



**BAY  
SPACE**

**FLORIDA PROPERTIES**

# **BIG DREAMS » IN SMALL BAYS**

**STARTING OUT SMALL OR JUST STARTING OUT,  
EXPAND YOUR BUSINESS WITH BAYSPACE**

# ABOUT US >>

EVERYTHING YOU NEED NOTHING YOU DON'T



At **BaySpace** we provide a flexible, clean, individual spaces to create, expand, store, fix, build, work, craft, cultivate and grow.

We specialize in clean, blank slate, functional industrial space.

300 to 50,000+ square feet of rentable space



## SECURITY

24/7 access, video surveillance, and nightly security patrol



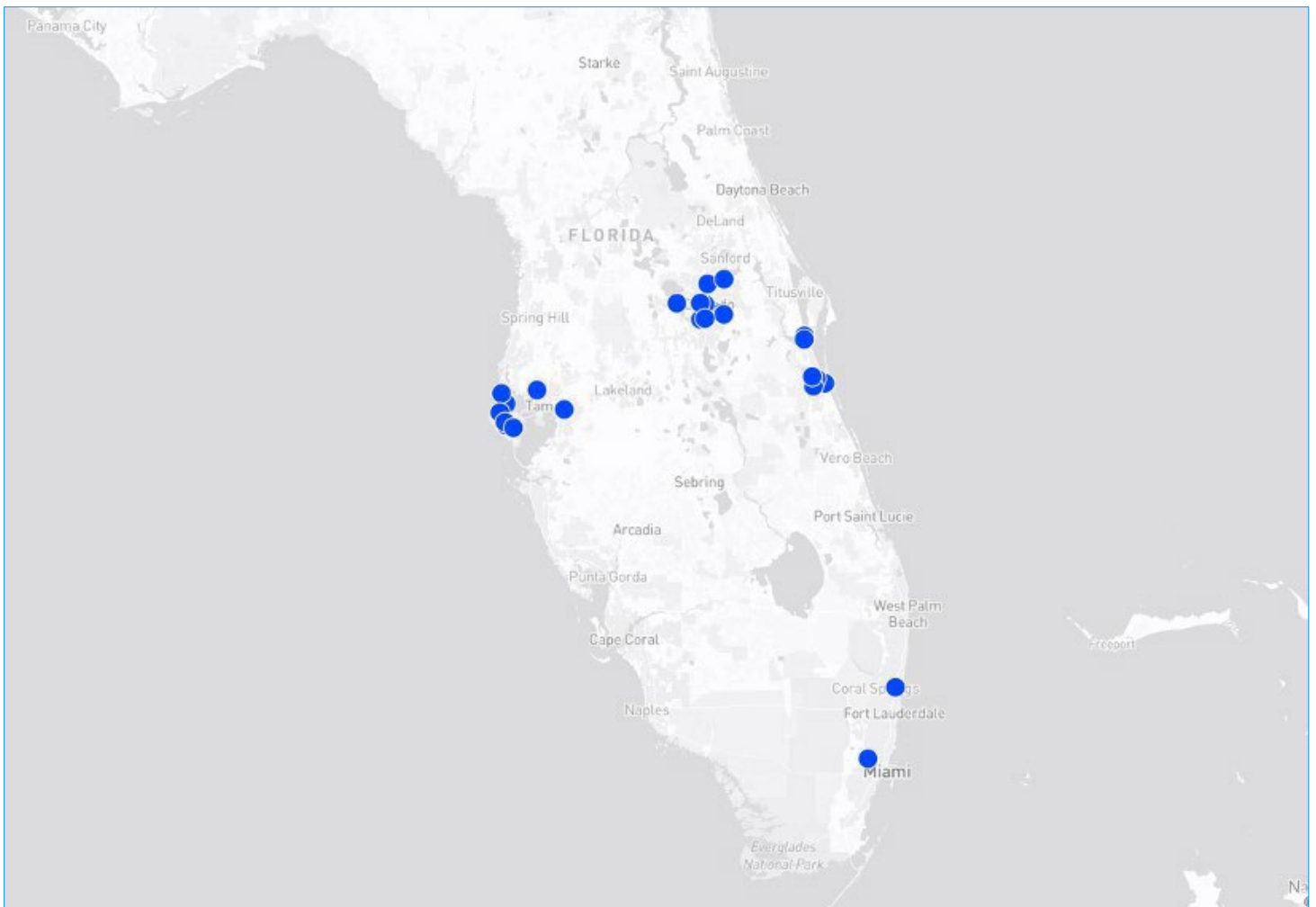
## COMMON AREAS

Open areas where business can collaborate and relax. A coffee machine is available for free.



## CLIMATE-CONTROL

Heat-wave or blizzard, your business is protected against the elements.



FLEXIBLE | AFFORDABLE | SECURE | INDUSTRIAL

# BAYSPACE

## BRANDYWINE PLAZA – UNIT 400-700



**33,497 SF WAREHOUSE/OFFICE SPACE (DIVISIBLE)**

**VERSATILE. VISIBLE. SCALABLE.**

3801 CORPOREX PARK DR. TAMPA, FL 33619

### THE INTERSECTION OF ACCESS AND OPPORTUNITY

BaySpace Brandywine Plaza offers well-appointed flex and industrial space within Tampa's established Corporex Park, just 15 minutes from downtown. Designed for growing businesses that value flexibility, visibility, and connectivity, Corporex Plaza delivers a professional setting where you can scale with confidence.

With private suite entrances, large pane-glass windows for abundant natural light, and highly visible exterior signage opportunities, each space blends functionality with presence. Rear-loading dock-high and grade-level doors support seamless operations, with clear heights ranging from 15 to 18 feet to accommodate a variety of business needs.



### PROPERTY BENEFITS

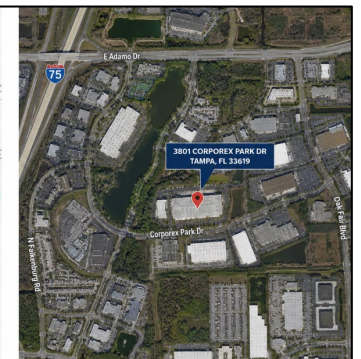
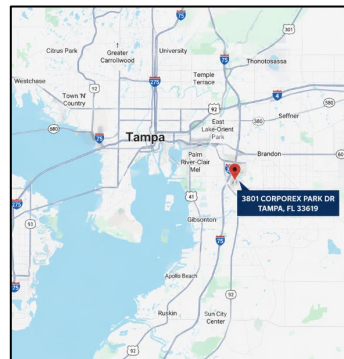
- Combination of Office and Warehouse (Divisible)
- 16' Clear Heights
- 10 Dock-High Doors
- 2 Drive-in Loading Ramps to streamline logistics.
- Ample parking for employees, customers, and visitors.
- Professional landscaping and well-maintained grounds in an established business park.
- Flexible suite sizes ideal for small-to-mid-sized businesses that are ready to expand as needs evolve.

### A LOCATION THAT WORKS AS HARD AS YOU DO

Perfectly positioned in the East Tampa Industrial Submarket, Brandywine Plaza offers immediate access to Dr. Martin Luther King Jr. Boulevard and is just two minutes from the I-4 interchange. Major corridors such as US Highways 41 and 301, State Route 60, I-75, and the Selmon Crosstown Expressway are within 10 minutes.

Downtown Tampa and Tampa International Airport (TPA) are less than a 15-minute drive, keeping your operations and clients connected across the region.

Experience the flexibility, convenience, and professionalism of Corporex Plaza. Contact us to schedule a tour and secure your space.



**LEARN MORE ABOUT THIS PROPERTY AND  
VIEW MORE PHOTOS HERE **

 813-710-4429

 [info@bayspace.com](mailto:info@bayspace.com)

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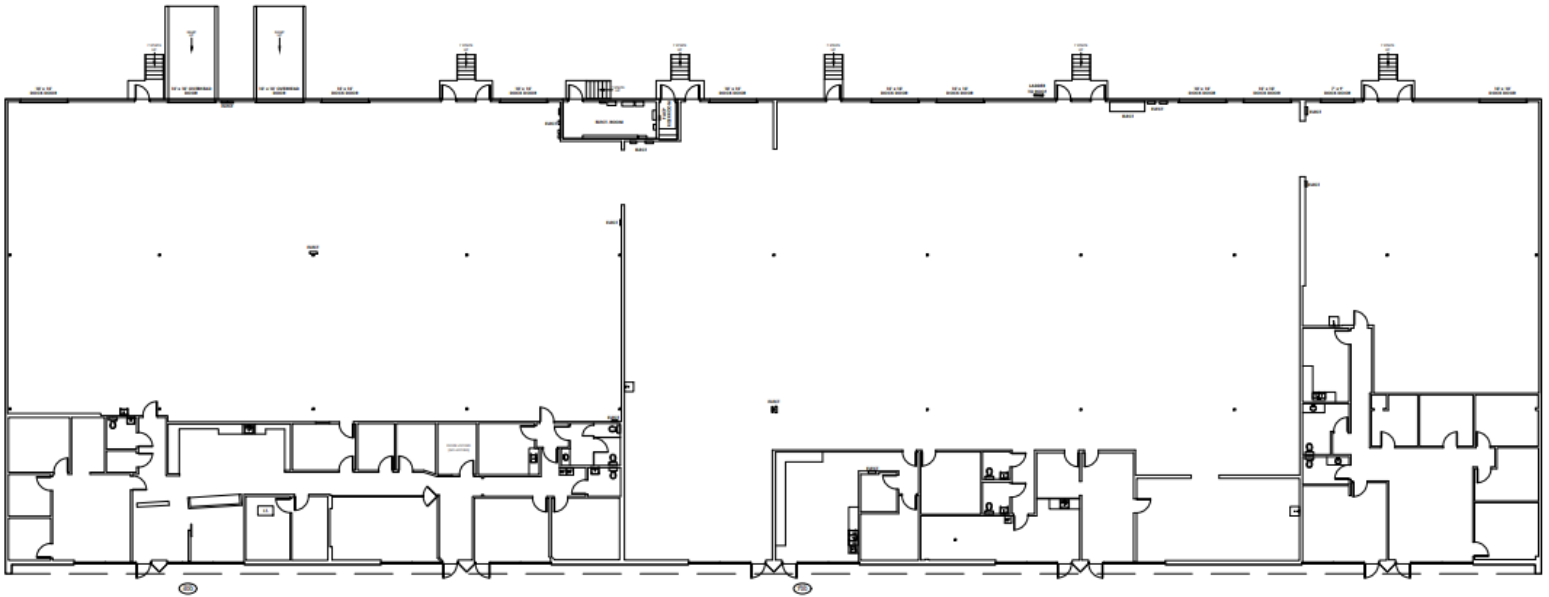
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