FOR LEASE

INTERSTATE BUSINESS PARK

8402 LAUREL FAIR CIR, TAMPA, FL 33610



PROPERTY DESCRIPTION

The Interstate Business Park is an industrial/office business park located within the East Tampa industrial market providing a concentrated mix of industrial and office-based businesses. The property offers great access to major connecting corridors with immediate access to I-4, I-75, US-301, and the Selmon Expressway. The strategic location of the property allows industrial and office operators alike to be centrally located within the Greater Tampa Bay Area. The area is home to notable operators such as Amazon, Coca Cola, CSX, Envirofocus Technologies, and many more.

OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	689 - 12,000 SF
Building Size:	195,500 SF

PROPERTY HIGHLIGHTS

- 12,000 SF flex space available for lease
- Multiple small office/flex space for lease
- Less than half a mile from I-4 and US 301
- One mile from I-75
- 4.5-mile direct access to Lee Roy Selmon Expressway
- Ample parking for high traffic businesses
- Direct access to Tampa International Airport and Air Cargo
- Direct access to Port of Tampa via Lee Roy Selmon Expressway

BRYAN COHEN

561.471.0212

info@cohencommercial.com

cohen commercial

FOR LEASE

INTERSTATE BUSINESS PARK

8402 LAUREL FAIR CIR, TAMPA, FL 33610









BRYAN COHEN

561.471.0212

info@cohencommercial.com

cohen commercial

FOR LEASE

INTERSTATE BUSINESS PARK

8402 LAUREL FAIR CIR, TAMPA, FL 33610

Space	Description
Building 8402 Suite 100 | 3,868 SF	First floor office space located in the main building with multiple private rooms 3 restrooms, and an open floor plan. Has roll up door with potential to be a flex space.
Building 8402 Suite 104 | 930 SF	Second floor office space fully built out as standard office space. Open floor area with private main office and shared common area restroom.
Building 8402 Suite 105 | 3,267 SF	Fully built out office space located in the main building with 9 private rooms, 2 large private offices, and 2 shared restrooms.
Building 8402 Suite 109 | 4,042 SF	First floor flex space, partially built out as standard office/showroom space with the rear portion being built out as industrial space.
Building 8402 Suite 202 | 689 SF	Second floor office space fully built out as standard office space. Open floor area with private main office and shared common area restroom.
Building 8402 Suite 205 | 1,705 SF	Second floor office space fully built out as standard office space. Open floor area with multiple private rooms and shared common area restroom.
Building 8402 Suite 206 | 1,547 SF	Second floor office space fully built out as standard office space. Open floor area with multiple private rooms and shared common area restroom.
Building 8402 Suite 210 | 1,070 SF	Second floor office space fully built out as standard office space. Open floor area with private main office and shared common area restroom.
Building 8402 Suite 211 | 1,436 SF	Second floor office space fully built out as standard office space. Open floor area with private main office and shared common area restroom.
Building 8402 Suite 212 | 1,891 SF	Second floor office space fully built out as standard office space. Open floor area with private main office and shared common area restroom.
Building 8413 Suite 100 | 3,738 SF	Fully built out standard office space with an available move in in Q1 2027. Has 4 offices, 2 bathrooms and an open floor plan.
Building 4515 Suite 100 | 12,000 SF	12,000 SF flex space. 20' clear heights, loading dock with industrial roll up door, ramp access with roll up door, 3 phase power, fully sprinkled, and LED lighting.

BRYAN COHEN

561.471.0212

info@cohencommercial.com

cohen commercial

FOR LEASE

INTERSTATE BUSINESS PARK

8402 LAUREL FAIR CIR, TAMPA, FL 33610



BRYAN COHEN

561.471.0212

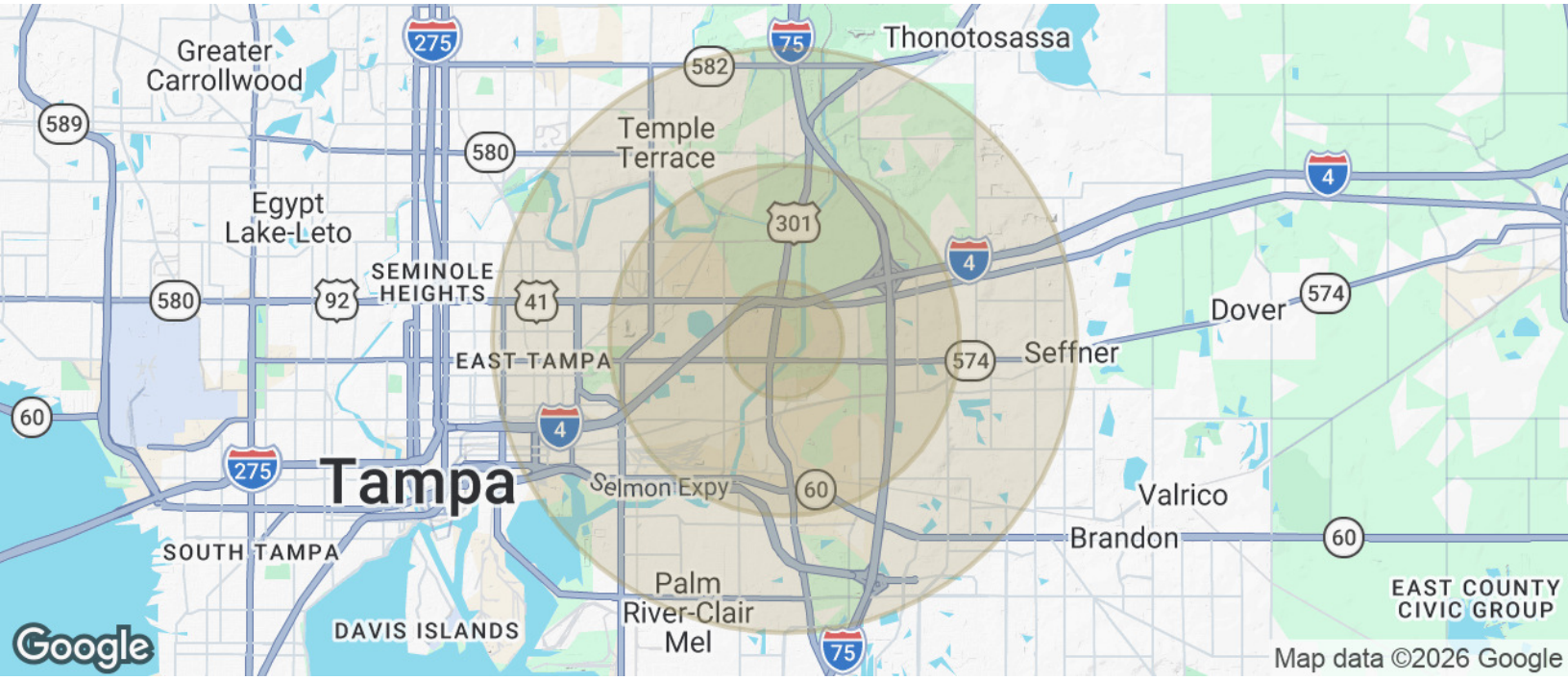
info@cohencommercial.com

cohen commercial

FOR LEASE

INTERSTATE BUSINESS PARK

8402 LAUREL FAIR CIR, TAMPA, FL 33610



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,628	43,332	183,668
Average Age	37.7	35.4	36.5
Average Age (Male)	40.8	35.5	35.4
Average Age (Female)	36.2	36.1	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,844	15,733	70,030
# of Persons per HH	2.5	2.8	2.6
Average HH Income	$62,467	$67,437	$71,458
Average House Value	$182,253	$222,981	$251,173

BRYAN COHEN

561.471.0212

info@cohencommercial.com