



WESTSHORE LOGISTICS CENTER
5400 Southern Comfort Blvd
Tampa, Florida 33634

- Size:** Four Buildings – 167,956 SF
- Rental Structure:** \$7.00 - \$8.00 per square foot (NNN), plus annual increases
- Expenses:** 2020 Estimated Operating Expenses \$3.20/PSF.
- Parking:** Surface lot parking available at a ratio of 1.8/1000
- Features:** Westshore Logistics Center (WLC) consists of four single story warehouse/distribution buildings totaling 167,956 sf on 10.9 acres. The buildings were originally built in 1972 but were completely renovated from 2017-2018.

WLC is located directly adjacent to Tampa International Airport ("TIA") in the airport Industrial Submarket and provides exceptional access to Tampa International Airport's air cargo facilities and Tampa Bay's regional transportation network for employees and customers throughout the Tampa Bay area.

BLDG.	R.S.F.	CONTIGUOUS	DESCRIPTION
D	+/- 8,800 Warehouse/ No Office	27,728 (+/- 24,928 sf Warehouse & 2,800 sf Office)	Six recently renovated private offices which include lobby/reception area, conference room, kitchen/breakroom and two private restrooms.

6.2.20