



Tampa Commercial Real Estate

www.TampaCommercialRealEstate.com

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OFFICE/INDUSTRIAL BUILDING FOR SALE

715 E BIRD ST TAMPA, FL 33604

HILLSBOROUGH COUNTY



Price: \$1,600,000

Building: 57,219 sf Gross 39,162 sf heated

Visibility: 4 stories easily visible from the 156,000+ cars passing the building on I-275 each day

Land: 1.3 Ac

Zoning: CI Commercial Intensive

Prominent Signage: on Building which can be seen from I-275

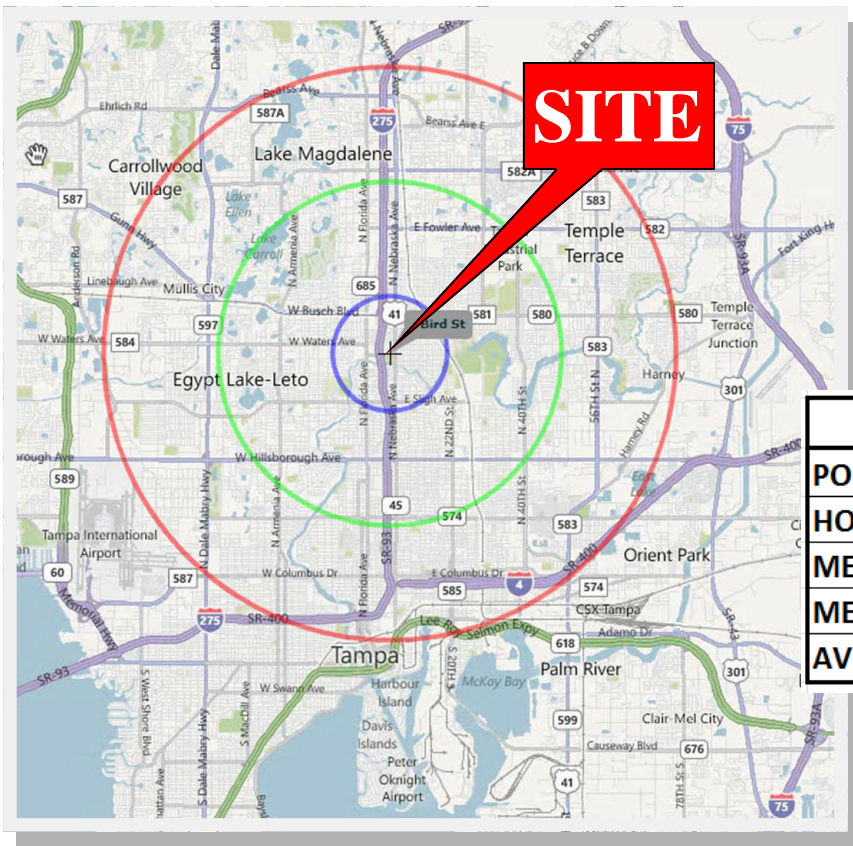
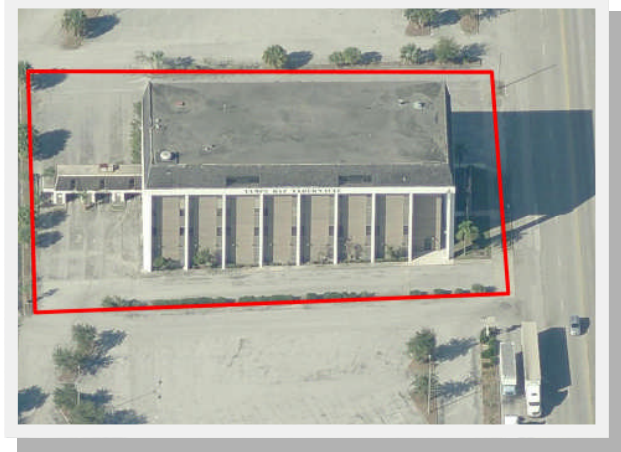
Exit Ramp from I-275: on Bird St—easy access to highways and 10 minutes to downtown Tampa

Located across from the Tampa Greyhound track. A medical facility is opening in 2012 on the adjacent property at Bird Street and Nebraska Ave. It will serve 12,000 patients & have 30 exam rooms. Services include adult, pediatrics, OB-GYN, psychiatric care, dental care & a pharmacy. The 35 Acres adjacent & across the road from this property are also for sale which will likely attract large scale development & increase the value of the subject property

This property is a bargain for the right user but extensive renovation needs to be done on the building. Interior work required includes a new chiller to serve the upper floors and interior clean up. The elevators and freight elevators are all operational. The building has potential for a variety of mixed uses.

The building had several prior uses including a Church, Department of Correction offices and a bank. Interior build-out from prior uses include a large sanctuary on the first floor, an area that was used for a commercial kitchen, class rooms and a bank vault. There are numerous offices and conference rooms.

ADDRESS: 715 E BIRD ST TAMPA,



	2010	1 MILE	3 MILES	5 MILES
POPULATION		16,157	128,334	320,304
HOUSEHOLDS		6,152	51,329	128,544
MED AGE		31.4	34.5	33.9
MED HH INCOME		\$32,196	\$37,434	\$37,519
AV HH INCOME		\$41,264	\$46,604	\$48,227

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Sanctuary



An Office



Upper Floor elevators



Former Kitchen Area

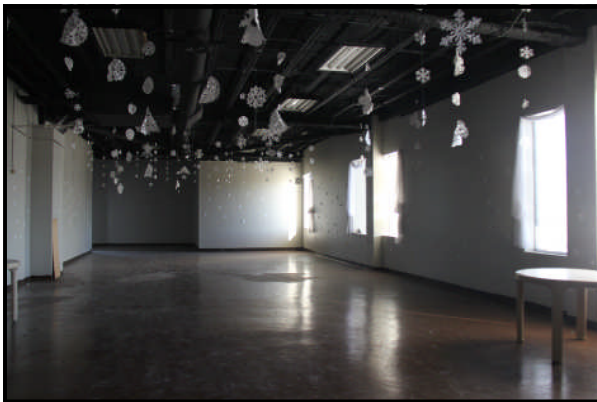


Vault

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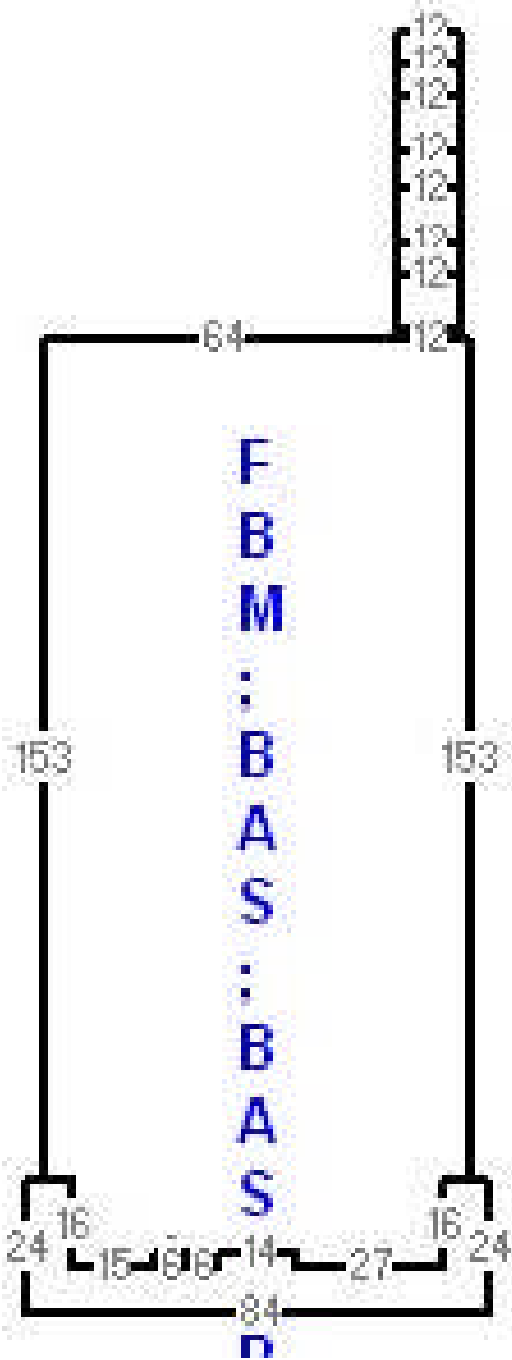


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ADDRESS: 715 E BIRD ST TAMPA



Public Records
 4 Stories
 Heated SF = 52,124
 Gross SF = 57,219

Building Characteristics	
TYPE	0050 OFFICE >2 STORY
YEAR BUILT	1950
Element	Code
CLASS	C
EXTERIOR WALL	8
ROOF STRUCTURE	10
ROOF COVER	4
INTERIOR WALLS	5
INTERIOR FLOORING	4
INTERIOR FLOORING	8
HEAT/AC	2
PLUMBING	3
CONDITION	2
STORIES	4.00
UNITS	1.00
WALL HEIGHT	12.00

AREA TYPE	GROSS AREA	HEATED AREA
CAN	72	0
BAS	72	72
FST	72	0
CAN	120	0
FST	120	0
BAS	72	72
FST	72	0
CAN	120	0
FST	120	0
BAS	72	72
FST	72	0
CAN	120	0
FST	120	0
BAS	24	24
FST	24	0
FBM	12,962	12,962
BAS	12,962	12,962
BAS	12,962	12,962
BAS	12,962	12,962
CAN	970	0
CAN	18	0
BAS	18	18
BAS	18	18
UST	3,075	0
TOTAL S	57,219	52,124

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