

# FOR LEASE

- ◆ 3,300 sf flex space available for immediate occupancy
- ◆ Tilt wall construction with 24 ft. clear height, 3 Phase Electric & ESFR sprinkler system
- ◆ Grade level unit is rear load, with a 10' x 12' overhead door
- ◆ Contains reception area, private offices, open work area, 3 rest rooms, and the remaining square footage is warehouse
- ◆ Two-thirds of the total space is air-conditioned
- ◆ Suitable location and desirable floor plan for various service and industrial businesses
- ◆ Extremely desirable location on SR 54 near I-75 and SR 56 in highly sought after COMPARK 75 Business Park
- ◆ Park is extremely well maintained and professionally managed
- ◆ Rarely do these individual units come available - won't last long!



**ComPark 75**  
**4450 Pet Lane Ste. 114 • Lutz, FL 33559**  
**Lease Price: \$13.50 psf NNN**

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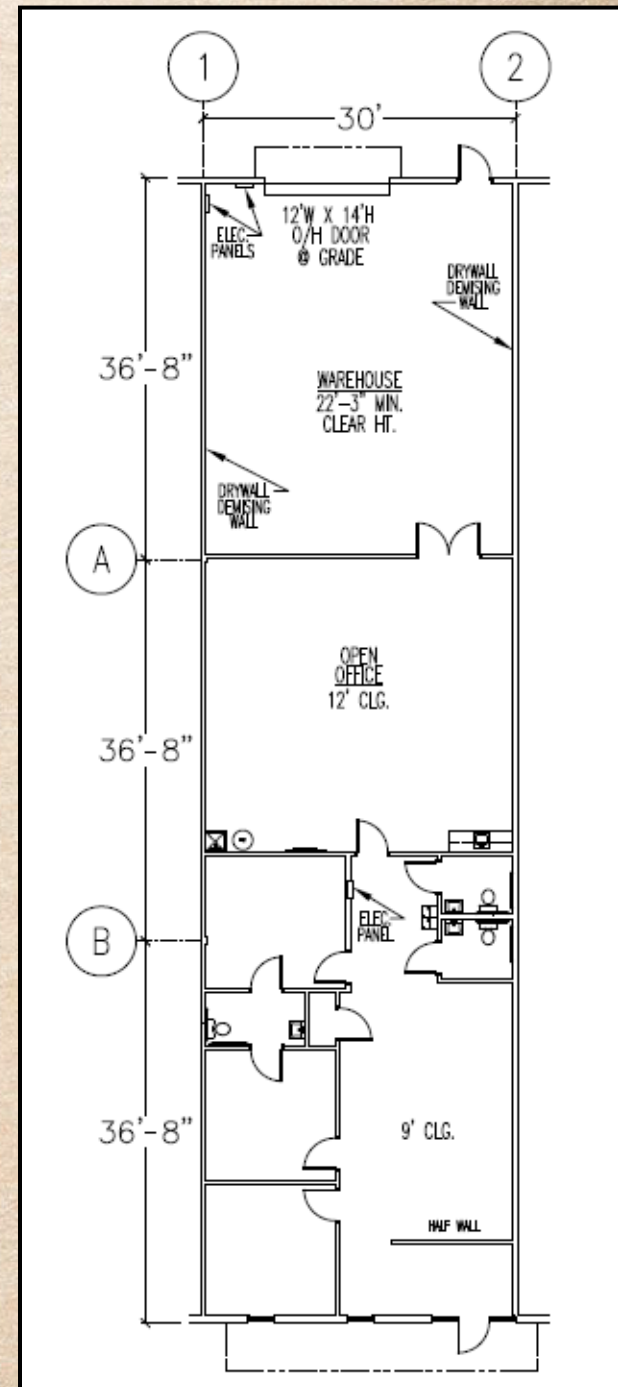


COMPARK 75 has the distinction of being the only park of its type in the north Tampa Bay area and offers zoning flexible enough to accommodate almost every use including light industrial, warehouse, manufacturing and office users. Multiple housing communities surround this contemporary business park as well as retail centers that include three shopping malls totaling over three million square feet within a two-mile radius of the park. ComPark75 is the smart solution for your business.



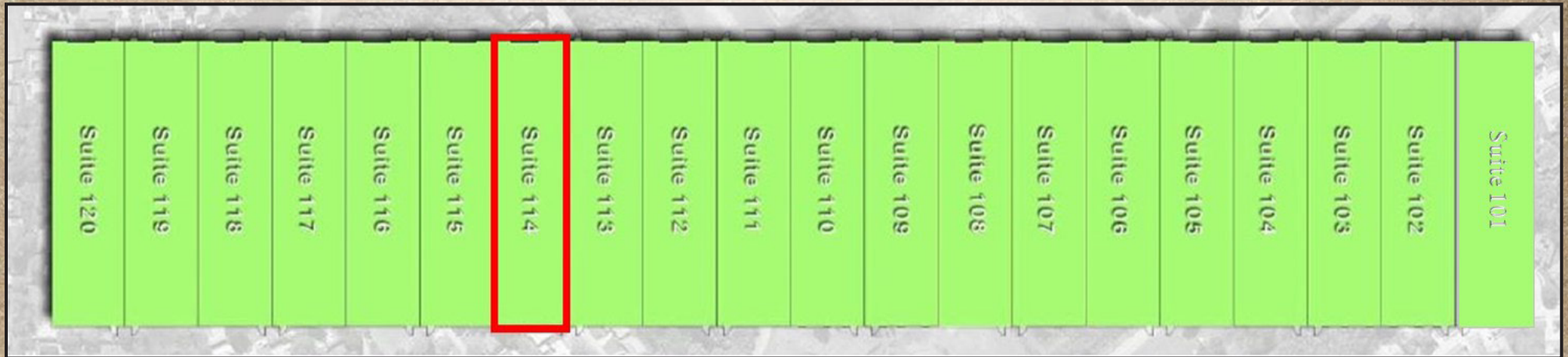
## Floor Plan - Ste. B 114

### 3,300 sf Available





# Building Plan



## Location Map

