- 23,000 +/- SF Existing Building
- 3.2 +/- Acres Flexible Zoning and Land Use
- 3.5 FAR
- Excellent Airport Area Location



FOR FURTHER INFORMATION CONTACT :

JOE SEIDLE

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Mobile: (813) 417-1603

joeseidle@thekraussorg.com

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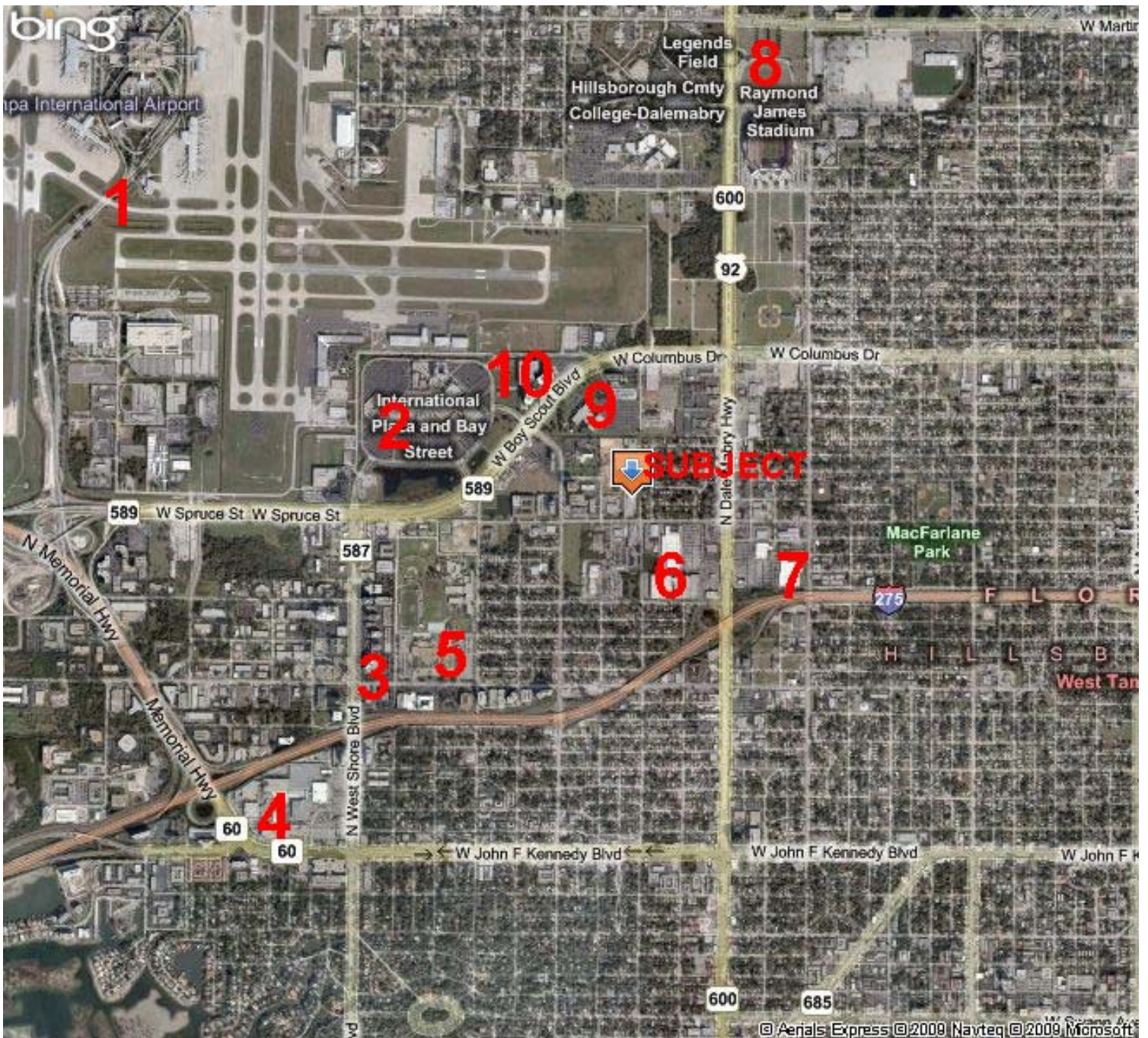
4005 SPRUCE STREET
TAMPA, FL

<u>Sale Price:</u>	\$1,600,000
<u>Lease Rate:</u>	Negotiable
<u>Building:</u>	The building consists of just under 23,000 square feet of warehouse space, offices, storage and fabrication space, as well as a retail showroom, some of it climate controlled.
<u>Location:</u>	The property is located along Spruce Street in the heart of the Westshore office district, Florida's largest, in close proximity to Tampa International Airport and I-275.
<u>Land Area:</u>	3.2+/- acres 260' × 535' (approximate dimensions)
<u>Road Frontage:</u>	260' +/- on Spruce Street
<u>Zoning:</u>	C-I City of Tampa Commercial-Intensive zoning designation
<u>Land Use:</u>	RMU-100 City of Tampa Regional Mixed Use allows 100 residential units per acre Floor area ratio of 3.5
<u>Utilities:</u>	City of Tampa water and sewer service
<u>Property Tax:</u>	\$44,848.00 Assessed value - \$2,062,562

For further information please contact:

Joe Seidle
The Krauss Organization
711 N. Sherrill Street
Tampa, FL 33609
813-885-5656

4005 West Spruce Street
Tampa, FL



1. Tampa International Airport
2. International Plaza Mall
3. Marriott Hotel
4. Westshore Plaza Mall
5. Jefferson High School

6. Walter's Crossing
(Target, Home Depot, Petsmart)
7. Walmart & BestBuy
8. Raymond James Stadium
9. MetWest Office Retail Project
10. Corporate Center 3 & 4