

Race Track Road Warehouse

9937 Race Track Road, Tampa, Florida 33626



**BERKSHIRE
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HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Lease

- 14,245± SF Industrial Warehouse Space
- Between W Linebaugh Ave and W Hillsborough Ave
- 19' - 23' Clear Height Ceilings
- Covered Dock-High Loading
- 3 Dock-High Loading Doors; 1 Ramp-level Loading
- Fully Insulated; Renovated in 2017
- 3-Phase Power Source
- Lease Rate: \$6.75 /SF NNN



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DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	2,775	43,571	150,518
Total Households	1,168	16,942	61,271
Daytime Population	9,159	42,132	122,125
Pop Growth '17-'22	1.18	1.27	1.20
Median Age	39.6	39.6	42.9
Avg HH Income	\$90,525	\$102,336	\$89,123

DEMOGRAPHICS BY DRIVE TIME

	5 MIN	10 MIN	15 MIN
Total Population	5,047	65,949	230,411
Total Households	2,218	27,394	95,199
Daytime Population	13,856	63,473	207,715
Pop Growth '17-'22	1.41	1.20	1.12
Median Age	39.8	41.3	43.8
Avg HH Income	\$78,604	\$94,058	\$82,348

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