



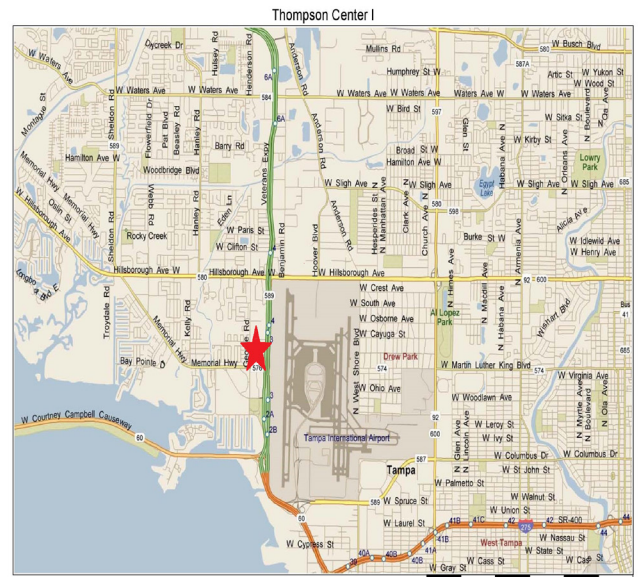
3,118 SF of Office/Warehouse

George Road Business Park  
4517 George Road, Suite 240, Tampa, FL 33634

George Road Business Park is an attractive industrial business park conveniently located immediately west of Tampa International Airport, with easy access to the Veteran's Expressway. The area offers a variety of amenities including hotels, restaurants, shopping and banking within a few minutes drive. The park is located in a pleasant tree-scaped environment.

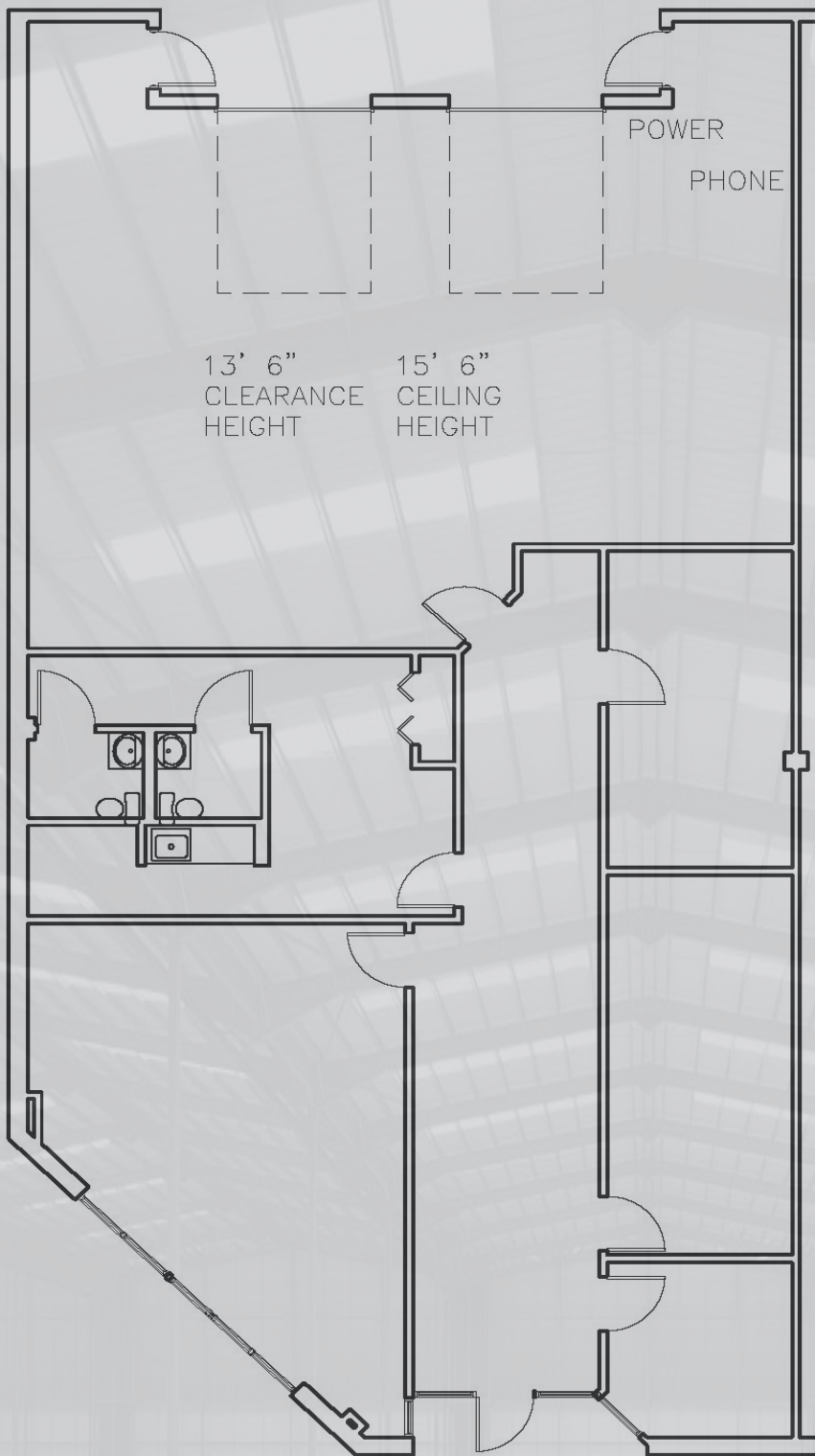
## HIGHLIGHTS

- Available Space:** 3,118 SF  
Approximately 1,802 SF Office; 1,316 SF AC Warehouse
- Sprinkler System:** Non-ESFR
- Warehouse Lighting:** Strip Fluorescent
- Doors:** 2 Drive-in
- Car Parking:** 3/1,000 SF  
120 / 208v 3 phase
- Electrical:** "Units may vary depending on prior usage"



Copyright © and/or 1996-2008 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/maps/>  
Portals 1.1860-2008 and Street View Software Corporation. All rights reserved. Certain mapping and distance data © 2008 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including the Geomatics Centre of Canada. © 2008 British Petroleum (BP) PLC and BP PLC. © 2008 The Shell North America, Inc. All rights reserved. The Atlas and The Atlas logo both are trademarks of The Atlas, Inc.

## Site Plan



## Owner Contact:

Benjamin F. Wallert  
Operations Director  
First Industrial Realty Trust, Inc.  
5455 W. Waters Avenue, Suite 211  
Tampa, FL 33634  
Direct: (813) 347-5221  
bwallert@firstindustrial.com



[www.firstindustrial.com](http://www.firstindustrial.com)

## Broker Contact:

Christina Petti  
Direct: (813) 245-1246  
CPetti@ipgtampa.com

John Ayers  
Direct: (813) 690-6539  
JAyers@ccim.net



[www.tampaindustrialrealestate.com](http://www.tampaindustrialrealestate.com)