CUSHMAN & WAKEFIELD

BECKNELL INDUSTRIAL

BECKNELL AT MADISON BUSINESS CENTER





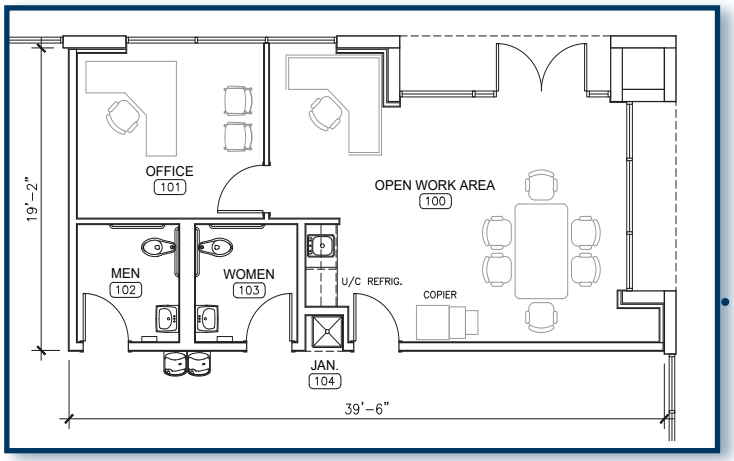
4527 EAGLE FALLS PLACE TAMPA, FL 33619

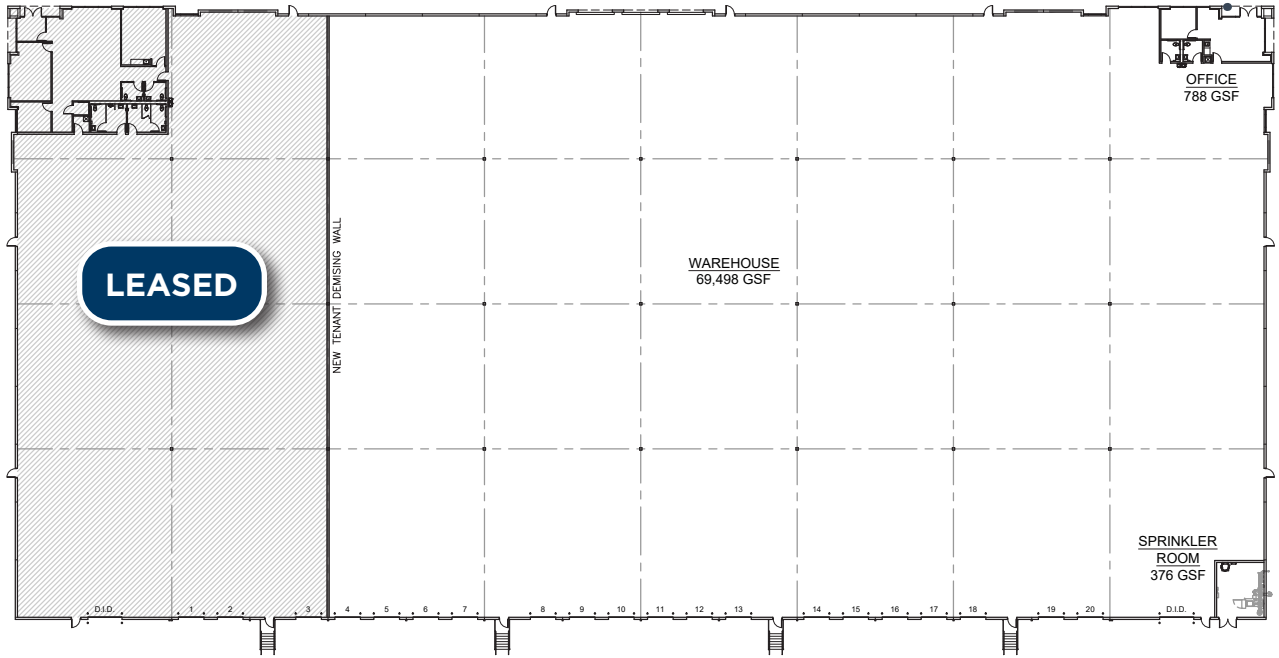
FOR LEASE | 70,570 SF

PROPERTY HIGHLIGHTS

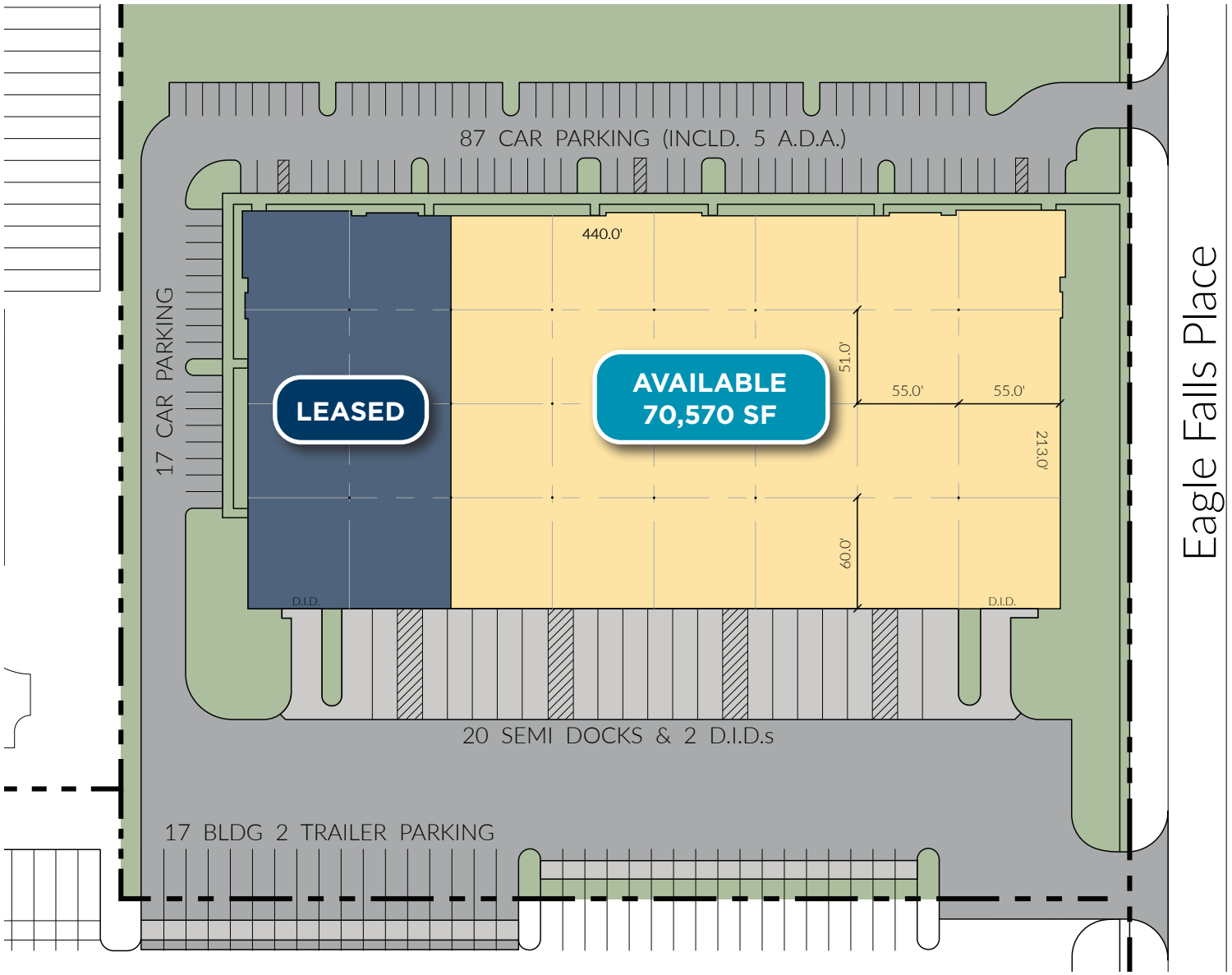
AVAILABLE SF	70,570 SF
OFFICE SF	788 SF
CLEAR HEIGHT	32’
DOCK HIGH DOORS	(16) Sixteen
RAMPED DRIVE-IN DOOR	(1) One
COLUMN SPACING	51’ X 55’
POWER	400 Amp 277/480V 3-Phase
SPRINKLER	ESFR

FLOOR PLAN

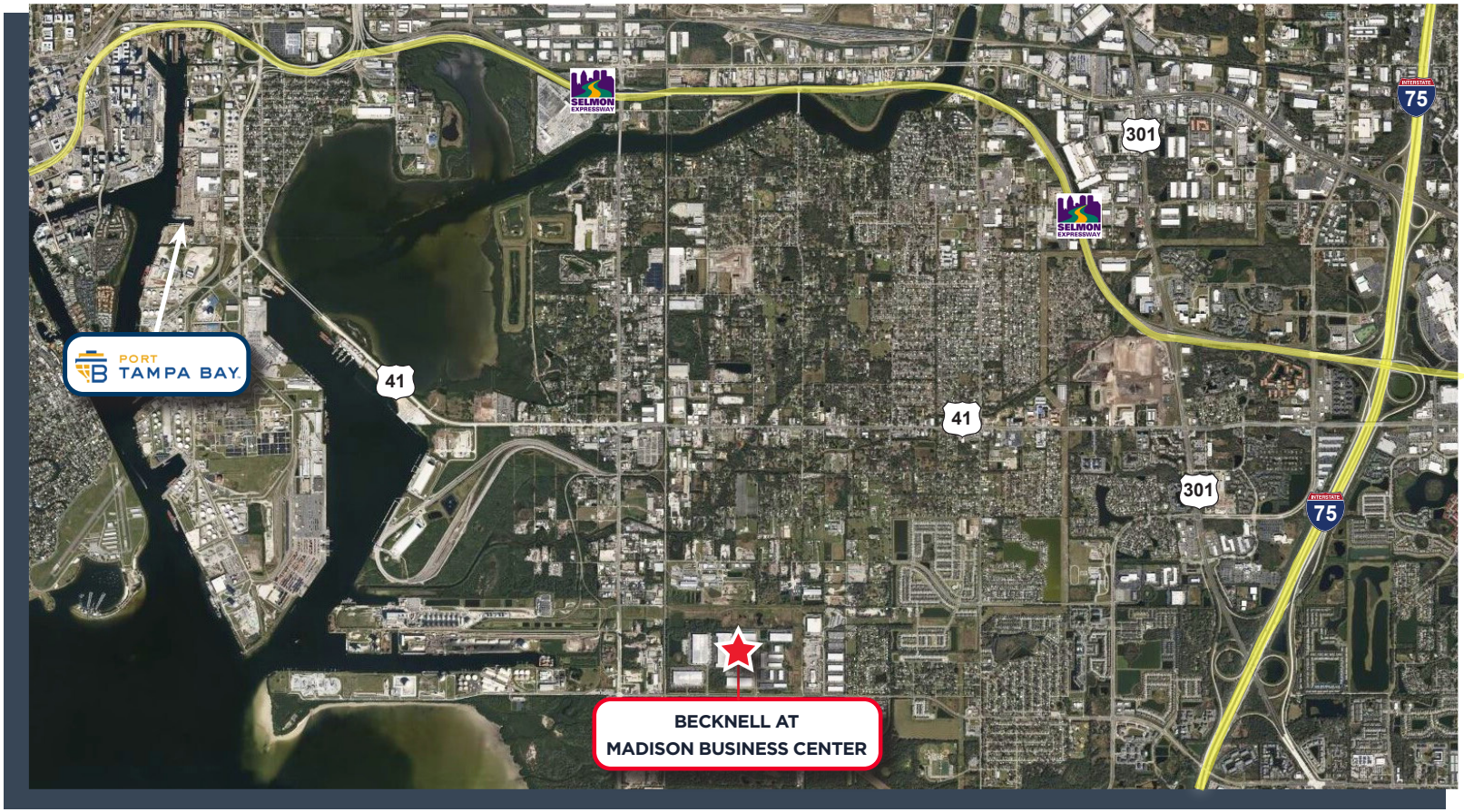




SITE PLAN


87 CAR PARKING (INCLD. 5 A.D.A.)
440.0'
LEASED
AVAILABLE
70,570 SF
51.0'
55.0'
55.0'
213.0'
60.0'
D.I.D.
D.I.D.
17 CAR PARKING
20 SEMI DOCKS & 2 D.I.D.s
17 BLDG 2 TRAILER PARKING
Eagle Falls Place

LOCATION HIGHLIGHTS



3.0 MILES
TO
41
US HWY 41

4.8 MILES
TO
TOLL 618
SELMON EXPRESSWAY

6.0 MILES
TO
INTERSTATE 75

3.5 MILES
TO
301
US HWY 301

BECKNELL AT MADISON BUSINESS CENTER

4527 EAGLE FALLS PLACE TAMPA, FL 33619

8.0 MILES TO **TAMPA CBD**

14.2 MILES TO **TAMPA INTL AIRPORT**

7.3 MILES TO **PORT TAMPA BAY**



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