



Fischbach Land Company
510 Vonderburg Dr., Suite 208
Brandon, FL 33511
813-540-1000

Wimauma Cooler & Distribution Facility

37,149 SF Cold Storage and Distribution Facility on 3.83+/- Acres

FischbachLandCompany.com/WimaumaCooler

Reed Fischbach
reed@fischbachlandcompany.com

Blaise Lelaulu
blaise@fischbachlandcompany.com

37,149 SF cold storage and distribution facility on 3.83 +/- acres, zoned CG, located on the corner of Westlake Drive and State Road 674 in the exploding growth corridor of South Hillsborough County. This property features 19,863+/- SF of cooler storage, 13,580 +/- SF of dry storage, 7 roll up doors, and a stand-alone 2,720SF office building. Just 3.7 +/- miles to the I-75 on ramp, this property is in a prime location for distribution.

Property Type: Cooler/Distribution Facility, Commercial Buildings

County: Hillsborough

Sale Price: \$4,000,000

Acreage: 3.83 +/- acres

Price per Square Foot: \$100.33

Property Address: 707 Westlake Drive, Wimauma, FL 33598

Nearest Intersection: Westlake Drive & State Road 674

Road Frontage:

- 222 +/- Feet on State Road 674
- 600 +/- Feet on Westlake Drive

Water By: Well on site

Sewer By: Septic on site

Electric By: TECO

Fencing: Chain link perimeter

Zoning: CG

Future Land Use: OC-20

STR: 08-32-20

Folio/PIN: 078893-0500

Property Taxes: \$27,995.88 (2021)

Property Uses: Distribution, cold storage, warehouse

19,863 +/- SF of Cooler Storage / 13,580 +/- SF of Dry Storage

7 Roll-up Doors & Stand-alone 2,720 +/- SF Office Building



Buildings Summary

Warehouse

- Built in 1981, Metal Construction
 - Gross SF: 37,149
 - Heated SF: 34,534
 - Clear Height: 13' – 18.5'
- Total Cooler SF: 19,863
- Total Dry Storage SF: 13,580
- Total Dock High Doors: 3
- Total Grade Level Doors: 4
- Power: 3 Phase, 240V
- Lightning: Fluorescent

Dry Storage

- 194' x 70'
- Clear Height: 18.54
- 4 roll-up doors (1 dock high, 3 grade level)
 - 11.5' x 10' grade level (2)
 - 12' x 10' dock high (1)
 - 14' x 14' grade level (1)

Office

- Built in 1996, Metal Frame
- Heated SF: 2,720



Coolers Information

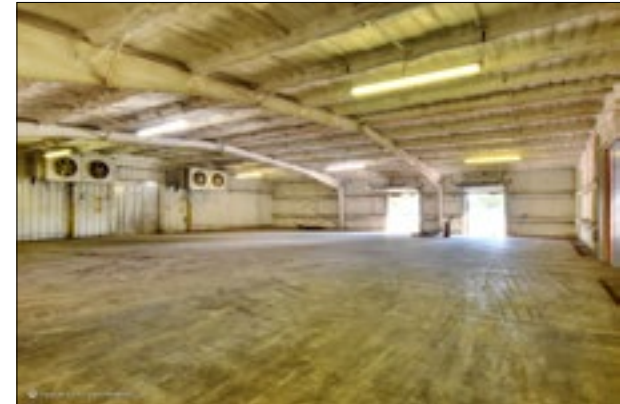
Cooler 1: 5,250SF

- Dimensions: 75'x70'
 - 18' x 28.5' is on hold product/precool with roll-up doors
- Clear Height: 14.5'
 - 1 roll up door
 - 7.5' x 8'
 - Grade level



Cooler 2: 5,040SF

- Dimensions: 72' x 70'
- Clear Height: 14.5'
- 2 drive-in doors
 - 7.5' x 8'
 - Covered, 2.5' dock high



Cooler 3: 5,250SF

- Dimensions: 75' x 70'
- Clear Height: 14.5'

Cooler 4: 2,211SF

- Dimensions: 33' x 67'
- Clear Height: 13'

Cooler 5: 2,112SF

- Dimensions: 33' x 64'
- Clear Height: 13'



Building Exterior



Building Interior



Office



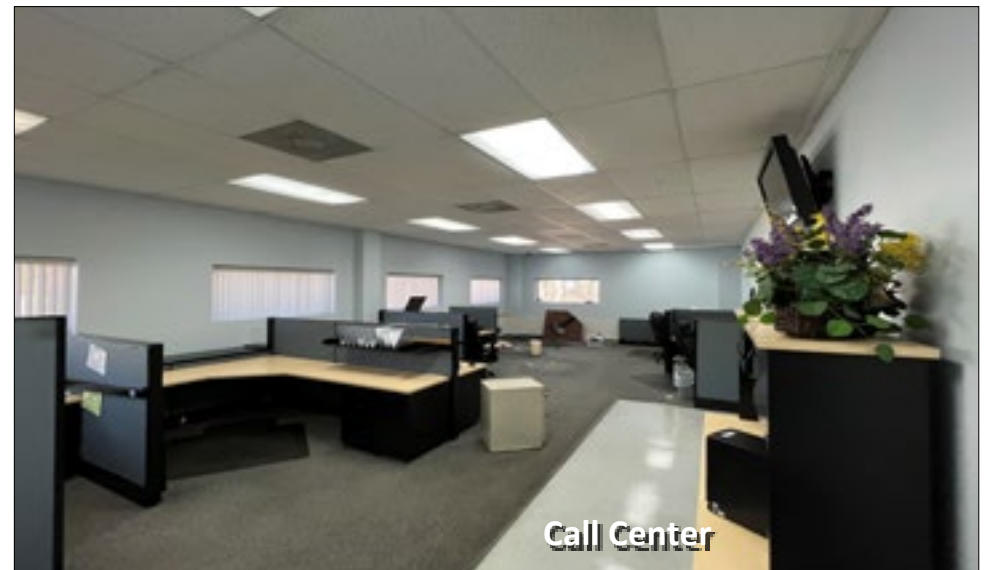
Office Exterior



Back Office/Reception

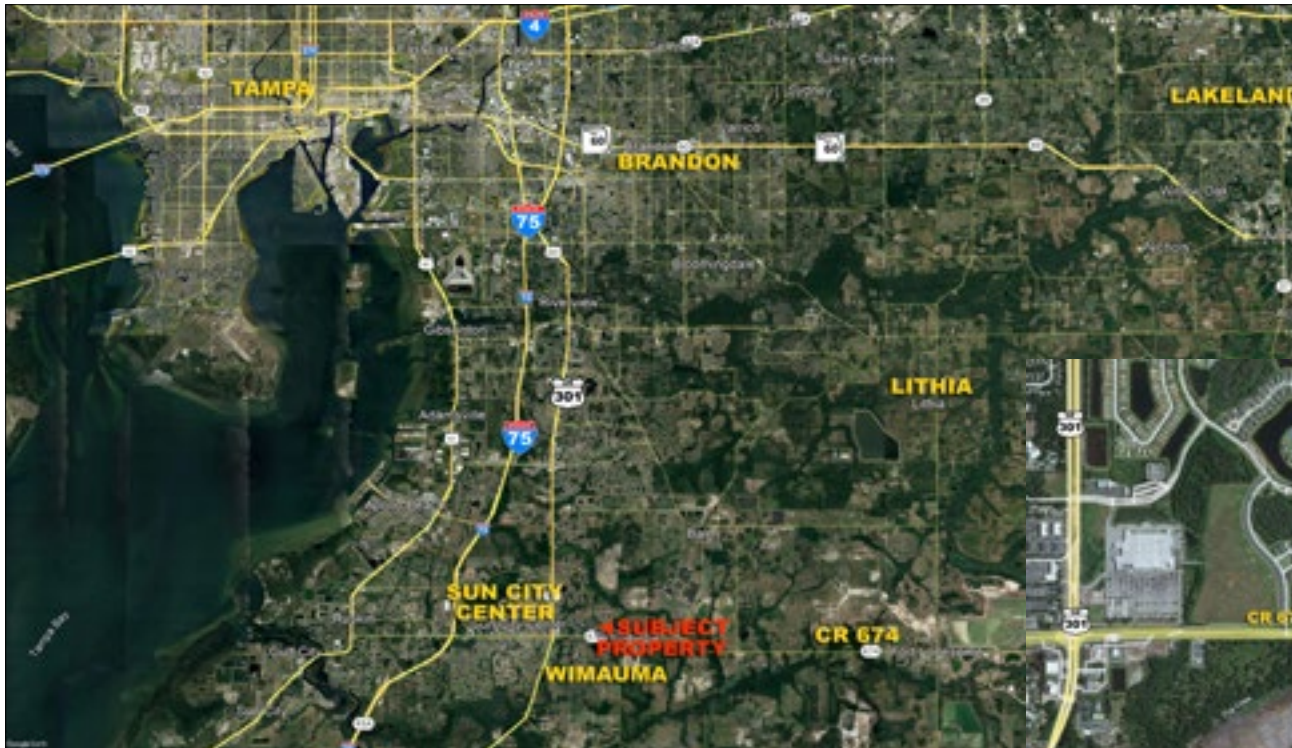


Kitchen



Call Center

Location



Directions From I-75:

- Take Exit 240A, head right on the ramp for FL-674 East toward Sun City Center
- Continue on SR-674 (4.4 miles)
- Turn left onto Westlake Drive, property is on the corner of SR 674 and Westlake Dr, look for sign

Just 3.7+/- Miles to the I-75 On Ramp

This Property is in a Prime Location for Distribution