



FOR SALE

MIXED-USE WAREHOUSE

**6002 ANDERSON RD
TAMPA, FL 33634**



APEX
CAPITAL REALTY

ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISORS

THANO MAZAS

Commerical Advisor

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OFFERING SUMMARY

6002 ANDERSON RD, TAMPA, FL 33634

Lot Size	49,500 SF (1.14 acres)
Building Size	18,500 SF (Warehouse: 15,000 / Café: 3,500)
Zoning	Ind – class 4
Max Height	25 FT
Parking	43 spaces total (13 Warehouse / 30 café)
Allowable Uses	Industrial, Retail, General Commercial
Asking Price	\$2,800,000

APEX Capital Realty is proud to present a mixed - use warehouse located in the heart of Tampa’s largest industrial pocket. Strategically located 3 blocks from Tampa International Airport, this 15,000 SF warehouse soars with 25’ ceilings, and is segmented into 3 separate 5,000 SF bays, each equipped with own office, bathroom, and fire-rated walls and doors. Additionally, the site also is accompanied by a 3,500 SF cafe at the corner on Anderson Road, which is one of 2 cafes in the entire neighborhood, enhancing the site’s mixed use appeal.

A great value-add opportunity, all of the current tenants have month-to-month leases in place, and are at well-below market rents. This offers an investor or end-user great flexibility as the asset is not encumbered with long-term leases. An investor may opt to adjust rents to be more in-line with the current market or seek to re-tenant the building entirely. Conversely, an owner-user may elect to re-purpose the entire building for his or her own use.

With this site being just half a mile north from the entrance to the cargo shipping for Tampa International Airport, this opportunity also makes it extremely convenient for a company that ships and receives merchandise.



CURRENT TENANTS

Anderson Road Cafe: Occupies the cafe space, contributing \$27,600 annually with a modified gross lease.

Floor Center: Occupies all three warehouse bays, contributing a total of \$63,600 annually with a modified gross lease.

Current Gross Income	\$91,200
Operating Expense	\$19,264
Current Net Operating Income (NOI)	\$72,000
Pro Forma	\$177,000.00 (6.32% CAP Rate)

All numerical values are based on annual basis



CURRENT RENT ROLL

Unit # / Floor	Tenant	Square Footage +/-	Monthly Rent (Base)	Yearly Rent (Base)	Lease Type	Price/SF (Base Annual)	% of Total GLA	Property Tax Contribution
5107	Floor Center of Tampa Bay	5,000	\$2,300.00	\$27,600.00	Modified Gross	\$5.52	27.03%	No
5109	Floor Center of Tampa Bay	5,000	\$2,000.00	\$24,000.00	Modified Gross	\$4.80	27.03%	No
5111	Floor Center of Tampa Bay	5,000	\$1,000.00	\$12,000.00	Modified Gross	\$2.40	27.03%	No
6002	Anderson Road Café	3,500	\$2,300.00	\$27,600.00	Modified Gross	\$7.89	18.92%	No
TOTAL		18,500	\$7,600.00	\$91,200.00			100.00%	

PROPERTY EXPENSES

GROSS ANNUAL INCOME	\$91,200.00
CURRENT TAXES	\$10,264.00
PROPERTY INSURANCE (ESTIMATED)	\$9,000.00
CAM/TRASH (ESTIMATED)	\$1,200.00
EXPENSE AMOUNT	\$20,464.00
LESS: TENANT PASSTHROUGHS	\$1,200.00
NET EXPENSE AMOUNT:	\$19,264.00
CURRENT NOI:	\$71,936.00

APEX CAPITAL REALTY MAKES NO REPRESENTATION THAT THE INFORMATION CONTAINED HERE IS ACCURATE AND IS SOLELY INTENDED TO BE USED AS A SNAPSHOT FOR INVESTMENT ANALYSIS PURPOSES. BUYERS SHOULD DO THEIR OWN DUE DILIGENCE AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS DOCUMENT.

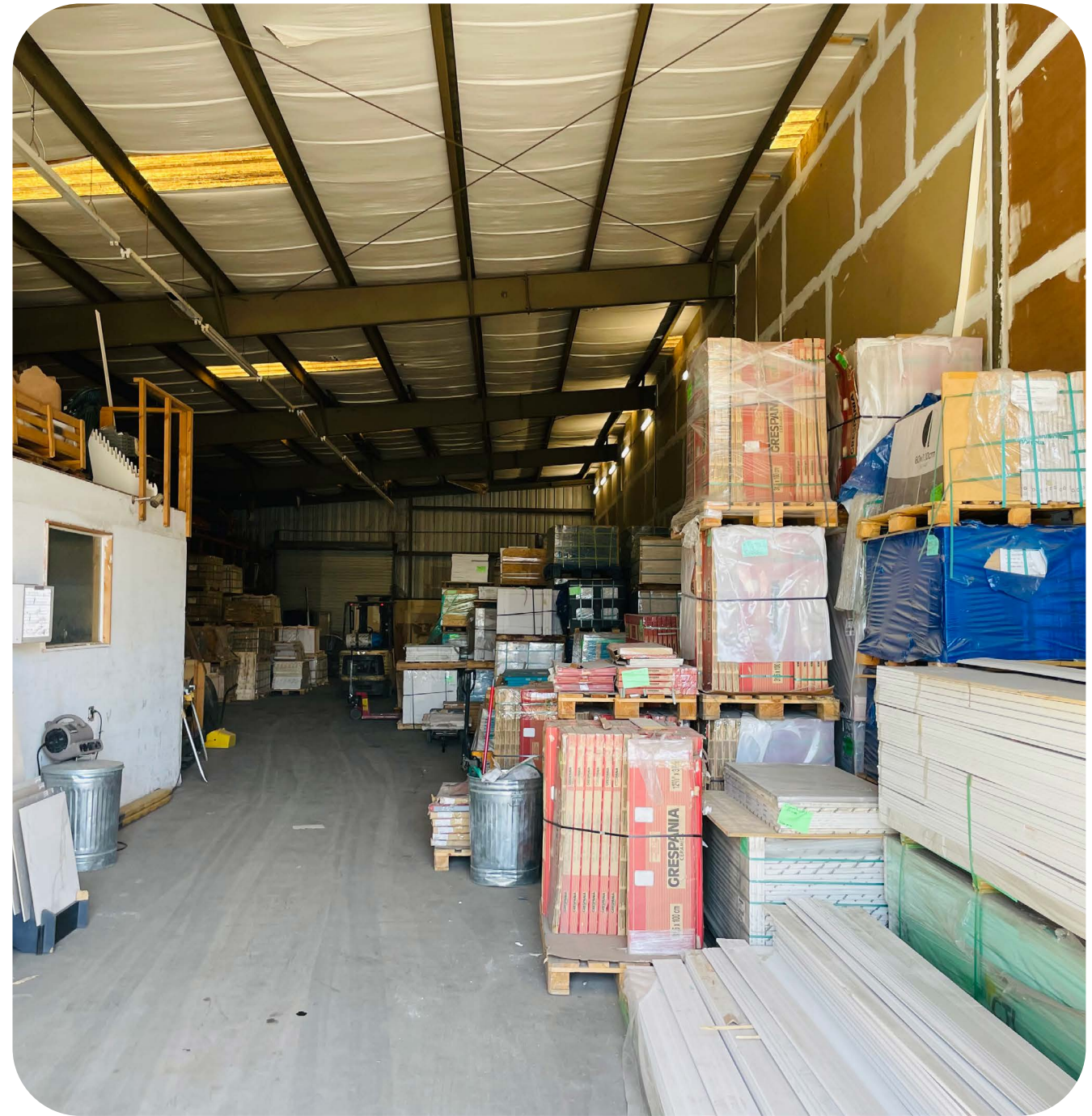
PRO FORMA RENT ROLL

Unit # / Floor	Tenant	Square Footage +/-	Monthly Rent (Base)	Yearly Rent (Base)	Lease Type	Price/SF (Base Annual)	% of Total GLA	Property Tax Contribution
5107	New Tenant	5,000	\$3,750.00	\$45,000	NNN	\$9.00	27.03%	Yes. Prorated
5109	New Tenant	5,000	\$3,750.00	\$45,000	NNN	\$9.00	27.03%	Yes. Prorated
5111	New Tenant	5,000	\$3,750.00	\$45,000	NNN	\$9.00	27.03%	Yes. Prorated
6002	New Tenant	3,500	\$3,500.00	\$42,000	NNN	\$12.00	18.92%	Yes. Prorated
TOTAL		18,500	\$14,750.00	\$177,000			100.00%	

PROPERTY EXPENSES

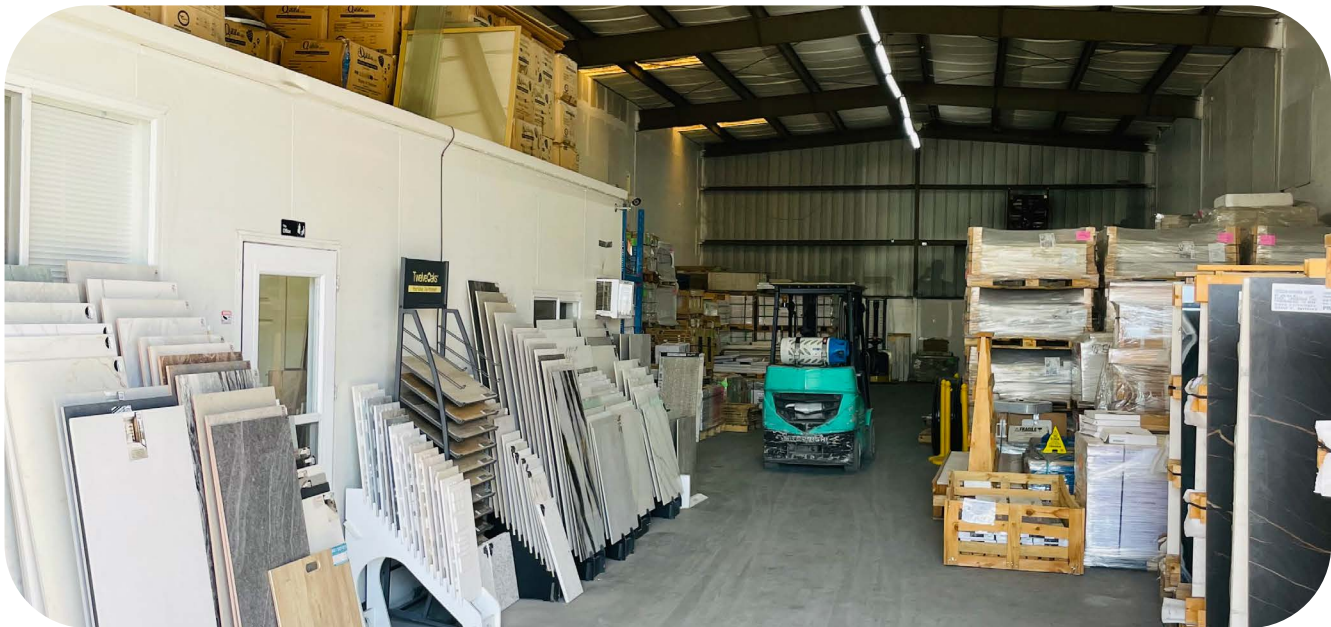
GROSS ANNUAL INCOME	\$177,000.00
REASSESSED TAXES (ESTIMATED)	\$34,300.00
PROPERTY INSURANCE (ESTIMATED)	\$20,000.00
CAM/TRASH (ESTIMATED)	\$4,500.00
EXPENSE AMOUNT	\$58,800.00
LESS: TENANT PASSTHROUGHS	\$58,800.00
NET EXPENSE AMOUNT:	\$0.00
PRO FORMA NOI	\$177,000.00
	CAP Rate: 6.32%

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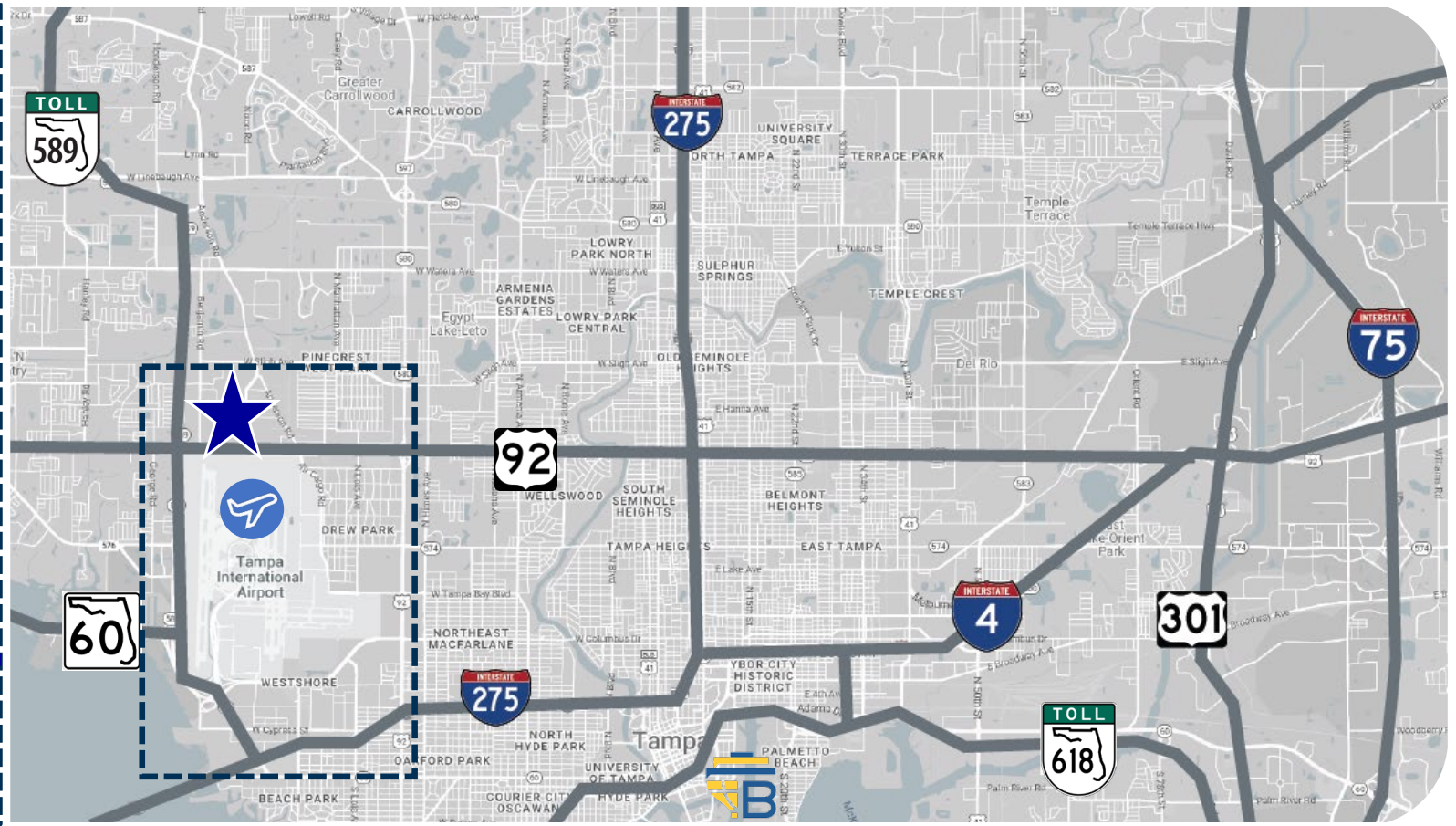









BAY 2 PHOTOS








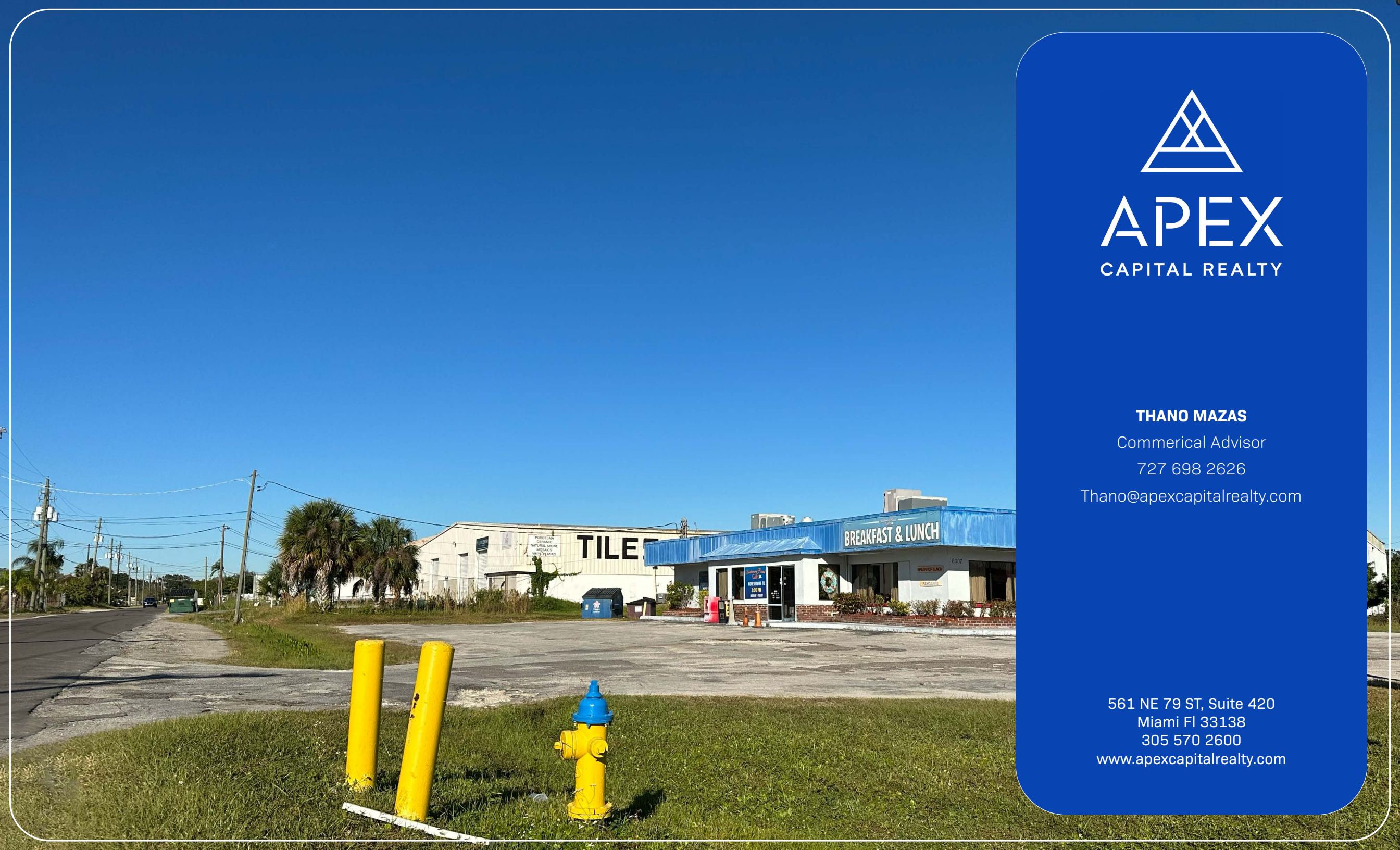




KEY DISTANCES

-  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.
-  U.S. HIGHWAY 301 - 13.9 MILES - 25 MIN.



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