

# OFFICE/WAREHOUSE FOR SALE OR LEASE

**4,000 to 24,000 SF • 20' HIGH • Custom Construction**



**HILLSBOROUGH AVE. AND RACE TRACK RD.**

## FEATURES

This site is new construction. Modifications can be made during construction to accommodate your needs.

**Site Plan on Reverse Side**

## LOCATION

Located on Hillsborough Ave. and Racetrack Road, directly behind Lowes. Just 15 minutes or less from Tampa International Airport, I -275, and US19.

**FOR MORE INFORMATION PLEASE CONTACT,**

**GEORGE KOLITSOPOULOS**

**Phone: (727) 518-8500**

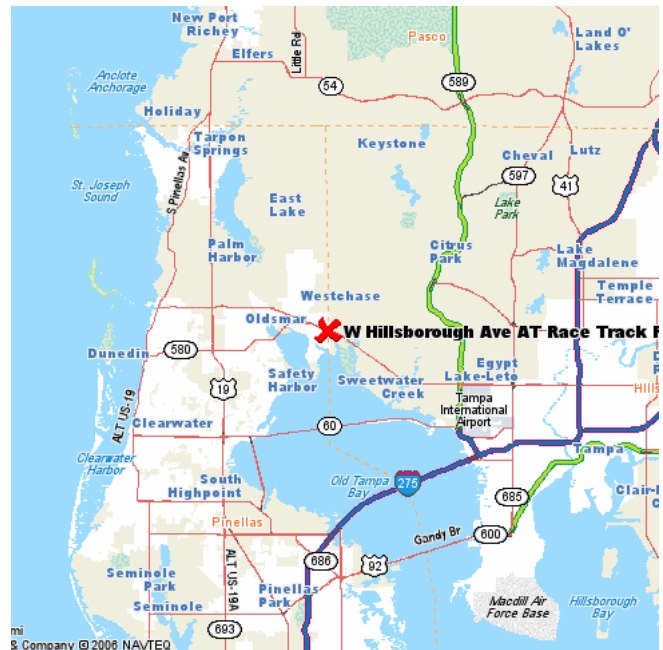
**Fax: (727) 518-8553**

**Email: [argi@verizon.net](mailto:argi@verizon.net)**

**[www.advancedrealtygroupinc.com](http://www.advancedrealtygroupinc.com)**



**2630 West Bay Drive, Suite 105  
Belleair Bluffs, FL 33770**

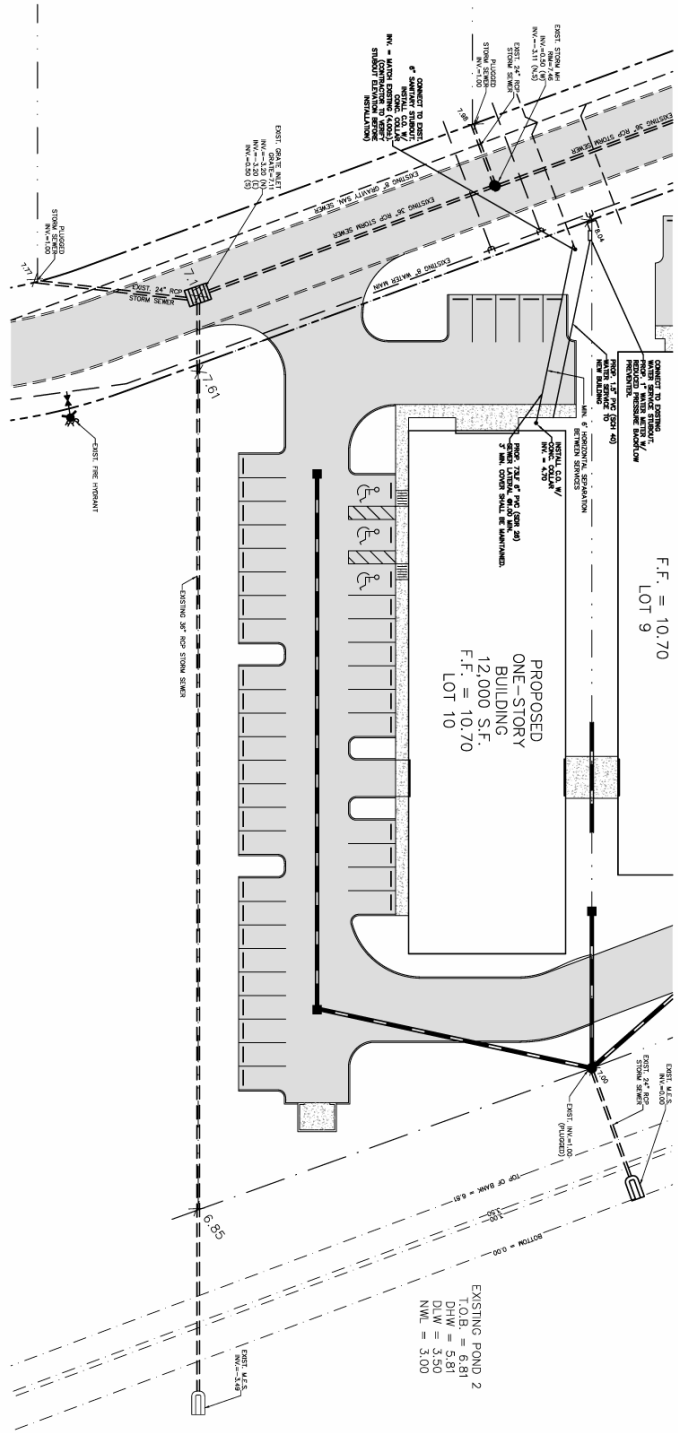
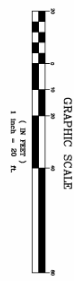


**SALE PRICE**

**\$110.00 PSF**

**LEASE PRICE**

**\$8.25 PSF**



EXISTING POND 2  
T.O.B. = 6.81  
D.W. = 5.81  
B.W. = 5.00  
N.W. = 3.00

NOTES:  
1. UTILITIES SHALL HAVE A MINIMUM OF 3' OF COVER.  
2. ALL UTILITY CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE JANUARY 2008 HILLSBOROUGH COUNTY WATER/WASTEWATER TECHNICAL MANUAL AND THE SUBSEQUENT RESPONSE TO THIS COMMENT.  
3. THE PROPOSED CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY WATER/WASTEWATER TECHNICAL MANUAL AND THE SUBSEQUENT RESPONSE TO THIS COMMENT.  
4. CONSTRUCTION TO COMPLY WITH HILLSBOROUGH COUNTY WATER/WASTEWATER TECHNICAL MANUAL AND THE SUBSEQUENT RESPONSE TO THIS COMMENT.  
5. ALL NON-METALLIC PIPE SHALL BE INSTALLED WITH A MINIMUM 3' OF COVER.  
6. ALL NON-METALLIC PIPE SHALL BE INSTALLED WITH A MINIMUM 3' OF COVER.  
7. ALL NON-METALLIC PIPE SHALL BE INSTALLED WITH A MINIMUM 3' OF COVER.  
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10. ALL NON-METALLIC PIPE SHALL BE INSTALLED WITH A MINIMUM 3' OF COVER.

HILLSBOROUGH COUNTY, FLORIDA  
SECTION 19, TOWNSHIP 28 SOUTH, RANGE 17 EAST

PROPOSED ONE-STORY BUILDING  
12,000 S.F.  
F.F. = 10.70  
LOT 10

EXISTING 30' WIDE STORM SEWER  
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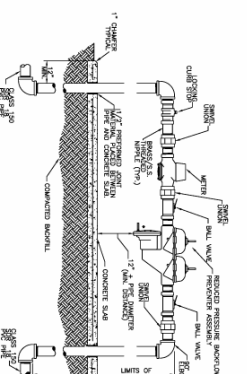
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WATER METER ASSEMBLY  
COMMERCIAL 2" OR SMALLER



TYPICAL COMMERCIAL  
CLEAN-OUT DETAIL

UTILILITY PLAN

3  
OF 4

**LMA**  
Civil & Environmental Engineers, Inc.  
PLANNERS • SURVEYORS  
31022 U.S. 9 NORTH Palm Harbor, Florida 34684  
Phone (727)768-5015 Fax (727)767-4381

**NORTH BAY COMMERCE PARK**  
LOT 10  
DG 10 PROPERTIES, LLC  
14001 63RD WAY NORTH  
CLEARWATER, FLORIDA 33760

Design:	JPL	Scale:	1"=20'
Drawn:	RBC	Date:	05-26-06
Checked:	JPL	Job No.:	530-02
WWW.LMAENGR.COM			

DATE	05-26-06
TIME	1:00 PM
BY	JPL
FOR	WWW.LMAENGR.COM