

15 - Potential Warehouse Options – FOR SALE – Tampa Bay Area



Daniel Nelson
Licensed Broker Realtor®
Investment Broker
RE/MAX COMMERCIAL
www.REMAXCommercialRealty.net
813-323-3353 | Direct
Daniel@IReMaxCommercialRealty.net

RE/MAX
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Commercial Real Estate Division
RE/MAX REALTEC GROUP
4175 Woodlands Pkwy.
Palm Harbor, FL 34685

Property Description

| | Property Address | City | Zip Code | Building Size | | Property Size | | Asking Price |
|----|--------------------------------------|---------------|----------|---------------|----|---------------|-------|--------------|
| 1 | 2560 Whitfield Ave | Sarasota | 34243 | 9,640 | SF | 7.51 | Acres | \$12,000,000 |
| 2 | 5717 36th Ave S | Tampa | 33619 | | SF | 9.28 | Acres | \$3,900,000 |
| 3 | 6802 Causeway Blvd | Tampa | 33619 | 3993 | SF | 2.84 | Acres | 2,800,000 |
| 4 | 6525 E Hillsborough Ave | Tampa | 33610 | | SF | 3.53 | Acres | Undisclosed |
| 5 | 6015 N US Highway 301 | Tampa | 33610 | 21,913 | SF | 7.99 | Acres | Undisclosed |
| 6 | 6516 S 78th St | Riverview | 33578 | 25,000 | SF | 3.43 | Acres | 4,499,900 |
| 7 | 7930 US Highwat 301 | Tampa | 33637 | 21,307 | SF | 2 | Acres | Undisclosed |
| 8 | 6995 N 90th Ave | Pinellas Park | 33782 | 7,500 | SF | 2.38 | Acres | Undisclosed |
| 9 | 2415 Whitfield Industrial Way | Sarasota | 34243 | 21,216 | SF | 1.66 | Acres | 5,999,990 |
| 10 | 11325 E US Highway 92, | Seffer | 33584 | 3,958 | SF | 3.03 | Acres | 4,500,000 |
| 11 | 9305 Balm Riverview Rd | Riverview | 33569 | 8,450 | SF | 2.69 | Acres | 2,825,000 |
| 12 | 6901 S 78th St | Riverview | 33578 | 7,200 | SF | 5 | Acres | 5,499,999 |
| 13 | 5620 E Dr Martin Luther King Jr Blvd | Tampa | 33619 | 12,768 | SF | 3.73 | Acres | 3,900,000 |
| 14 | 1125 9th Ave E | Bradenton | 34208 | 19,620 | SF | 1.23 | Acres | 2,999,999 |
| 15 | 1321 77th Street E | Palmetto | 34221 | 16,000 | SF | 52 | Acres | 9,000,000 |

Subject 1

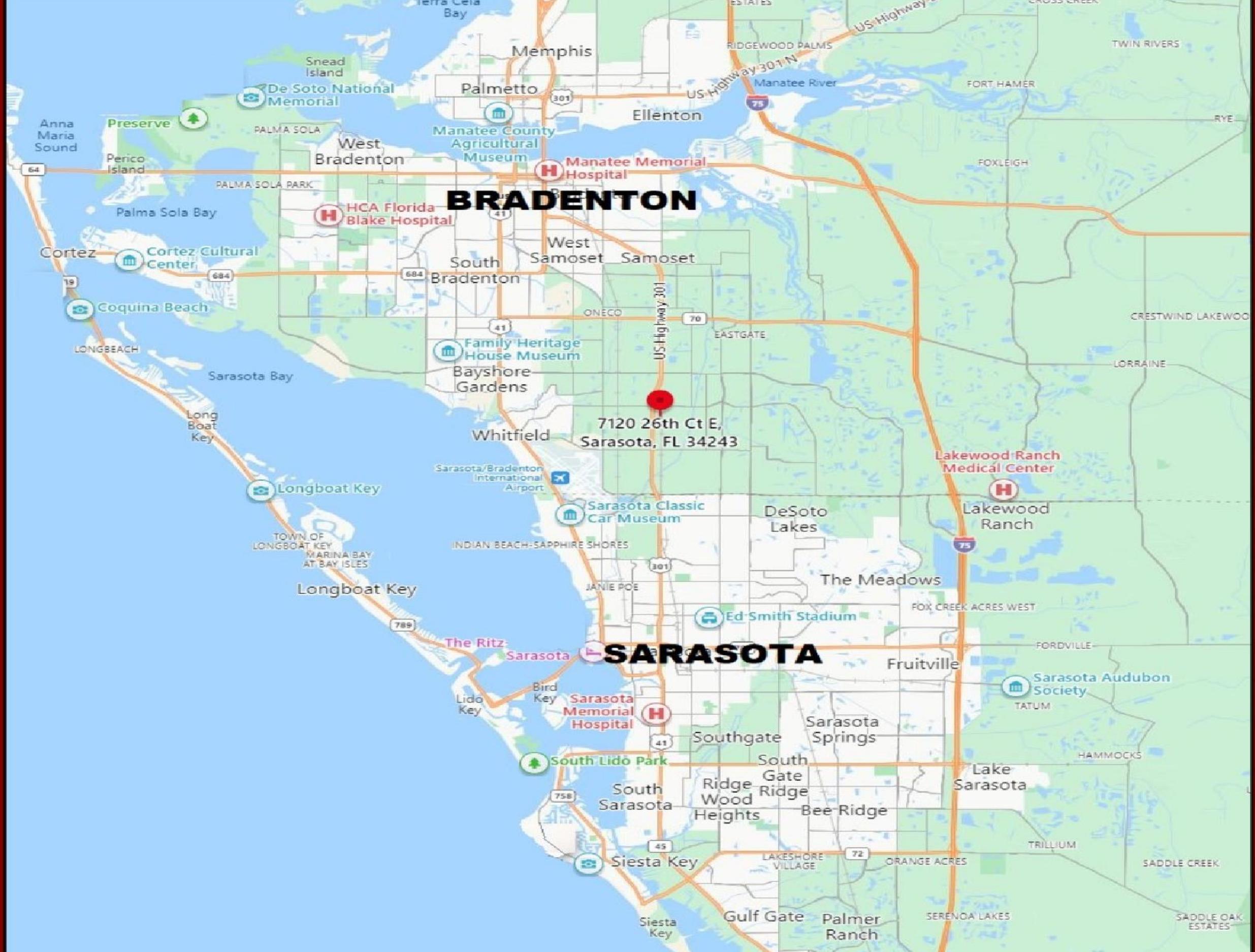
7.5 +/- Acres Whitfield Ave./US301



Features:

Total land area: 7.5 +/- AC Zoned: HM—Heavy Manufacturing
Future land uses: HC, HM, LM Great retail sales site: yard storage related uses, vehicle sales, equipment rental, etc. Great visibility. Access from Whitfield Ave. only.

\$12,000,000
1% cooperating commission



BRADENTON

7120 26th Ct E,
Sarasota, FL 34243

SARASOTA

2560 Whitfield Ave., Sarasota, FL - 4,500 SF & 3,300 warehouse buildings on 7.5 Acres zoned HM





Site & Utilities

The screenshot displays a GIS web application interface for site and utility management. The main map area shows an aerial view with overlaid utility data. A yellow rectangular boundary highlights a specific site area. The 'Widgets' panel on the left contains the following layers:

- Live Layers**
 - City Boundaries
 - Parcels
 - Address Labels
 - Subdivisions
 - Potable Water
 - County Hydrant, Water
 - Has Sheet
 - No Sheet
 - County Meter, Water
 - County Lateral Line, Water
 - County Main Line, Water <1.5k
 - County Main Line, Water >1.9k
 - Private Hydrant, Water
 - Private Meter, Water
 - MC Utilities Mapping/Utilities Recd
 - Private Main Line, Water <1.5k
 - Private Main Line, Water >1.9k
 - Reclaimed Water
 - Sewer
 - County Cleanout, Sewer
 - County Structure, Sewer <1.5k
 - Pumping Station

The map interface includes a search bar at the top with the text "Find address or place" and a search icon. On the left side of the map, there are navigation controls: a home icon, a plus sign, a minus sign, and a zoom slider. The map shows various utility lines in blue and green, with circular markers indicating hydrants, meters, and pumping stations. A yellow boundary outlines a site area, and a dashed black line indicates a subdivision boundary. The map also shows a road intersection and several buildings.

7.5 Acre rent roll as of 7/1/2024

| <u>2560 Whitfield Ave</u> | <u>Tenant</u> | <u>Monthly Rate</u> | <u>Start</u> | <u>End</u> |
|--|---|---------------------|--------------|------------|
| 5,000 SF WH BLDG on 2 acres less driveway * Landlord has right to cancel lease. | Synergy Rental | \$13,973 | 7/1/2022 | 6/30/2025 |
| 3,300 SF WH BLDG on 1/2 acre | occupied without income until 2/28/2025 | | | |
| 3 Acre fenced storage | Landmark Services SWFL | \$9,500 | 3/1/2024 | 2/28/2025 |
| GROSS MONTHLY INCOME | | \$23,473 | | |

Rents are gross: landlord pays property tax and insurance.
Buildings are old and tenants "maintain" them.

*This information has been obtained from other reliable sources and is deemed accurate however is not warranted or guaranteed.
It is up to purchaser to verify all information during due-diligence. Broker is not responsible for errors, omissions or unknown changes.*

DEP Cleanup Sites: DESROSIERS EXCAVATING INC

| | | |
|------------------------------|---------------------------|------------|
| DEP_CLEANUP_SITE_KEY | | 80,527,488 |
| SOURCE_DATABASE_NAME | STCM | |
| SOURCE_DATABASE_ID | | 9046626 |
| CPAC_PROGRAM_AREA_ID | TK | |
| CLCC_CLEANUP_CATEGORY_KEY | PETRO | |
| RSC2_REMEDIATION_STATUS_KEY | ACTIVE | |
| DATA_LOAD_DATE | 7/18/2024, 3:00 AM | |
| CC2_COUNTY_ID | | 41 |
| OC3_OFFICE_ID | SWD | |
| BUSINESS_NAME | DESROSIERS EXCAVATING INC | |
| ADDRESS1 | 2560 WHITFIELD AVE | |
| ADDRESS2 | | |
| CITY | SARASOTA | |
| STCD1_STATE_ID | FL | |
| ZIP5 | | 34,243 |
| ZIP4 | | 3,927 |
| OIC_OBJECT_OF_INTEREST_ID | FACIL | |
| PC2_PROXIMITY_ID | EXACT | |
| CALC_COORD_ACCURACY_LEVEL_ID | | 4 |
| CMC2_COORDINATE_METHOD_ID | DPHO | |
| DC4_DATUM_ID | HARN | |
| VSC1_VERIFICATION_STATUS_ID | REVIEWED | |
| COLLECT_USERNAME | BACHMANN_J | |

Subject 2



For Sale

9.28 Acres Infill East Tampa

5717 S. 36th Ave., Tampa, FL 33619

Property highlights

- **Total Acreage:** 9.28 AC
- **Upland:** 6.85 AC
- **Address:** 5717 S 36th Ave, Tampa FL 33619
- **Parcel ID:** U-34-29-19-663-000001-62590.0
- **Folio #:** 047157-0000
- **Zoning:** ASC-1 (Agricultural)
- **Flood Zone:** Flood Zone X
- **Pricing :** Call for pricing

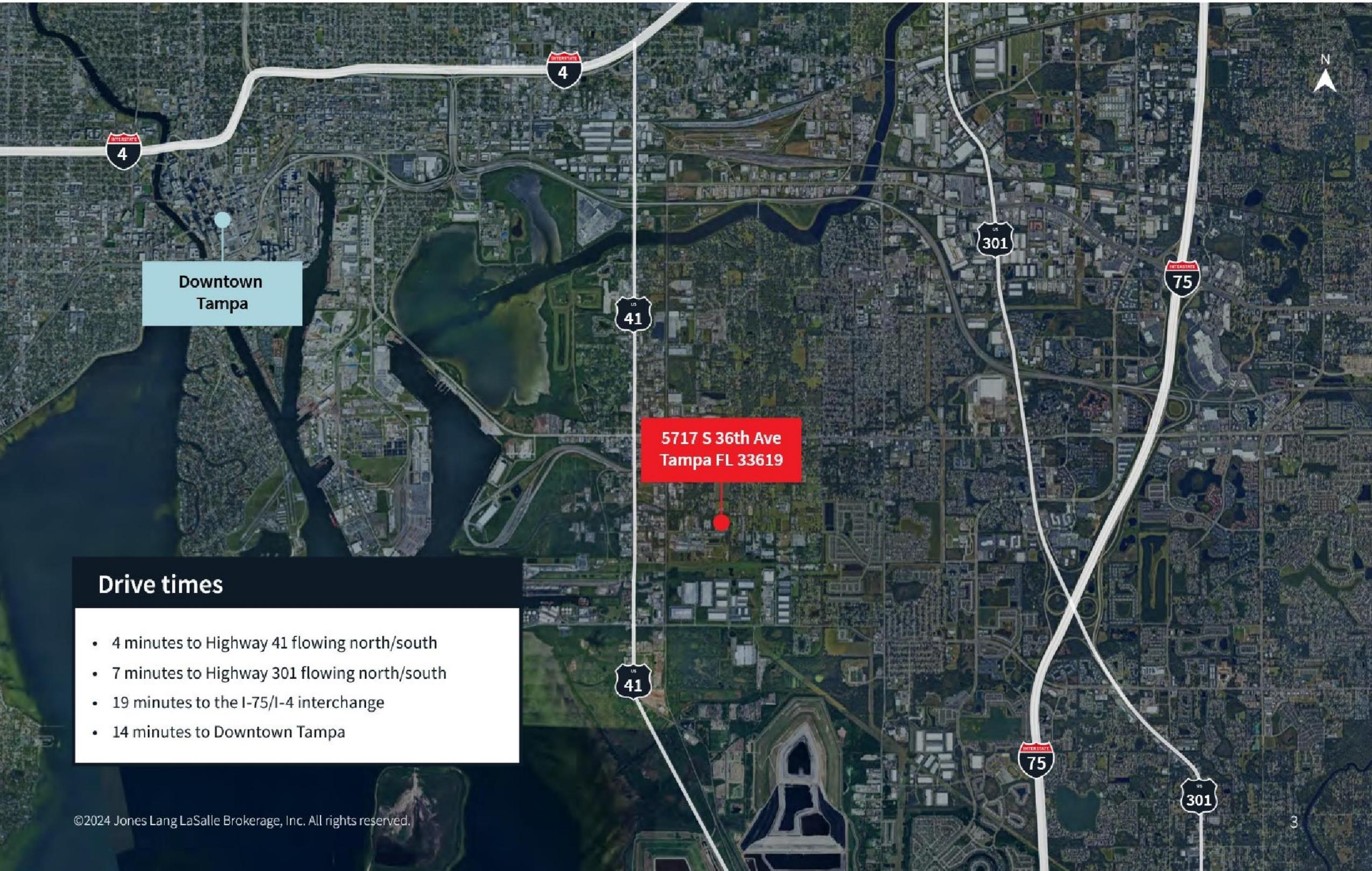


Key commentary:

- Highly sought after and hard to find infill East Tampa location, ideal for a variety of potential uses (agriculture, residential, IOS, industrial, etc.)
- Bordering industrial to the south/west; rezone to allow industrial usage highly likely per prior conversations with the County
- Site to the south has future land use of light industrial, bodes well for future rezone application
- Nestled in between Hartford St And Causeway Blvd, key industrial thoroughfares in East Tampa
- Wetlands on the south portion of the site are minimal, defined as “emergent scrub wetlands of poor quality.” Per wetlands consultant, there is a path to mitigation
- Lies within City of Tampa (COT) utility area; water/ sewer directly to the east/west of the site currently that can be pulled to the site along Hartford St.



Location map



Drive times

- 4 minutes to Highway 41 flowing north/south
- 7 minutes to Highway 301 flowing north/south
- 19 minutes to the I-75/I-4 interchange
- 14 minutes to Downtown Tampa

Subject 3



2.84 Acre PD-Zoned Site
IOS & Development Opportunity
6802 Causeway Blvd
TAMPA, FL 33619

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

| | |
|---|---|
| LAND AREA | 2.84 acres (3 parcels, 16 lots) |
| ZONING | PD (Planned Development) & RSC-9 (Residential Single-Family Conventional 9 u/ ac) |
| FRONTAGE | ±250 ft on Causeway Blvd |
| UTILITIES | Public water / Septic required |
| QUALIFIED OPPORTUNITY ZONE (QOZ) | |
| TRAFFIC COUNT | 21,000 VPD (Causeway Blvd & 78th St) |

HIGHLIGHTS

- PD allows multiple commercial and light industrial uses
- IOS (Industrial Outdoor Storage) potential subject to PD conditions
- Level, high ground, and cleared site
- Surrounded by strong commercial, industrial, and residential growth
- Minutes to I-75, US-301, Selmon Expressway, and Port of Tampa

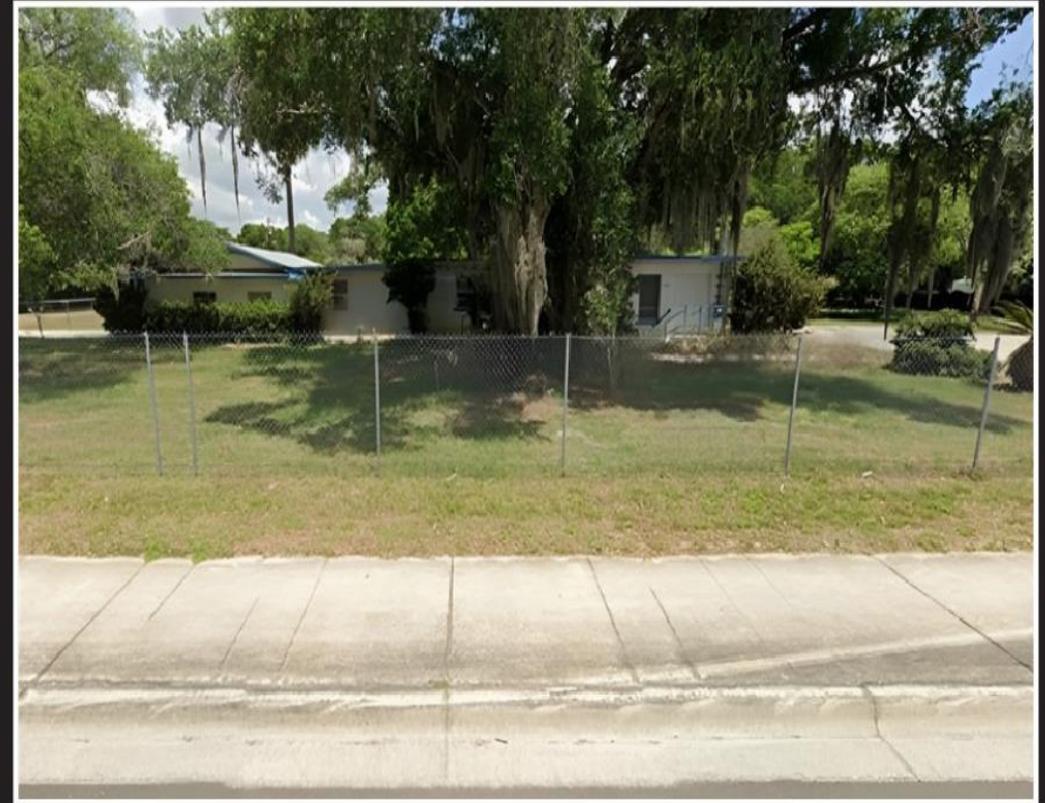


ASKING PRICE

\$2,800,000

PROPERTY DETAILS

| ITEM | DESCRIPTION |
|------------|--|
| Address | 6802 Causeway Blvd, Tampa, FL 33619 |
| Zoning | PD & RSC-9 |
| Land Area | 123,730 SF (2.84 Acres) |
| Frontage | ±250 FT on Causeway Blvd |
| Utilities | Public Water / Septic Required |
| Folios | 046200-0000 · 046205-0000 · 046207-0000 |
| Flood Zone | X (non-flood) |
| Price | \$2,800,000 |
| Year Built | 1957 (existing 3,993 SF residential structure) |



ZONING & ALLOWABLE USES

- The PD (Planned Development) designation allows flexible land-use planning beyond RSC-9 residential parameters.
- Uses typically permitted within PD overlays include office, distribution, light industrial, contractor yard, storage, and IOS, provided the PD site plan authorizes those uses.
- The RSC-9 base zoning supports residential density up to 9 units per acre.
- Buyer should confirm IOS/light industrial uses with the City of Tampa Development Services Department referencing the approved PD plan.
- Future Land Use and corridor context suggest strong support for commercial and light-industrial redevelopment.

MARKET & LOCATION HIGHLIGHTS

- Within 3 miles: ≈ 47,700 population | Avg HHI ≈ \$59,000 | Avg Age 33.4
- Nearby landmarks: Port of Tampa, CSX Rockport Yard, Brandon, Riverview, Downtown Tampa (10 min)
- Located between US-41 S and S. 78th Street – major industrial corridor
- Access to Interstate 75 (3 mi) · US-301 (2 mi) · Selmon Expressway (4 mi)
- Heavy traffic corridor (21,000 VPD) and QOZ investment benefits

INVESTMENT HIGHLIGHTS

- **Zoning Flexibility:** PD permits mixed commercial/light industrial development
- **IOS Potential:** Ideal for storage, fleet parking, or contractor yard operations
- **Strategic Location:** Easy access to highways, ports, and distribution networks
- **Opportunity Zone Advantages:** Capital gains deferral and basis step-up eligibility
- **Value-Add Upside:** Convert existing structure or redevelop for industrial use

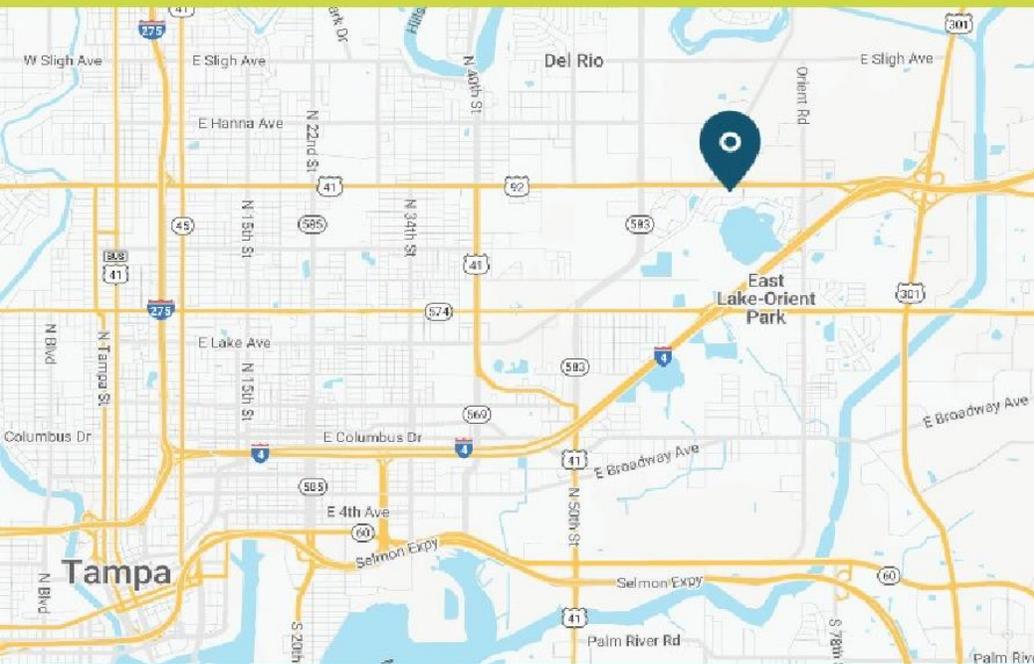


Subject 4

6525 EAST HILLSBOROUGH AVE

Tampa, FL 33610

3.5 ACRES FOR SALE



DRONE VIDEO
CLICK TO EXPLORE



Sample Building Rendering

PROPERTY HIGHLIGHTS

5,000-50,000 SF Built to Suit

- +/-3-5 acre lot located near the Seminole Hard Rock and Florida State Fairgrounds
- With easy access to I-4, I-275, I-75, SR-301, and E M.L.K. Jr Blvd



CONCEPTUAL SITE PLAN: +/- 3 - 5 ACRES



Notes: Drawing is conceptual only for purposes of build-to-suit and lease term discussions. This drawing is not for construction and any dimensions shown hereon should be considered approximate. No tenant or other party is to rely in way on this drawing. Final plans are subject to all jurisdictional approvals. This property is subject to all existing utilities, above and below ground, and easements, written and unwritten that encumber the property. To the extent this site plan contemplates a subdivision and/or planning approval(s), a final plan is subject to such planning, regulatory and jurisdictional approval(s). Need not to be built.

Subject 5

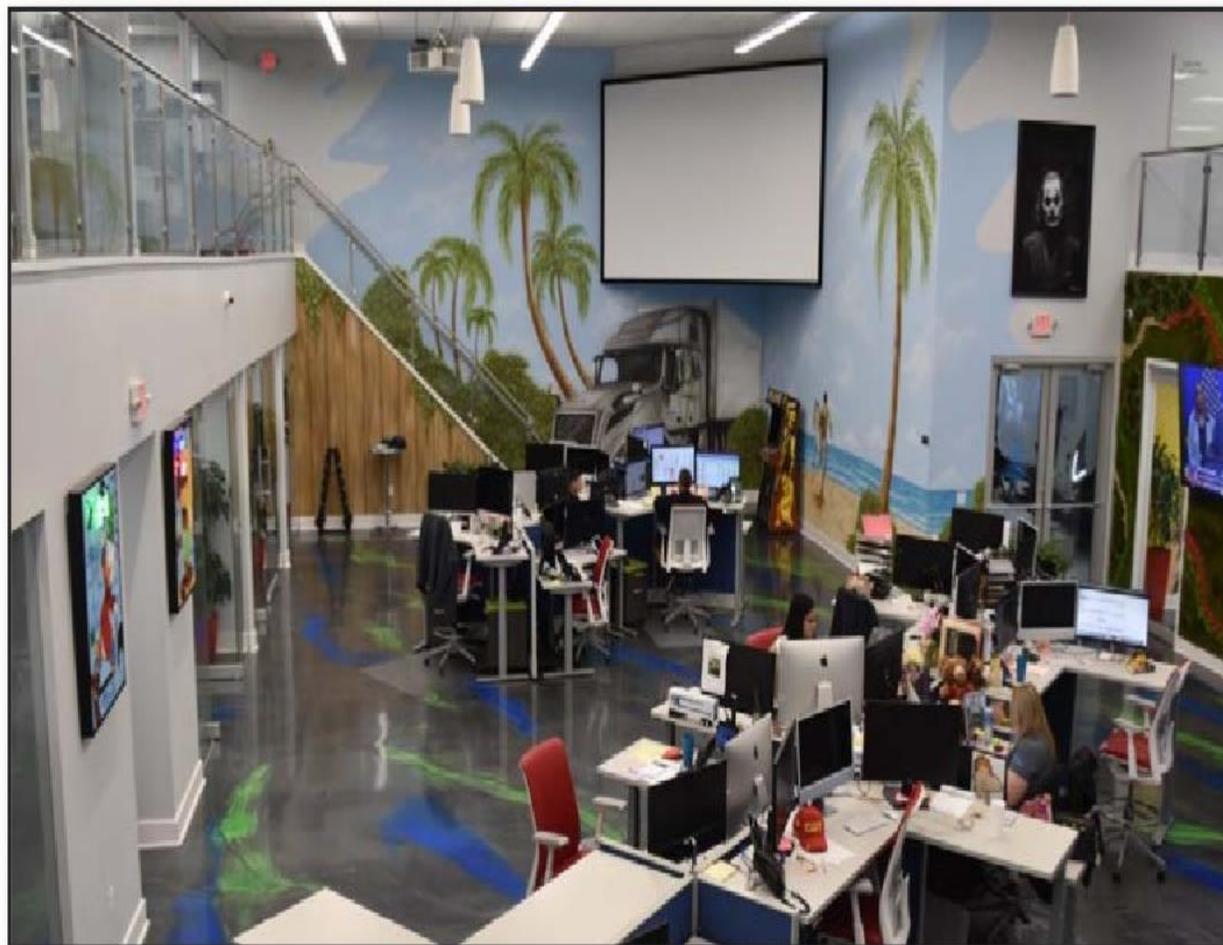
**21,913+ SQUARE FEET
7.99 ACRES MOL**

**FOR SALE - IOS - TRUCK FACILITY - INDUSTRIAL WITH EXCESS LAND
6015 US HIGHWAY 301 NORTH
TAMPA, FLORIDA 33610**



PROPERTY SPECIFICATIONS:

| | |
|---|---|
| Building Sizes: | 16,913 Sq. Ft. Main Building 5,000 Sq. Ft. Maintenance Facility Two Residential Office Conversions |
| Building Class: | B, Constructed in 1972 & 2023 |
| Construction: | Insulated Metal |
| Well Appointed Office Space Main Building: | 10,663± Square Feet MOL 6,550± Square Feet Ground Floor |
| Clear Height: | 17'- 34' Main Building 18.4'- 22.8' Maintenance Facility |
| Dock Well Loading Doors: | None, But There Is Room To Add |
| Grade Level Doors Main Bldg.: | 2 @ 18'h x 14'w, 2 @ 16'h x 14'w |
| Grade Level Doors Small Bldg.: | 4 @ 16'h x 14'w |
| Power: | 3-Phase, Both Buildings |
| Warehouse Lighting: | LED Lights |
| Column Spacing: | Clear Span Buildings |
| Site Size: | 7.99 Acres MOL |
| Zoning: | CI - Commercial Intensive PD - Two Northern Parcels (In Process) |
| Property Extras: | Excess Land Major Frontage/Signage Excellent Location Access To Major Highways Several Ingress/Egress Points |
| Offered For Sale: | Contact Broker For Pricing |




**LIGHTNING
TRANSPORT**
LOGISTICS



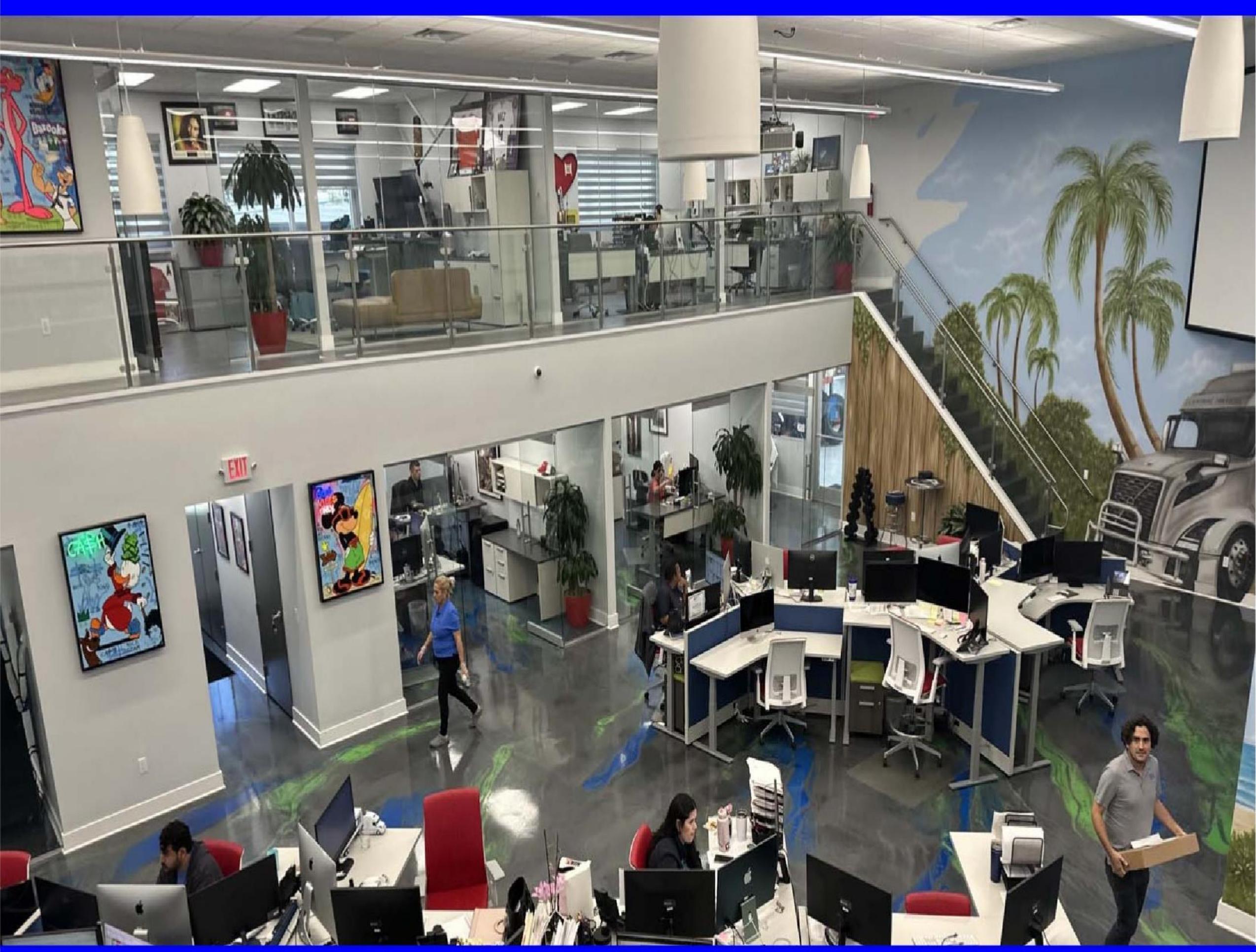


E. SLIGH AVENUE

US HWY 301







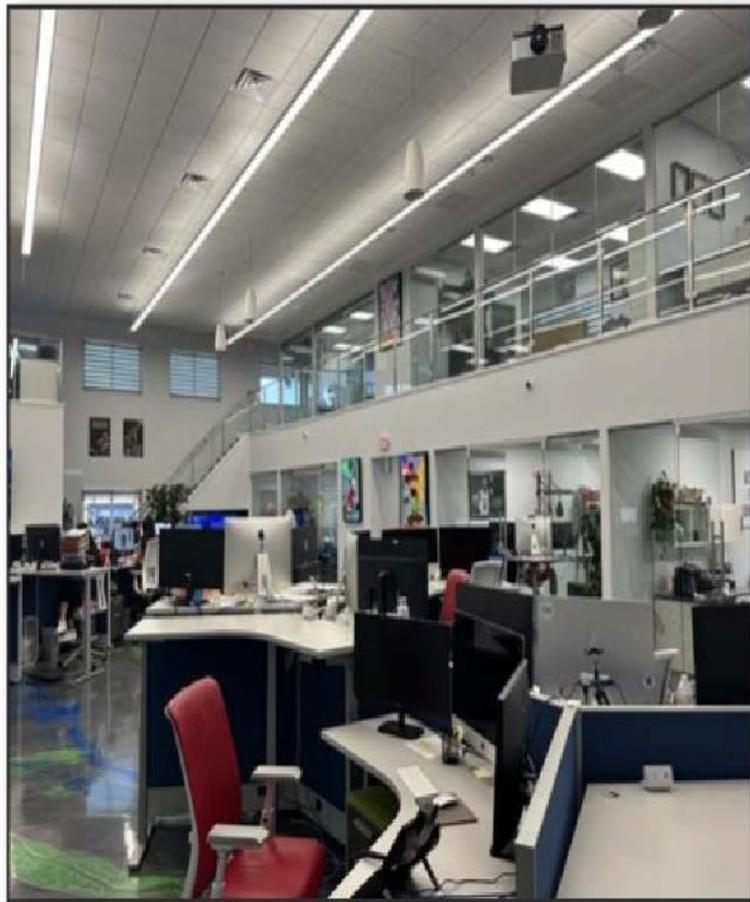
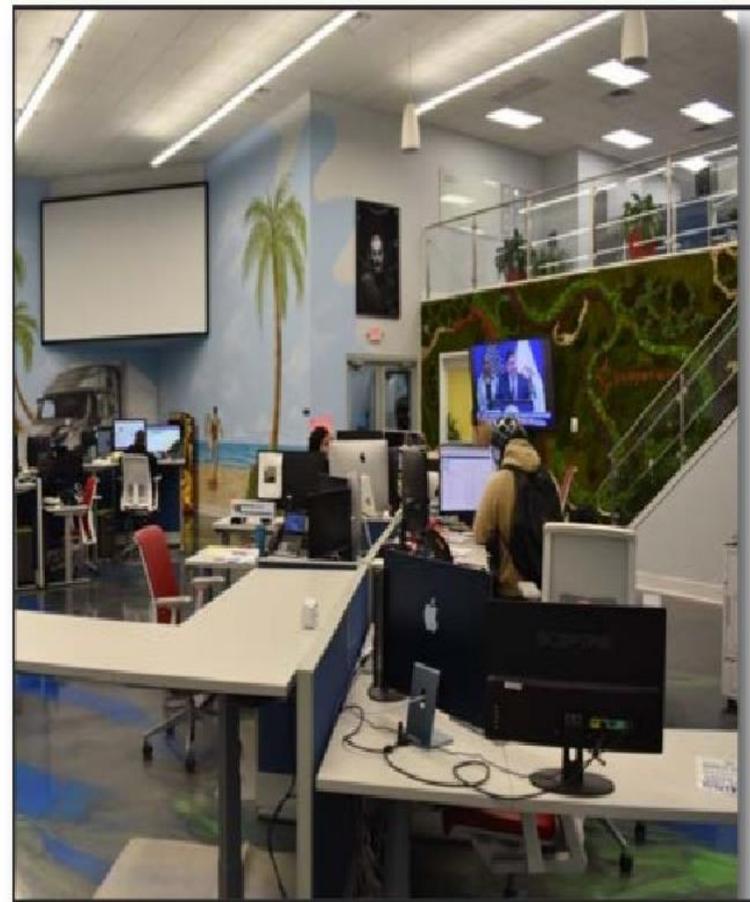
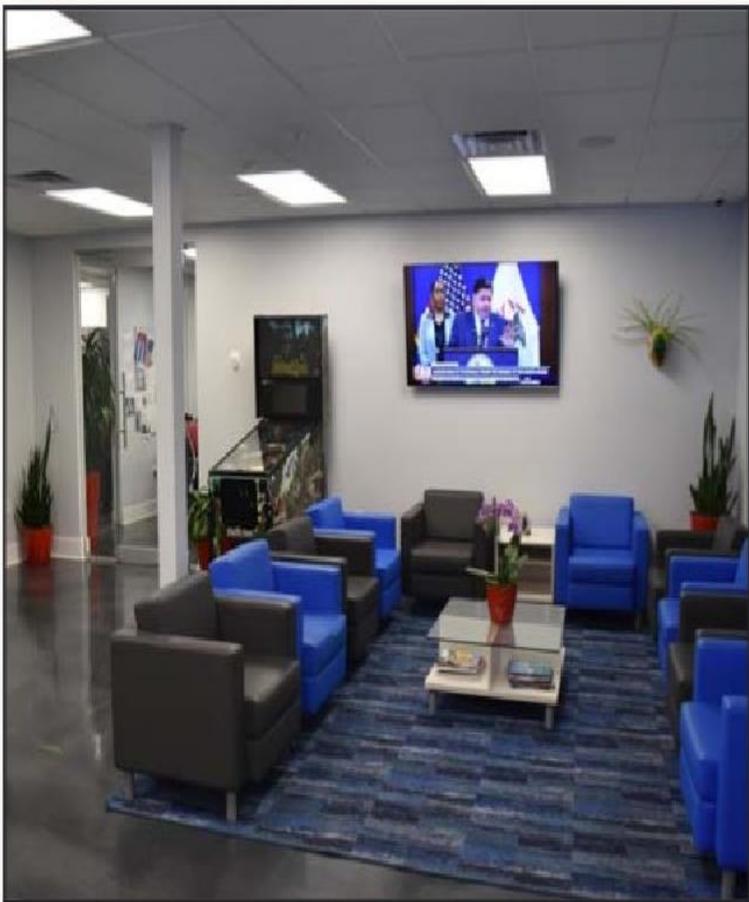


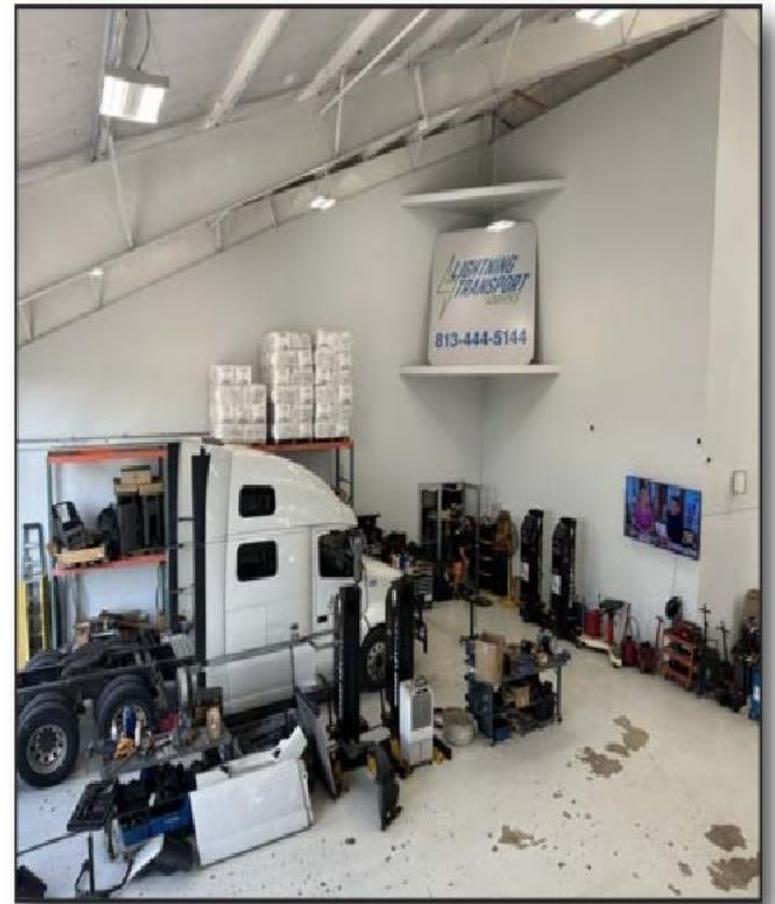
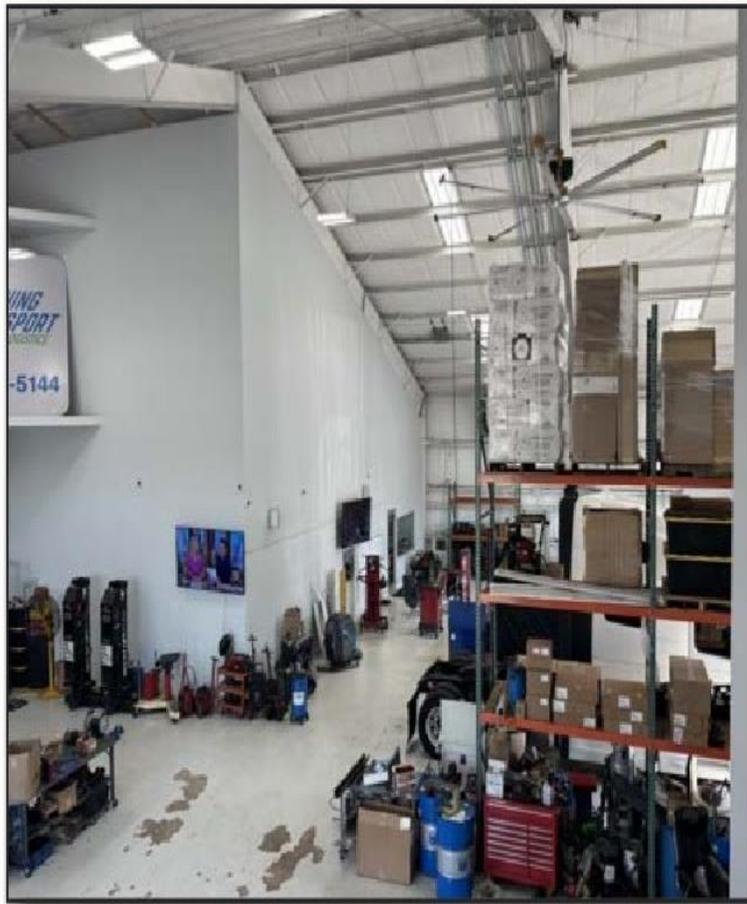
US HWY 301

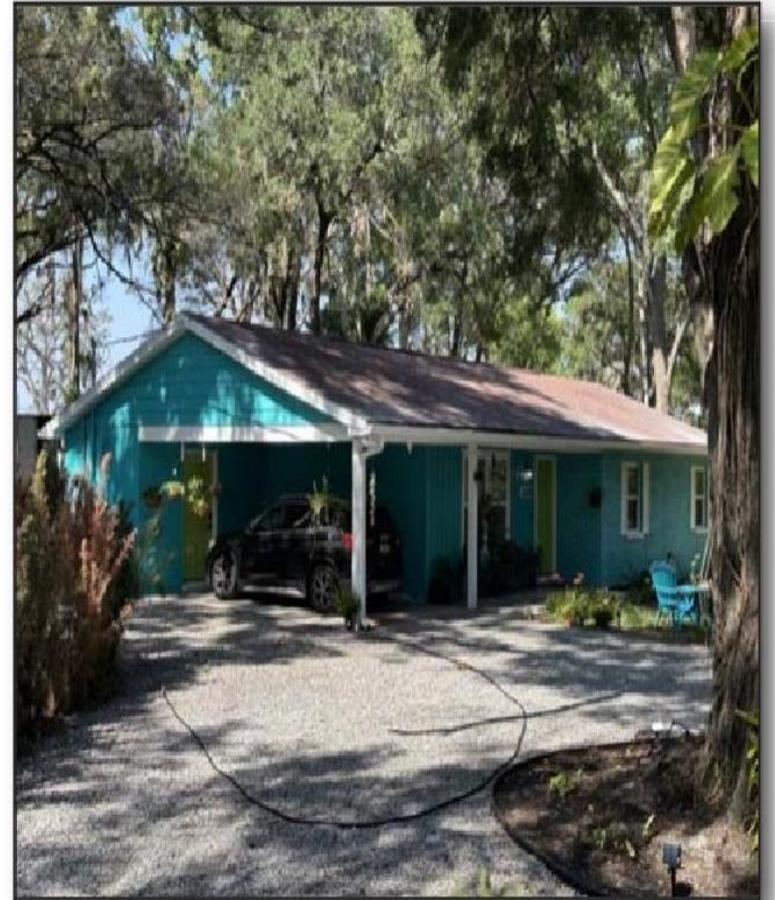
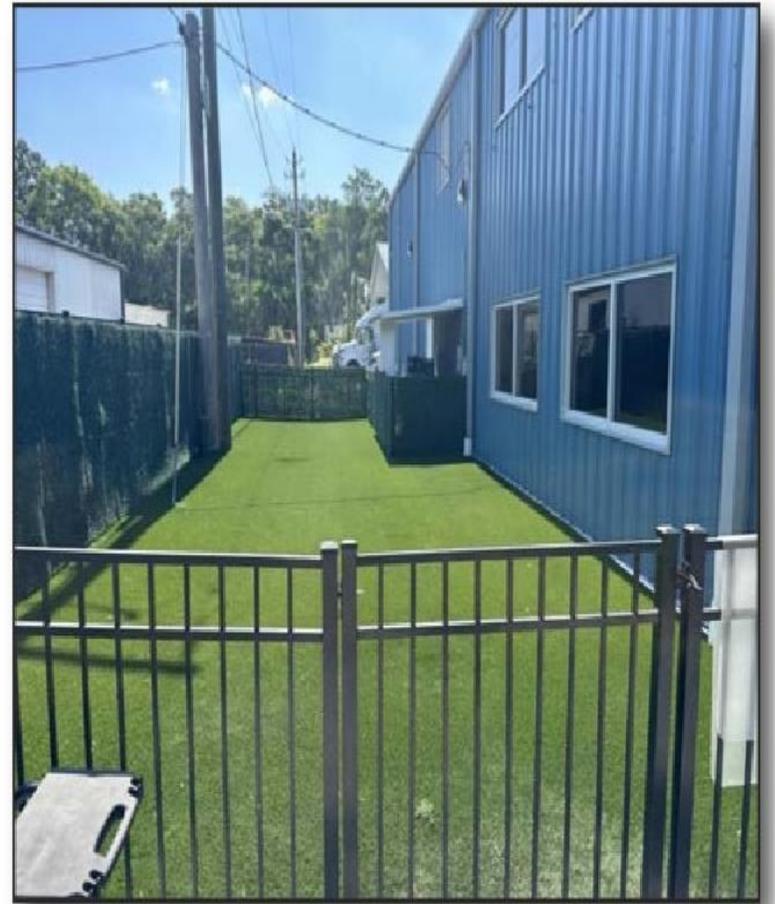
E. SLIGH AVENUE

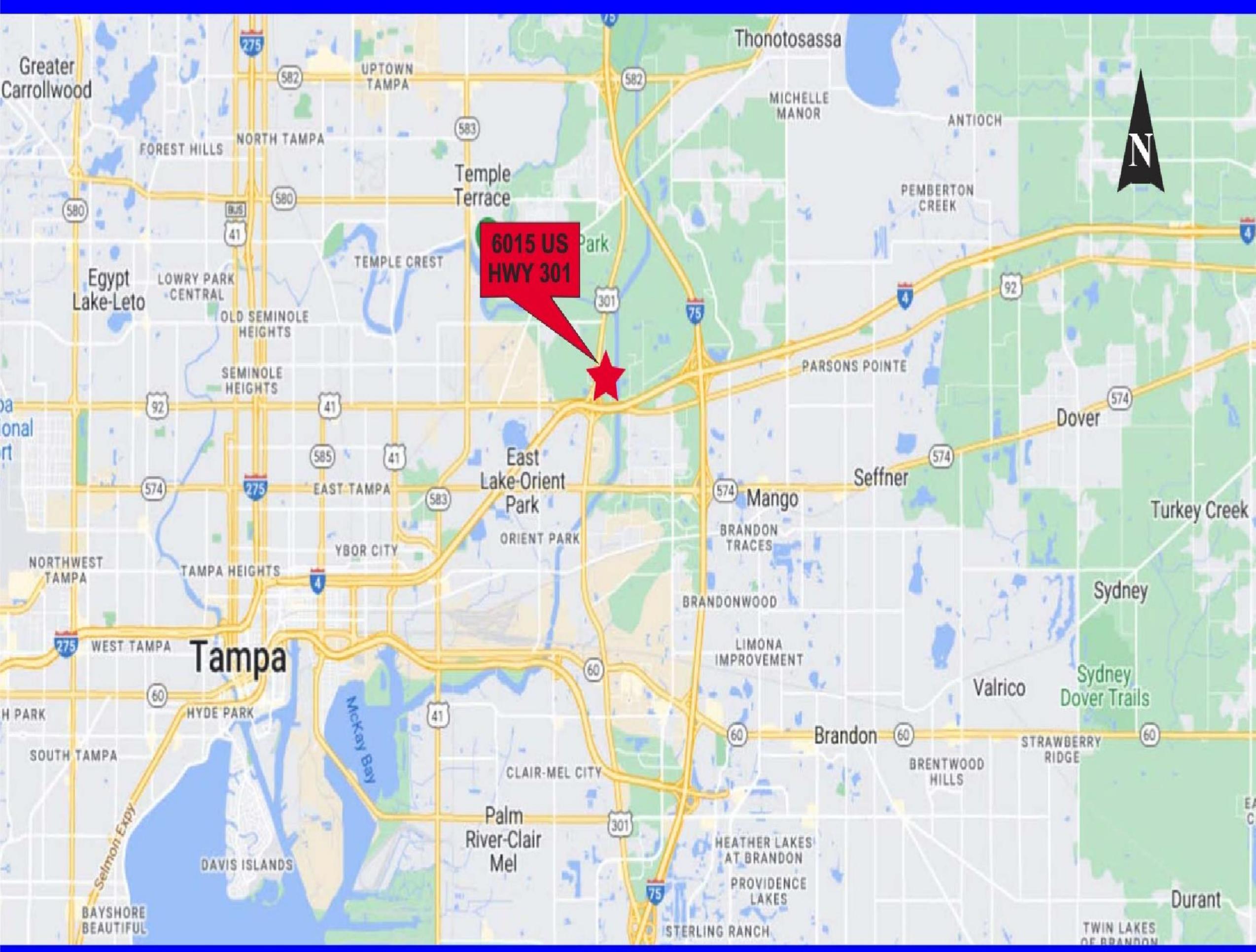
5000

SCALE









6015 US
HWY 301



Subject 6

Riverview Industrial Property for Sale | 6516 S 78th St

25,000 SF | Industrial Building | Riverview, FL 33578 | \$4,499,900 (\$180.00/SF)



Executive Summary

Price: \$4,499,900.
Building Size: 25,690 SF (10% +/- Office)
Zoning: M/Manufacturing
Land Size: Two Parcels Total- 3.43 Acres
Folios: 6508 S 78th St - 049101-0300 ~ 6516 S 78th St - 049150-1804
Current Use: Industrial/Used Auto Parts
Future Land Use: Community Mixed Use-12 (.50 FAR)
Signage: Building
Market: Riverview/Palm River Area
Year Built: 1988
Clear Heights: 19'eaves
Roll Up Doors: 6 Grade Level Doors/1 Covered Well
Front Door: 14' H x 16' W
Back Door: 12' H x 14' W
Construction: Metal
Power: 3 phase
Utilities: County Water & Septic
Sprinklers: None
Taxes (2024): \$32,527
Occupancy: Seller requires 6 months to relocate.
Current Flood Zone: Zone AE
**This is a free-standing grade level industrial building, with lots of

outside storage. This property is located in the Palm River/Riverview Submarket. This location has good access to US 41, US 301 and Interstate 75. With Manufacturing Zoning, the large 3.4 acres fenced yard provides multiple use possibilities. The building has plenty of loading options with roll up doors on all sides of the building including a covered loading well w/door on the north side. This two-parcel opportunity offers a versatile space suitable for various business operations, including manufacturing, warehouse distribution and assembly use, all with a fenced yard for storage.

Key highlights include:

- Size and Layout: Ample square footage to accommodate storage, distribution or light manufacturing.
- Location: Strategically located just a short drive to Port Tampa Bay's Port Sutton along US 41/50th St
- Amenities: Good sized fenced yard for outside storage, 3 phase power, dock high loading with loading platform, multiple dock doors, 20' clear heights and an office
- 6515 S 78th St Tampa FL - Note the old warehouse burned down and was removed on this property, as noted in old aerials. Now all open storage.

This facility is ideal for businesses looking for a building for manufacturing or warehouse distribution with a large storage yard.

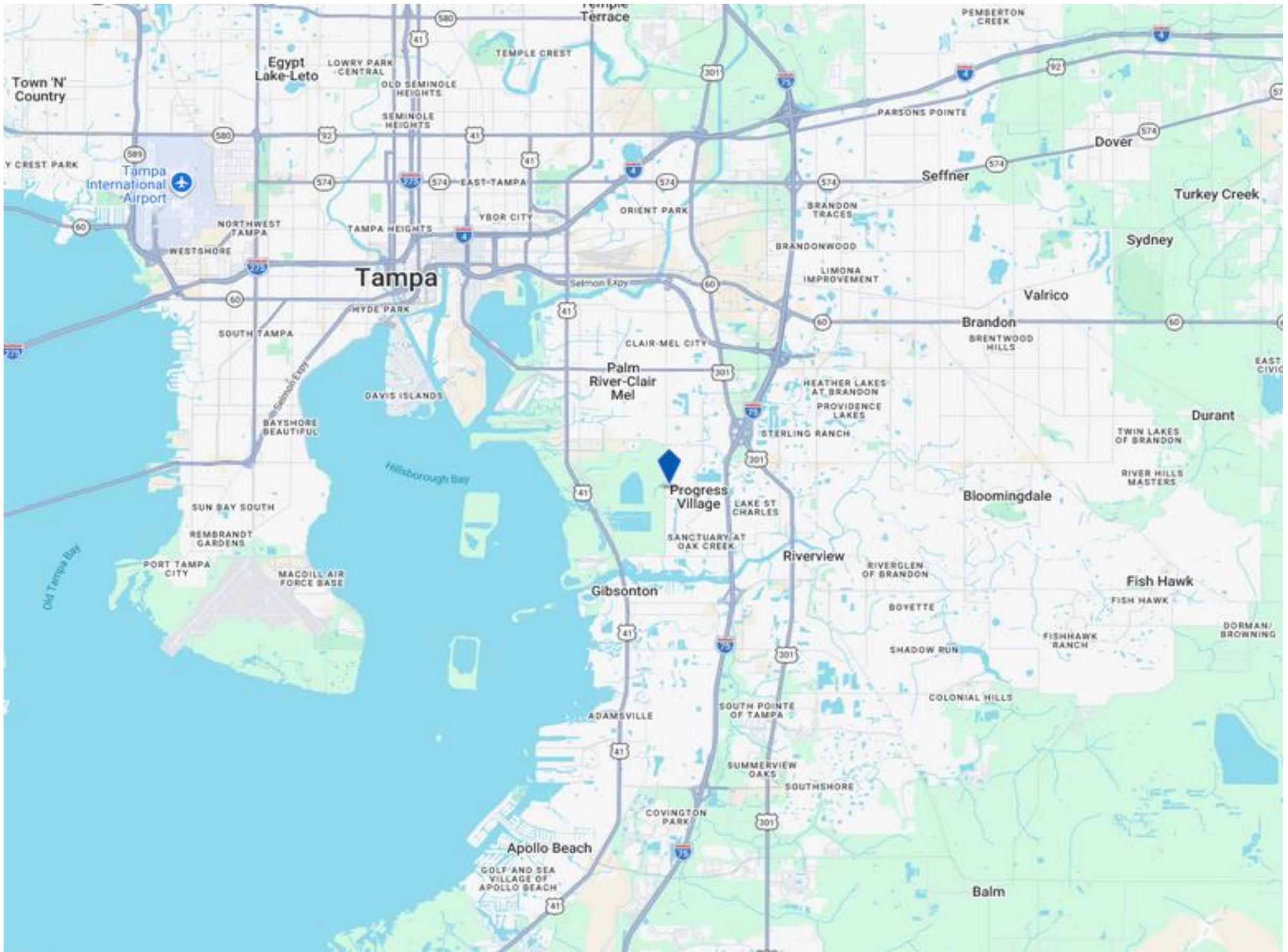
Attachments

[Flyer - 6508-6516 S 78th St Riverview FL 33578](#) ↓

Property Facts

| | | | |
|------------------|--------------------------|----------------------------------|--------------|
| Price | \$4,499,900 | Rentable Building Area | 25,000 SF |
| Price Per SF | \$180.00 | No. Stories | 1 |
| Sale Type | Investment or Owner User | Year Built | 1988 |
| Property Type | Industrial | Tenancy | Single |
| Property Subtype | Warehouse | Parking Ratio | 0.4/1,000 SF |
| Building Class | C | Clear Ceiling Height | 19' |
| Lot Size | 3.43 AC | No. Drive In / Grade-Level Doors | 2 |
| Zoning | M - Manufacturing | | |





FOR SALE

7930 US Highway 301
Tampa, Florida 33637



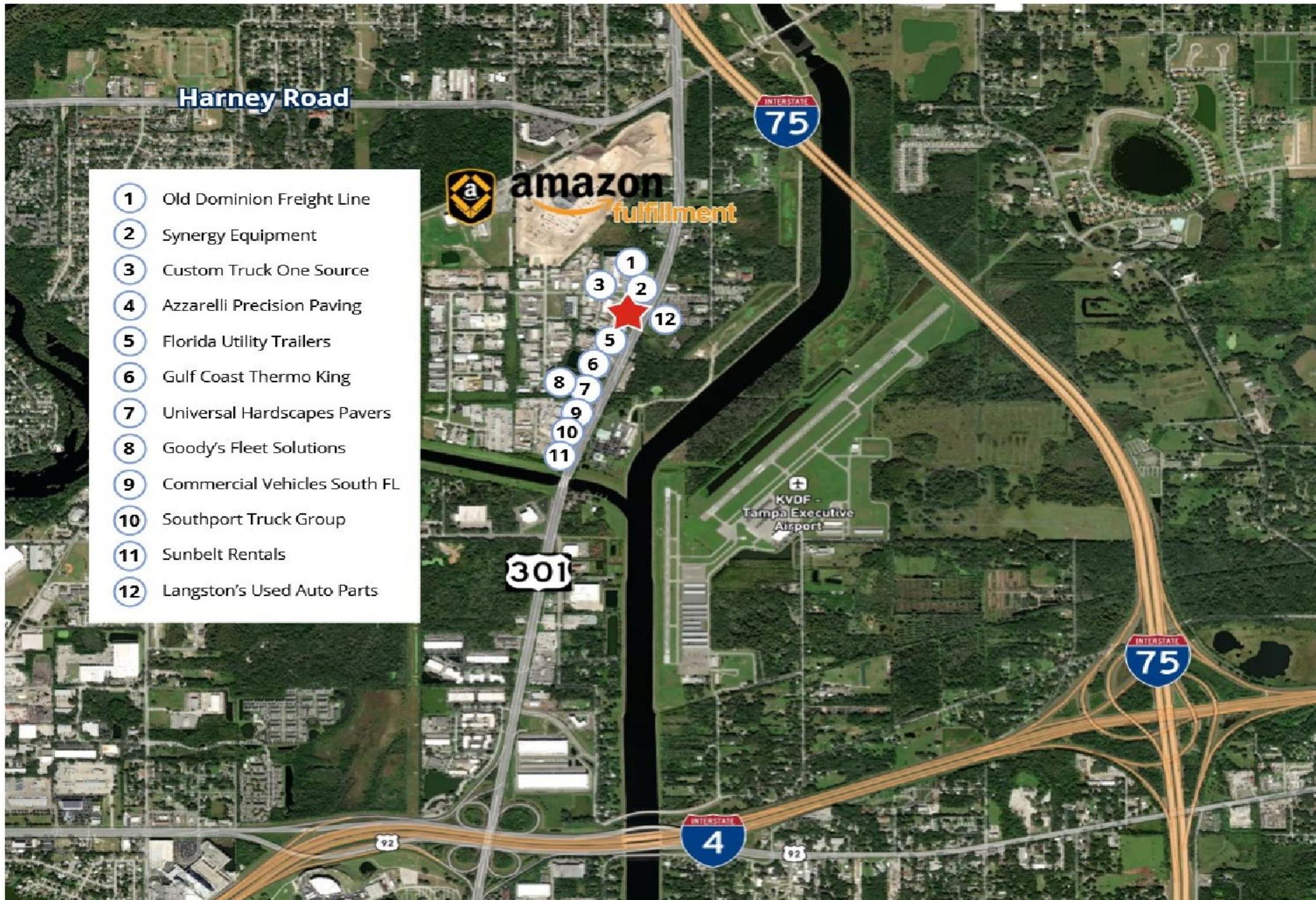
**2 buildings totaling 21,307 sf
on ±2 Acres**

Property highlights

- 2 (12' x 12') drive-in doors - 1st building

Neighboring Tenants

7930 US Highway 301
Tampa, Florida 33637



Property Information

7930 US Highway 301
Tampa, Florida 33637

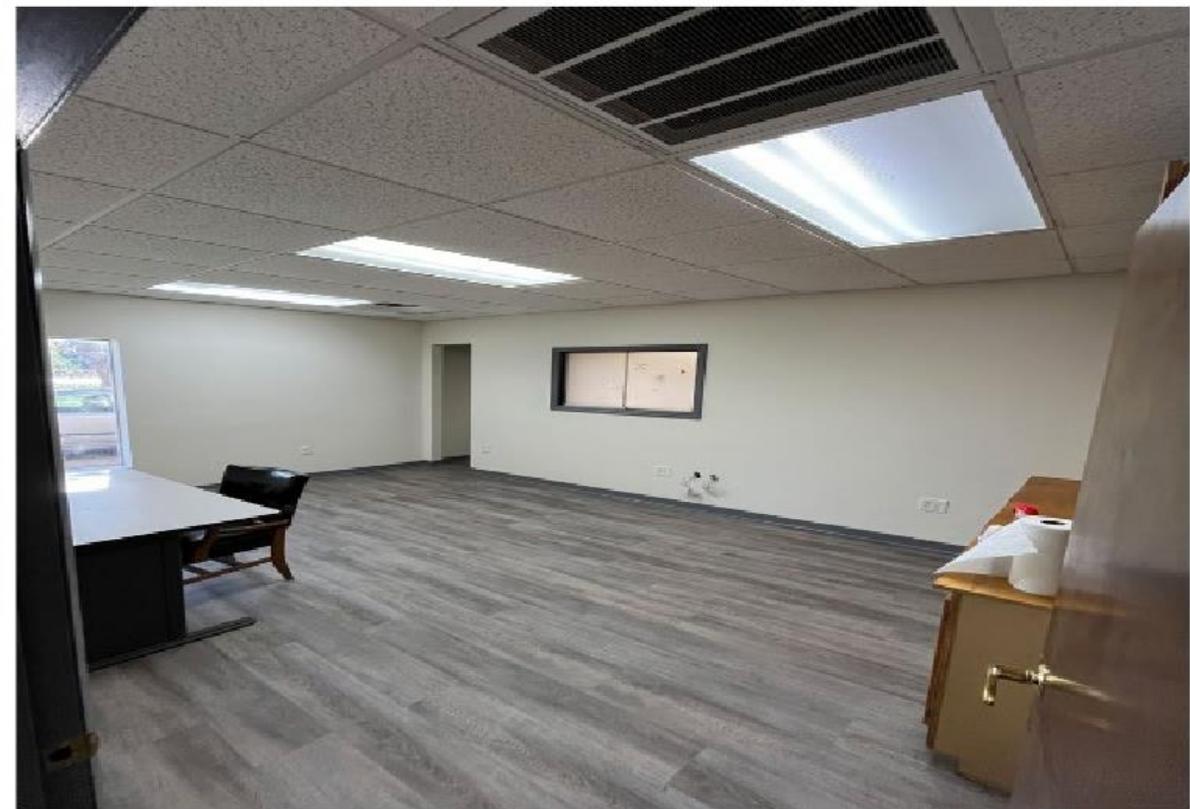
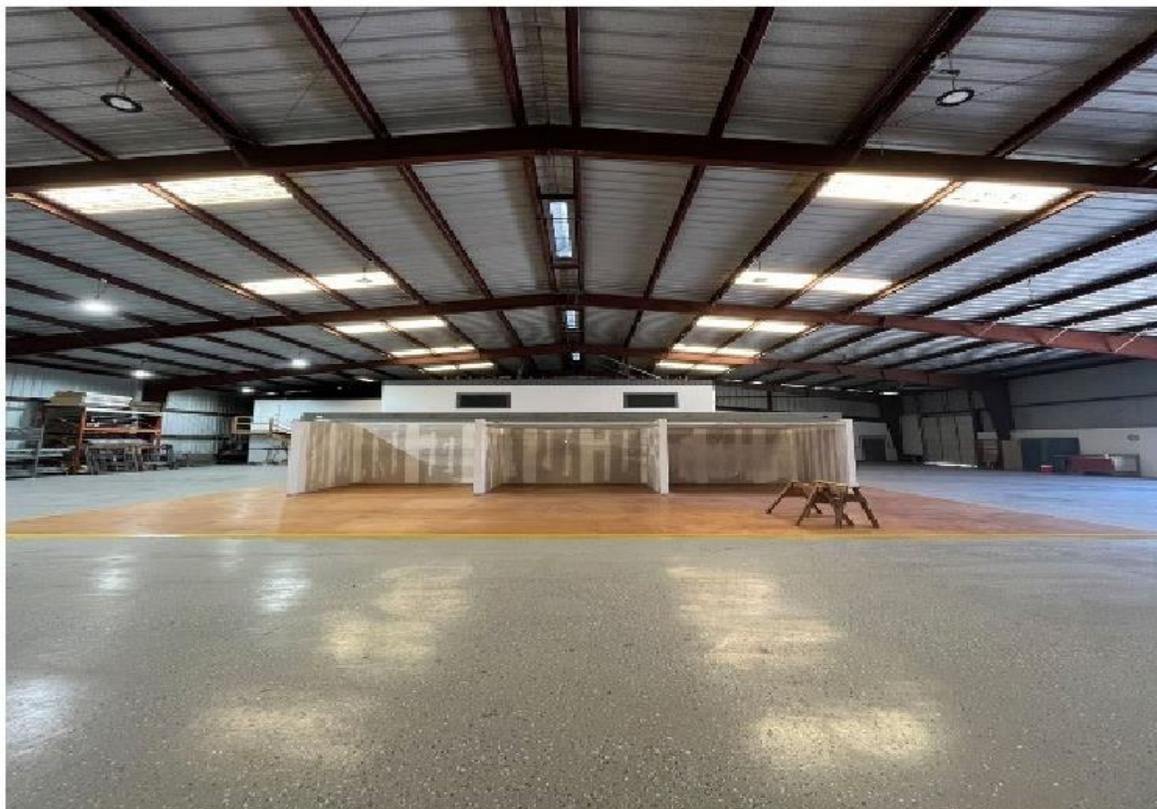


Property Highlights

| | Building 1 | Building 2 |
|-----------------|---|---|
| Building Size: | 15,307 SF 10,266 SF Warehouse 5,041 SF Office | 6,000 SF 4,752 SF Warehouse 1,248 SF Office |
| Year Built: | 1983 | 1983 |
| Drive-in Doors: | 2 - (12' x 12') | 2 - (12' x 12') |
| Clear Height: | 18' - 25' | 12' - 14' |

Property photos

7930 US Highway 301
Tampa, Florida 33637



Subject 8

7,500 SF ON 2.38 ACRES FOR SALE OR LEASE

6995 90TH AVENUE NORTH

PINELLAS PARK, FL 33782

DRONE VIDEO
CLICK TO EXPLORE



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 7,500 SF on 2.38 acres
- Gated, Fenced, Outdoor lighting
- OHDs (4) 12'w X 14'h (1) 14'w X 16'h
- Clear Height 22' to 25'



AERIAL PHOTOS



DRONE VIDEO
CLICK TO EXPLORE



INTERIOR PHOTOS



WALKING TOUR
CLICK TO EXPLORE



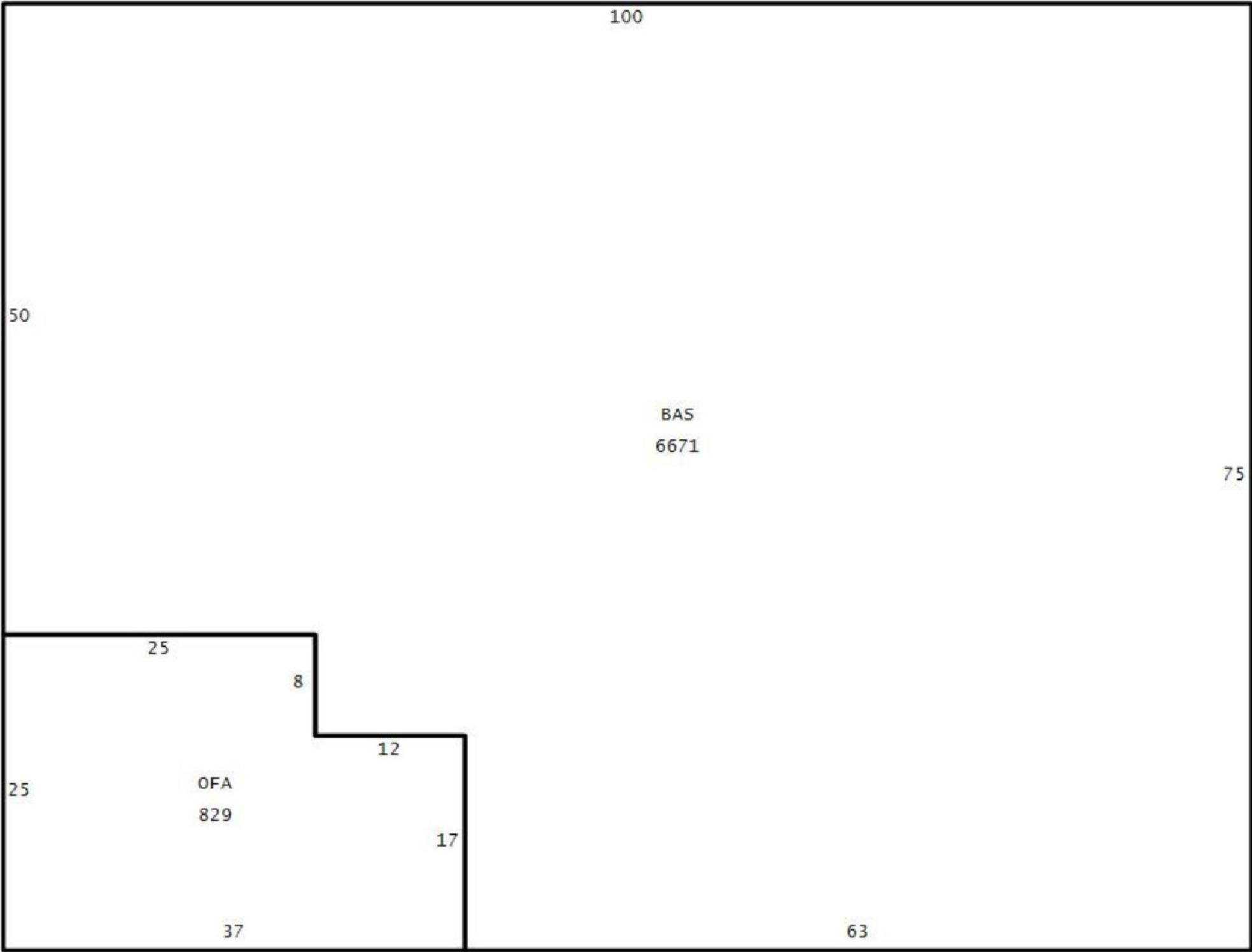
WAREHOUSE PHOTOS



**WAREHOUSE
DRONE VIDEO**
CLICK TO EXPLORE



FLOOR PLAN





No warranty or representation, expressed or implied, is made to the accuracy of information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

Subject 9

21k sqft Warehouse Close to SRQ | 2415 Whitfield Industrial Way

21,216 SF | 100% Leased | Industrial Building | Sarasota, FL 34243 | \$5,999,990 (\$282.80/SF)



Investment Highlights

- Great location
- 6 Truck Terminals

- Immense potential

Executive Summary

Great location, 6 truck bays, area of immense development close to

SRQ.

Property Facts

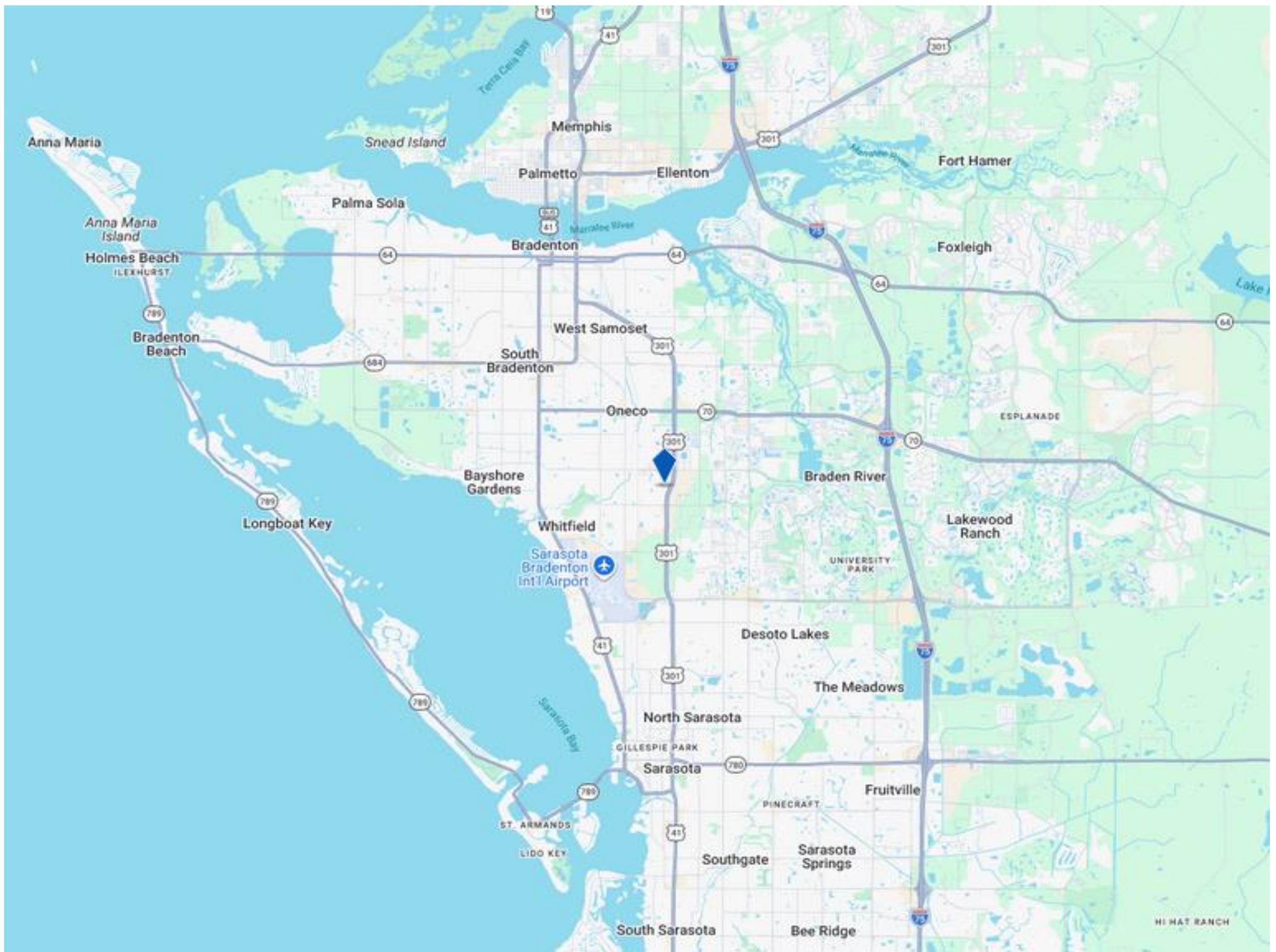
| | | | |
|------------------|--|----------------------------------|---------------|
| Price | \$5,999,990 | Rentable Building Area | 21,216 SF |
| Price Per SF | \$282.80 | No. Stories | 1 |
| Sale Type | Investment or Owner User | Year Built/Renovated | 1980/2002 |
| Property Type | Industrial | Parking Ratio | 2.36/1,000 SF |
| Property Subtype | Warehouse | Clear Ceiling Height | 16' |
| Building Class | B | No. Dock-High Doors/Loading | 6 |
| Lot Size | 1.66 AC | No. Drive In / Grade-Level Doors | 6 |
| Zoning | HM - Heavy Manufacturing, allowing intensive industrial uses such as processing, fabrication, and large-scale production with associated outdoor activity. | | |

Major Tenants

| Tenant | Industry | SF Occupied | Rent/SF | Lease End |
|--------------------------------|--|-------------|---------|-----------|
| Afamia Stone Imports | Manufacturing | - | - | - |
| Berkshire Natural Stone Veneer | Mining, Quarrying, and Oil and Gas Extraction | - | - | - |
| Florida AC Distribution | Professional, Scientific, and Technical Services | - | - | - |
| Fwp Pool & Spa | Retailer | - | - | - |
| Stella Sealants Corp | Retailer | - | - | - |







Subject 10

11325 E US Highway 92, Seffner, FL 33584 | 11309 E US Highway 92

3,958 SF | Flex Building | Seffner, FL 33584 | \$4,500,000 (\$1,136.94/SF)



Investment Highlights

- Located on the high traffic Highway of U.S.92
- High and dry

Executive Summary

Profitable Commercial Property – Income producing repossession company in business over 14 years. Business consists of 3 REPOSSESSION TRUCKS, 1 FLATBED, 2 CAMERA CARS. 5 TOTAL LICENSE PLATE RECOGNITION CAMERAS. IN HOUSE LOCKSMITH EQUIPMENT/SERVICES AND IN HOUSE TRANSPORTING SERVICES. Owner will stay on for 90 days to assist with training and licensing. Property consists of 2 adjoining parcels totaling approximately 3 acres MOL with two office buildings on the High-Traffic Highway of U.S 92. The 2nd parcel is 11309 E. U.S. Highway 92. Unlock exceptional business potential with this rare opportunity to own over 3 acres of commercially zoned land located directly on a high-visibility, high-traffic highway with approximately 334' of road frontage on a very busy U.S. Highway 92. This strategic location offers outstanding exposure and accessibility being less than 1 mile from I-75 and having easy turn lane access. This property currently operates as a repossession and towing company. The property features two newly renovated office buildings, with the main office featuring a reception area, lobby area, several offices, large storage areas, and kitchen area. The rear of the main office building has been renovated from previously open garages to now enclosed storage rooms with insulation and A/C. The additional office trailer is also renovated and

- 2 parcels over 3 acres zoned General Commercial

has a main area and several additional office rooms. There are also several open workshops on site with high ceilings some of which are currently used for a car wash. There are two additional steel storage buildings with garage doors. An RV parking pad with a 50 amp hook and septic is on site, along with 2 wells, and 2 separate electric meters. The land has been completely cleared and asphalt/pavement has recently been poured for an abundance of parking available. The property is fully fenced with a new metal fence in the rear and back sides and a new chain link fence in the front and front sides. There are 3 security entry gates including an electric main entrance gate with remote opener. The land is high and dry in Flood zone X! A/C is less than 1 year old and the roof is approximately 4 years old. The zoning is General Commercial which provides flexibility. Ample parking, established infrastructure, and multiple access points make this site move-in ready. With strong demographics and steady growth in the surrounding area, this property offers both immediate utility and long term upside. Whether you're expanding your business, looking for a turnkey investment, or seeking a redevelopment opportunity, this location delivers. Property is also available without the business for \$3,599,999. Don't miss your chance to own a premium commercial asset in a proven corridor! SELLER FINANCING AVAILABLE

Attachments

[Improvements List](#) ↓

Property Facts

| | | | |
|----------------|--|------------------------|----------------|
| Price | \$4,500,000 | Rentable Building Area | 3,958 SF |
| Price Per SF | \$1,136.94 | No. Stories | 1 |
| Sale Type | Investment or Owner User | Year Built | 1985 |
| Property Type | Flex | Tenancy | Single |
| Building Class | C | Parking Ratio | 50.53/1,000 SF |
| Lot Size | 3.03 AC | | |
| Zoning | CG - General Commercial - The purpose of this district is to provide for a variety of retail and service | | |







Improvements

- **Electric gate for main entrance with remote entry**
- **New metal fence around rear and rear sides of property**
- **New chain link fence around front and front sides of property**
- **Complete land clearing**
- **Asphalt/pavement poured on approximately 70% of property**
- **Renovated main office building @11309 E. U.S. Highway 92 including**
 - **Full bath including shower in main office garage**
 - **Interior remodel of office trailer @ 11325 E. U.S. Highway 92**
 - **Renovated/enclosed back open garages with insulation and A/C**
 - **New A/C and air handler**
 - **Concrete slab for RV with 50 amp hookup and septic**
 - **Roof less than 4 years old**

Subject 11



8,450 SF on 2.69 acres

FOR SALE - \$2,825,000

**9305 & 9351 BALM RIVERVIEW ROAD
RIVERVIEW, FL 33569**

PROPERTY HIGHLIGHTS

9305 & 9351 Balm Riverview Road is a flex free-standing building located in Hillsborough County. This grade-level building is situated on 1.38 acres with an adjacent 1.31 acres of unimproved land. The site offers ample employee parking, a private truck court and excess land for outside storage or additional footprint.

8,450

Square Feet

2.69

Acres

Block

Construction

1

Grade-Level Door

~20'

Clear Height

Air-Conditioned

100%

CN

Zoning

2002

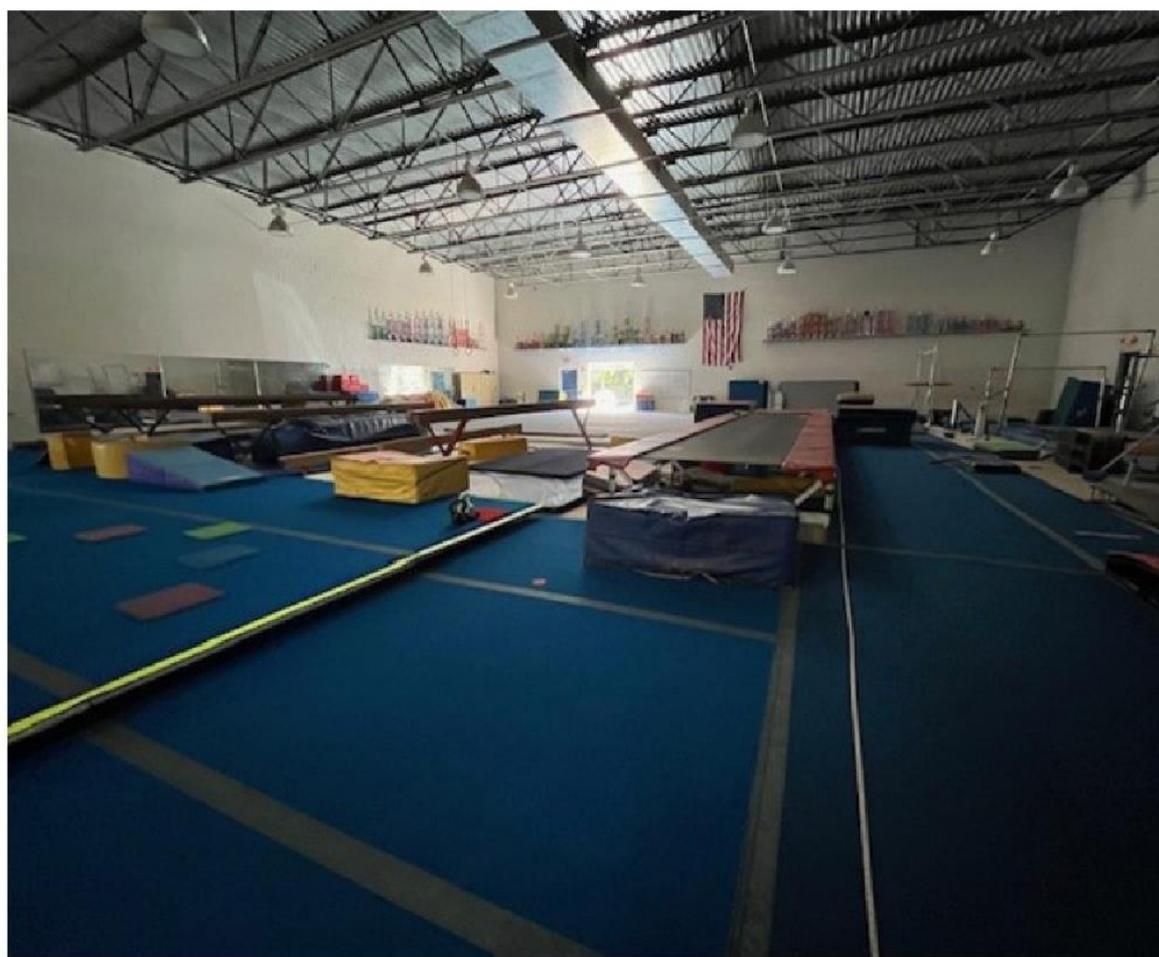
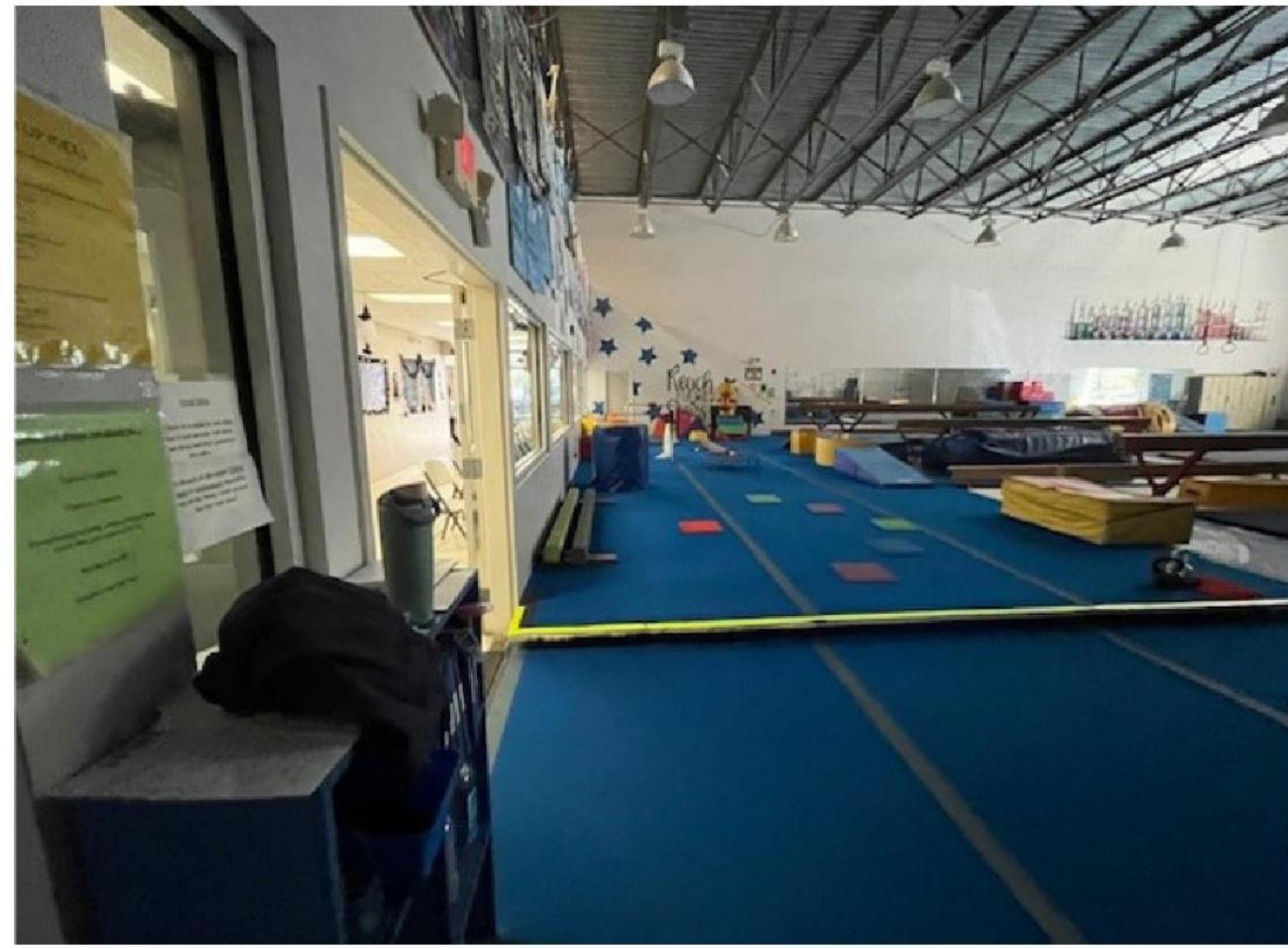
Year Built

Bonus 1,166 SF

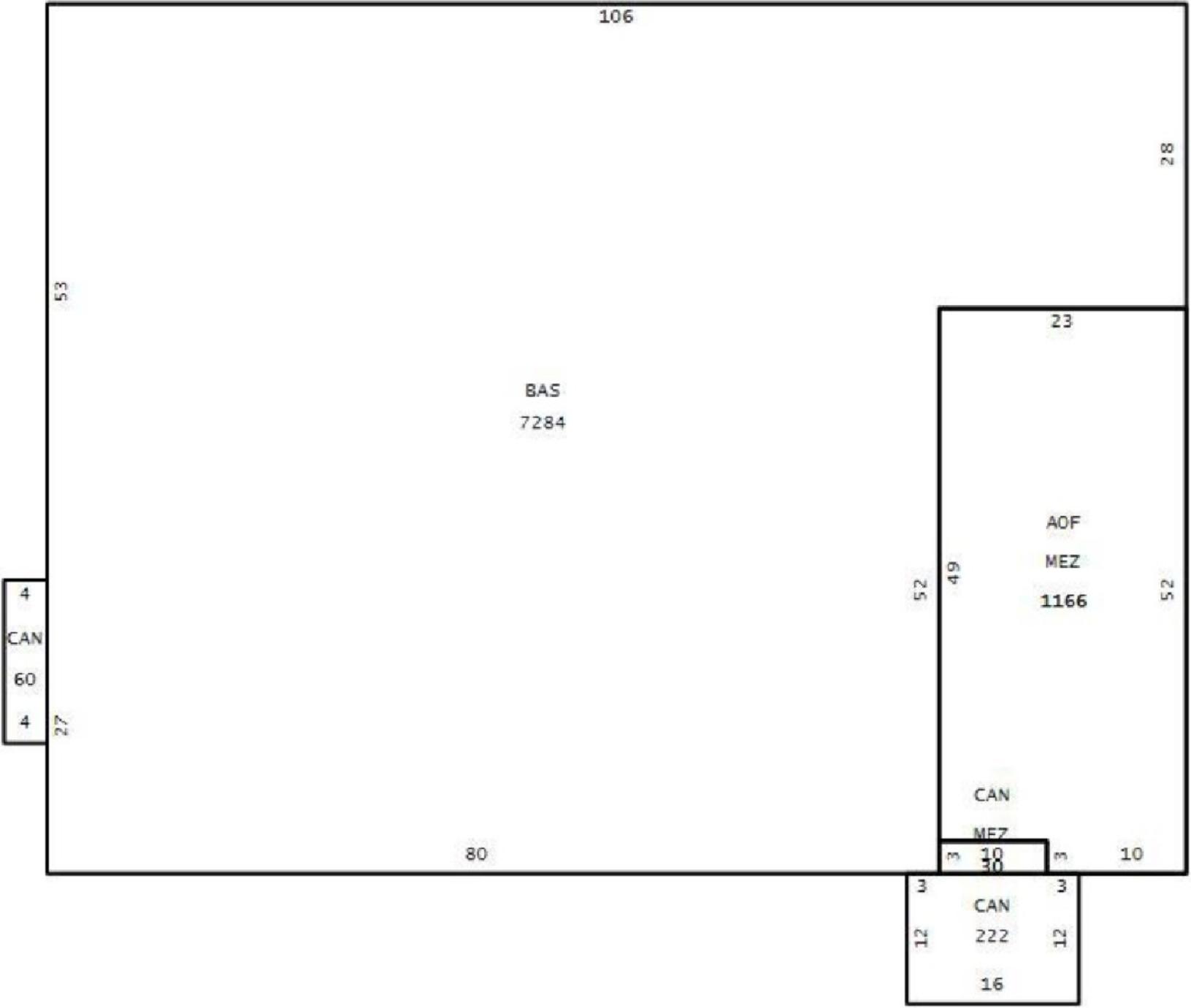
Load-Bearing Mezzanine



Interior Photos



FLOOR PLAN



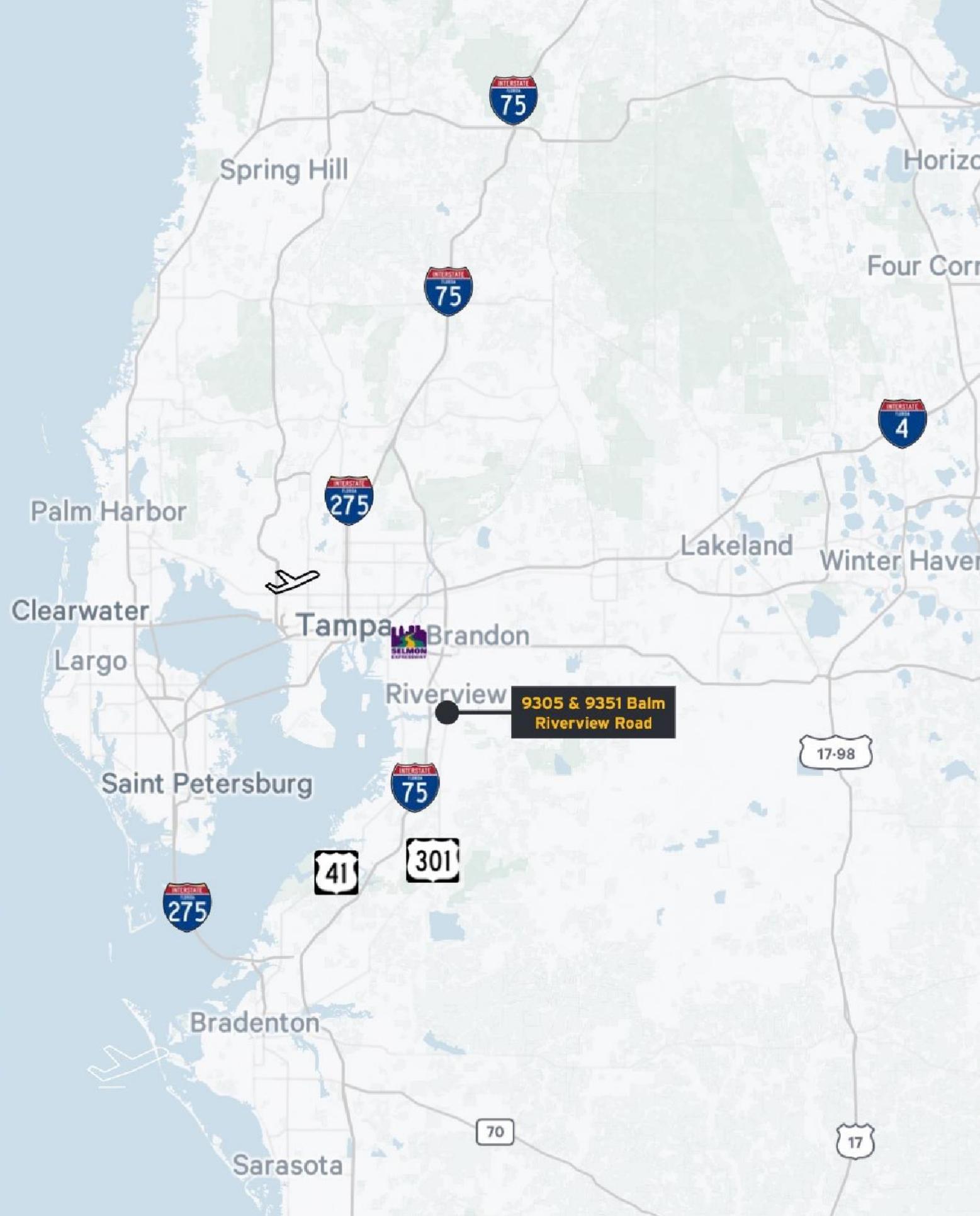
LOCATION HIGHLIGHTS

9305 & 9351 Balm Riverview Road offers a prime location in East Tampa, providing both operational efficiency and employee convenience.

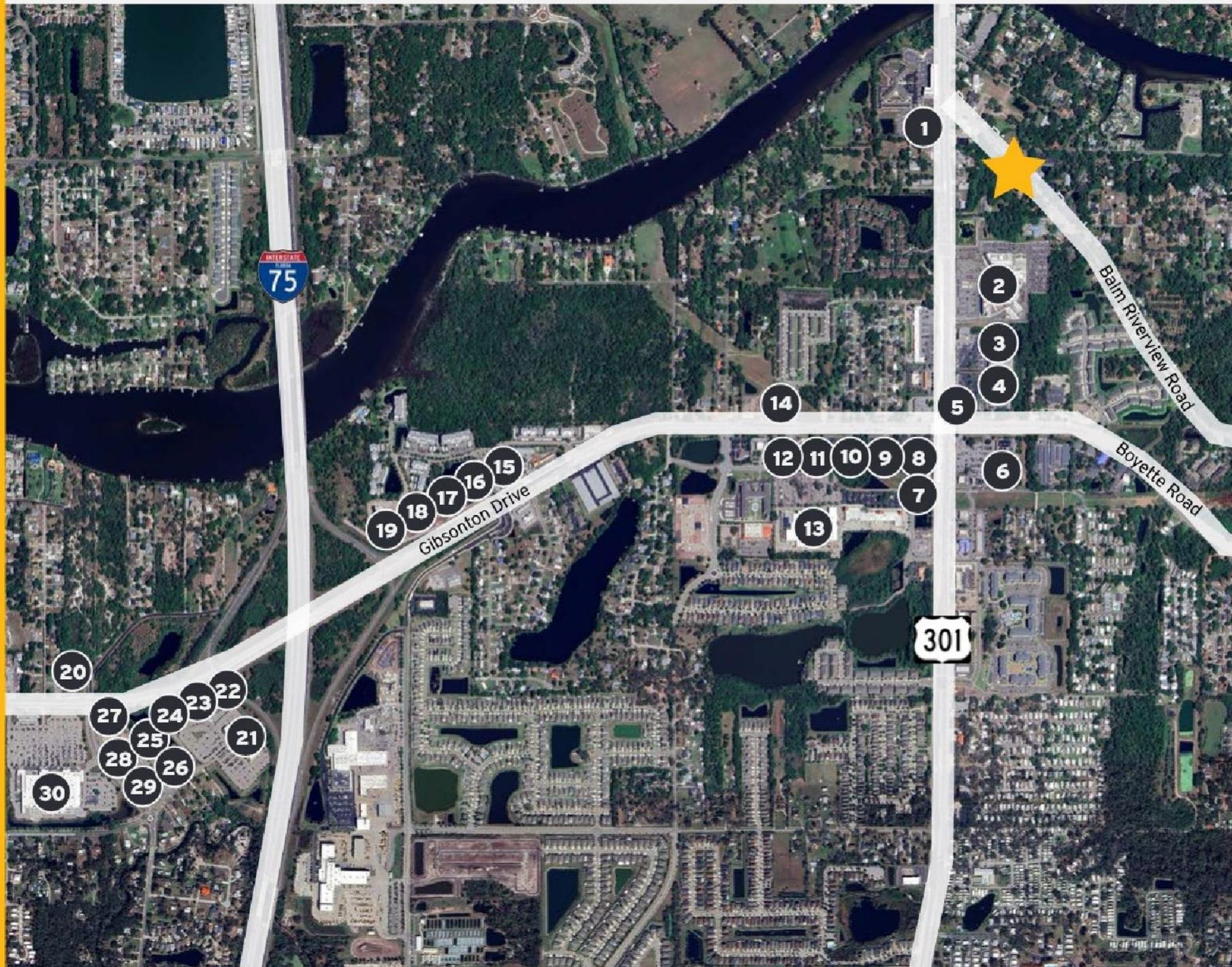
- **Strategic location:** Easy access to major highways, including I-75 and I-4
- **Convenient Amenities:** Nearby restaurants, shops and other essential services

DRIVE TIMES

| | |
|-----------------------------|------------|
| U.S. Highway 301 | 2 minutes |
| I-75 | 4 minutes |
| Selmon Expressway | 7 minutes |
| I-4 | 10 minutes |
| Tampa | 16 Minutes |
| I-275 | 16 minutes |
| Tampa International Airport | 22 minutes |
| St. Petersburg | 35 minutes |



AMENITY MAP



- | | |
|-----------------------------|--------------------------|
| 1 ALDI | 16 Fatburger |
| 2 AdventHealth Riverview ER | 17 F45 Training |
| 3 Beef 'O' Brady's | 18 Jersey Mike's Subs |
| 4 Subway | 19 Papa Johns |
| 5 Burger King | 20 Circle K |
| 6 Planet Fitness | 21 AMC Riverview |
| 7 7-Eleven | 22 Cracker Barrel |
| 8 CVS | 23 McAlister's Deli |
| 9 Pizza Hut | 24 Woodie's Wash Shack |
| 10 Taco Bell | 25 Zaxbys |
| 11 Wendy's | 26 Extended Stay America |
| 12 Ruby Tuesday | 27 Mavis Tires & Brakes |
| 13 Lowe's | 28 Dunkin' |
| 14 Starbucks | 29 Little Greek |
| 15 RaceTrac | 30 Walmart |

WAREHOUSE/OFFICE FOR SALE



6901 S. 78th St., Riverview, FL 33578

Multiple Buildings on Property

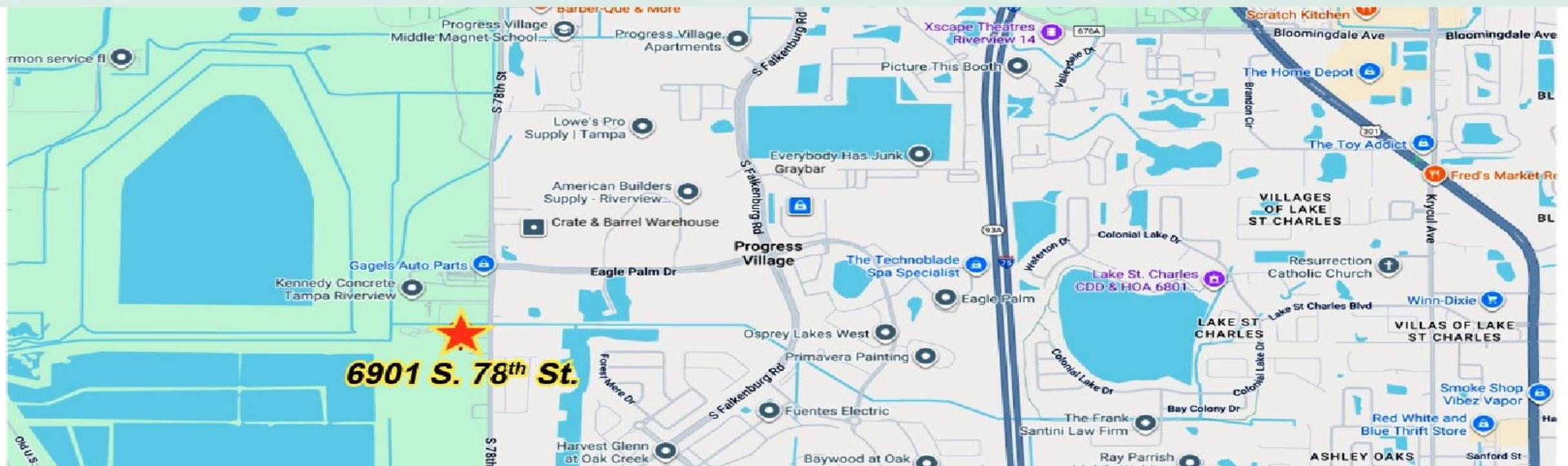
- Warehouse 1 - 7,200 SF with 4 Grade Level Doors
- Warehouse 2 - 4,400 SF with 8 Grade Level Doors
- Garage/Storage - 1,440 SF
- Office Building - 3,072 SF
- Land - 5.05 Acres

WAREHOUSE/OFFICE FOR SALE

Map



Fenced Lot



Subject 13

5620 E Dr Martin Luther King Jr Blvd

12,768 SF | Retail Building | Tampa, FL 33619 | \$3,900,000 (\$305.45/SF)



Investment Highlights

- Position your business or investment portfolio in one of Tampa's most strategic corridors. This property offers exceptional frontage along Dr. Martin
- Minutes from downtown Tampa and Tampa International Airport

- Excellent connectivity to I-75, I-4, and U.S. Highway 301
- Strong visibility and high traffic counts in a growth corridor

Executive Summary

Position your business or investment portfolio in one of Tampa's most strategic corridors. This property offers exceptional frontage along Dr. Martin Luther King Jr Boulevard, a major east-west artery with direct connectivity to I-75, I-4, and U.S. Highway 301. Its location ensures high visibility and easy access to downtown Tampa, the Port of Tampa, and Tampa International Airport, making it ideal for owner-users or investors seeking strong market fundamentals. The surrounding area is a thriving business hub with a mix of retail,

service, and industrial operations, supported by dense residential communities that drive consistent traffic. This corridor benefits from Tampa's robust economic growth, diverse workforce, and expanding infrastructure, creating long-term value for commercial real estate owners. Nearby landmarks include the Florida State Fairgrounds, Seminole Hard Rock Hotel & Casino, and major distribution centers, reinforcing the property's strategic positioning for logistics, professional services, or retail operations.

Property Facts

| | |
|------------------|--------------------------|
| Sale Type | Investment or Owner User |
| Property Subtype | Auto Repair |
| Building Class | C |
| Price | \$3,900,000 |
| Tenancy | Single |
| Building FAR | 0.08 |
| Zoning | CG - General Commerical |
| Frontage | 192' on E Dr MLK Jr Blvd |

| | |
|-----------------|-----------|
| Property Type | Retail |
| Building Size | 12,768 SF |
| Year Built | 1983 |
| Price Per SF | \$305.45 |
| Building Height | 1 Story |
| Lot Size | 3.73 AC |





Subject 14

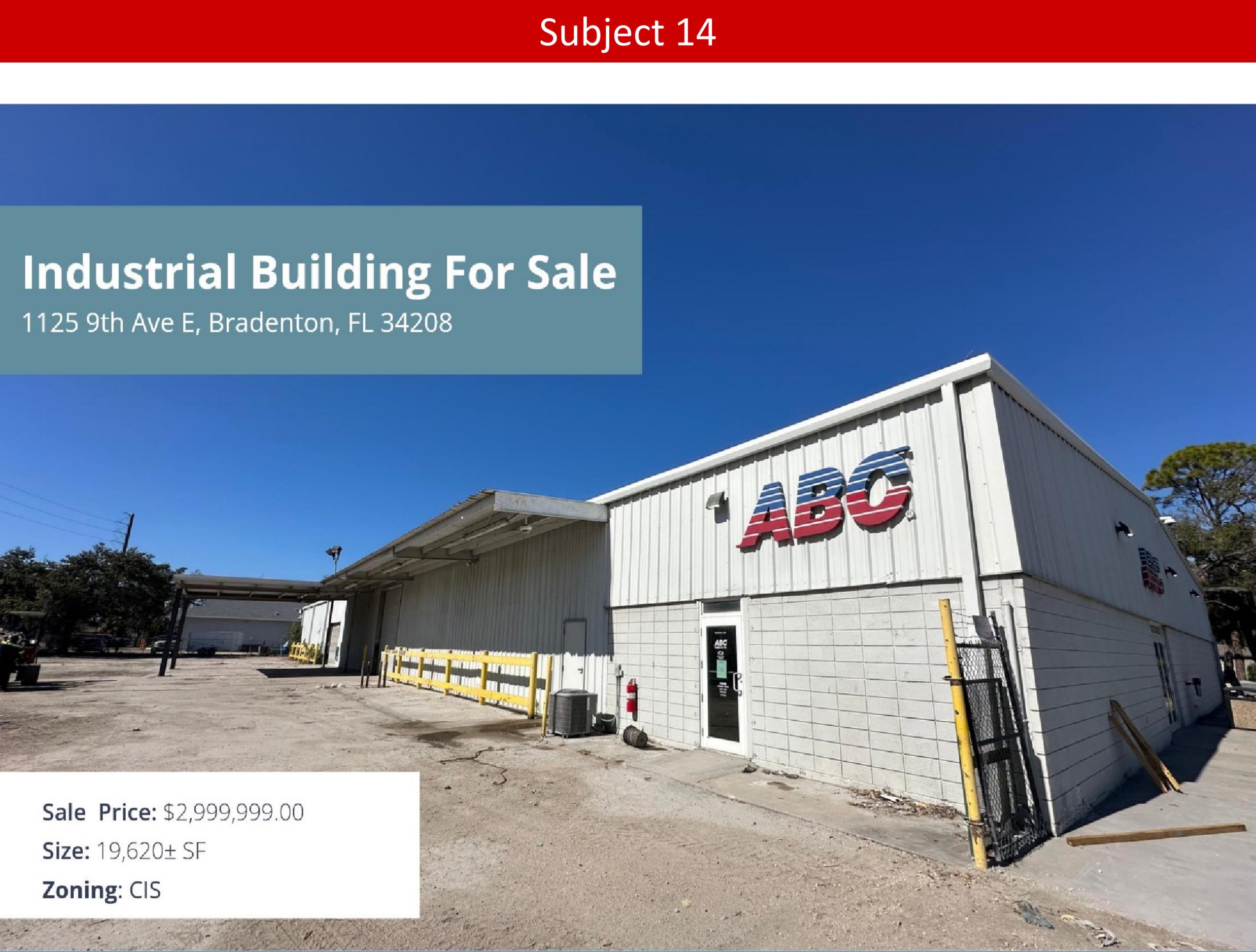
Industrial Building For Sale

1125 9th Ave E, Bradenton, FL 34208

Sale Price: \$2,999,999.00

Size: 19,620± SF

Zoning: CIS



Property Details

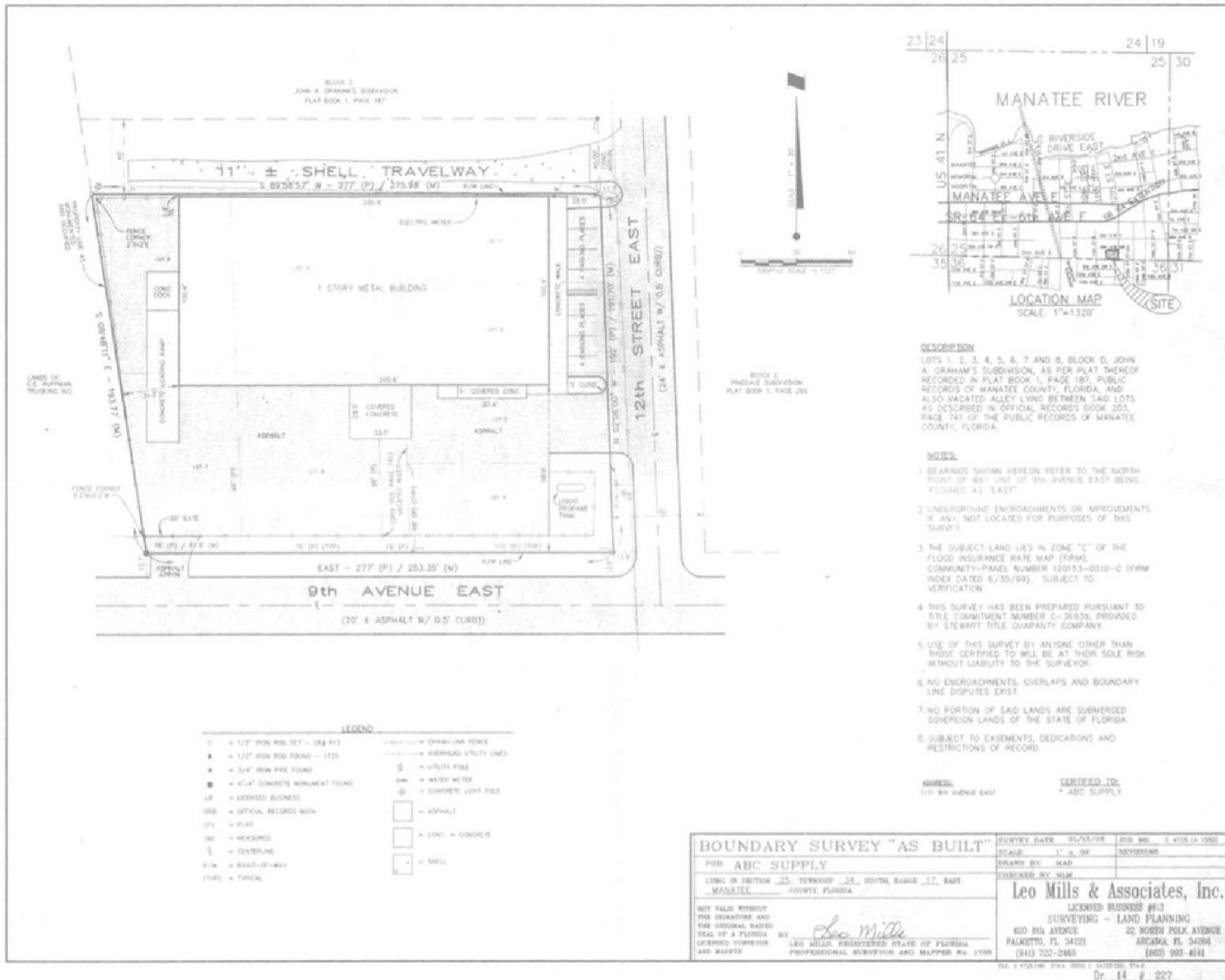
Positioned in a premier Bradenton commercial corridor, this 19,620 SF single-tenant industrial warehouse presents an exceptional owner-user or investment opportunity with high-visibility frontage and immediate access to US-301 and SR-64, providing excellent regional connectivity. Situated on 1.23 acres within an Opportunity Zone, the Class B reinforced concrete building features 18' clear height, three drive-in doors, truck wells, 400 amp/240v three-phase power, and a fully sprinklered interior, supporting a variety of industrial or commercial uses. The property benefits from strong local demographics driven by continued population growth and is located just minutes from downtown Bradenton and major service amenities. With flexible redevelopment potential, CIS zoning, and surface parking availability, this offering combines strategic location, functionality, and long-term value for businesses seeking a well-positioned asset.

Property Highlights

- 19,620 SF single-tenant industrial warehouse on 1.23 acres with 2,500 SF office.
- Functional industrial features including 18' clear height, truck wells, and three drive-in doors.
- Opportunity Zone location with flexible redevelopment potential under CIS zoning.
- Immediate access to US-301 and SR-64 providing strong regional connectivity.
- Strong surrounding demographics with continued population growth and proximity to downtown Bradenton and major amenities.



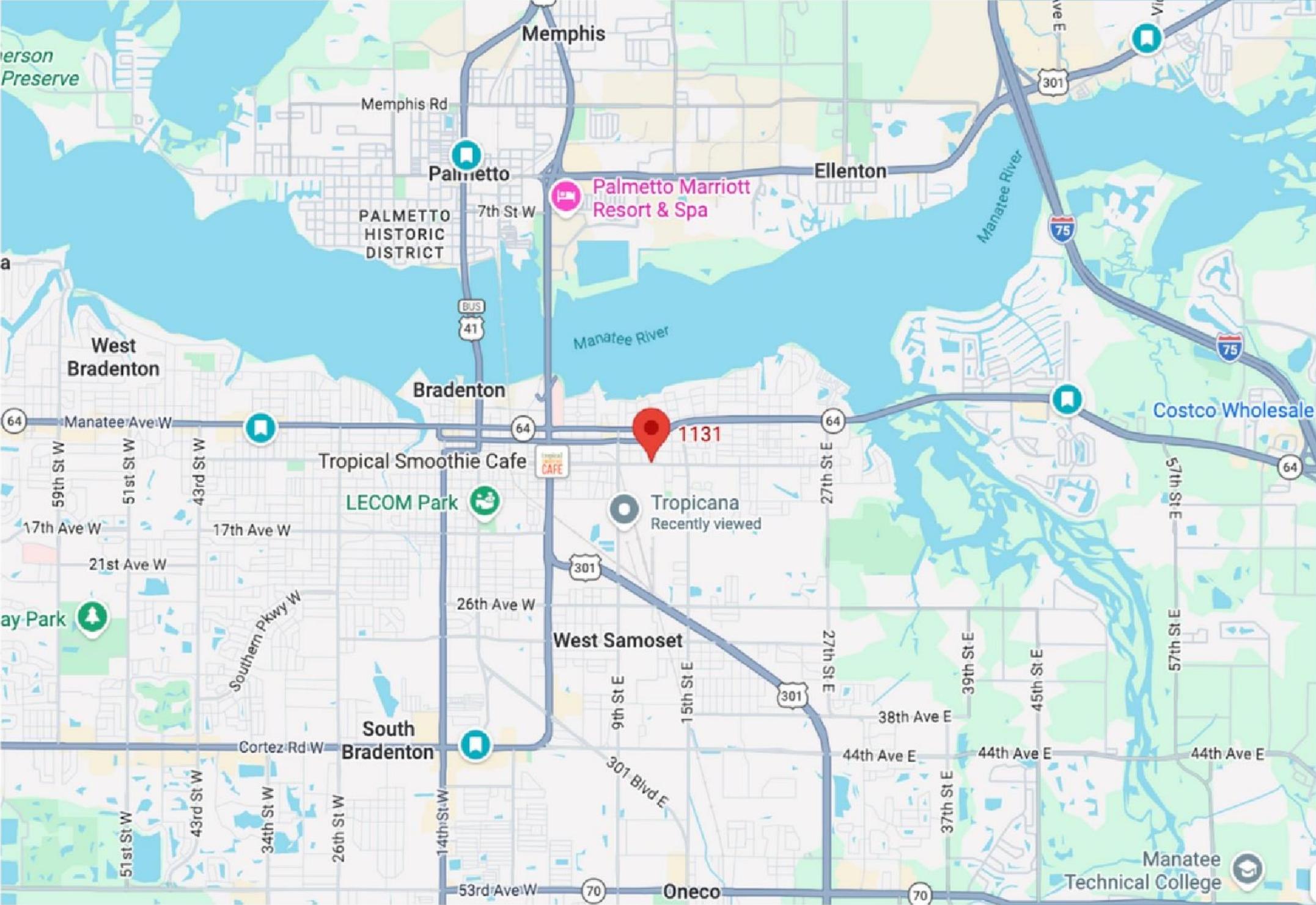
Survey



Photos



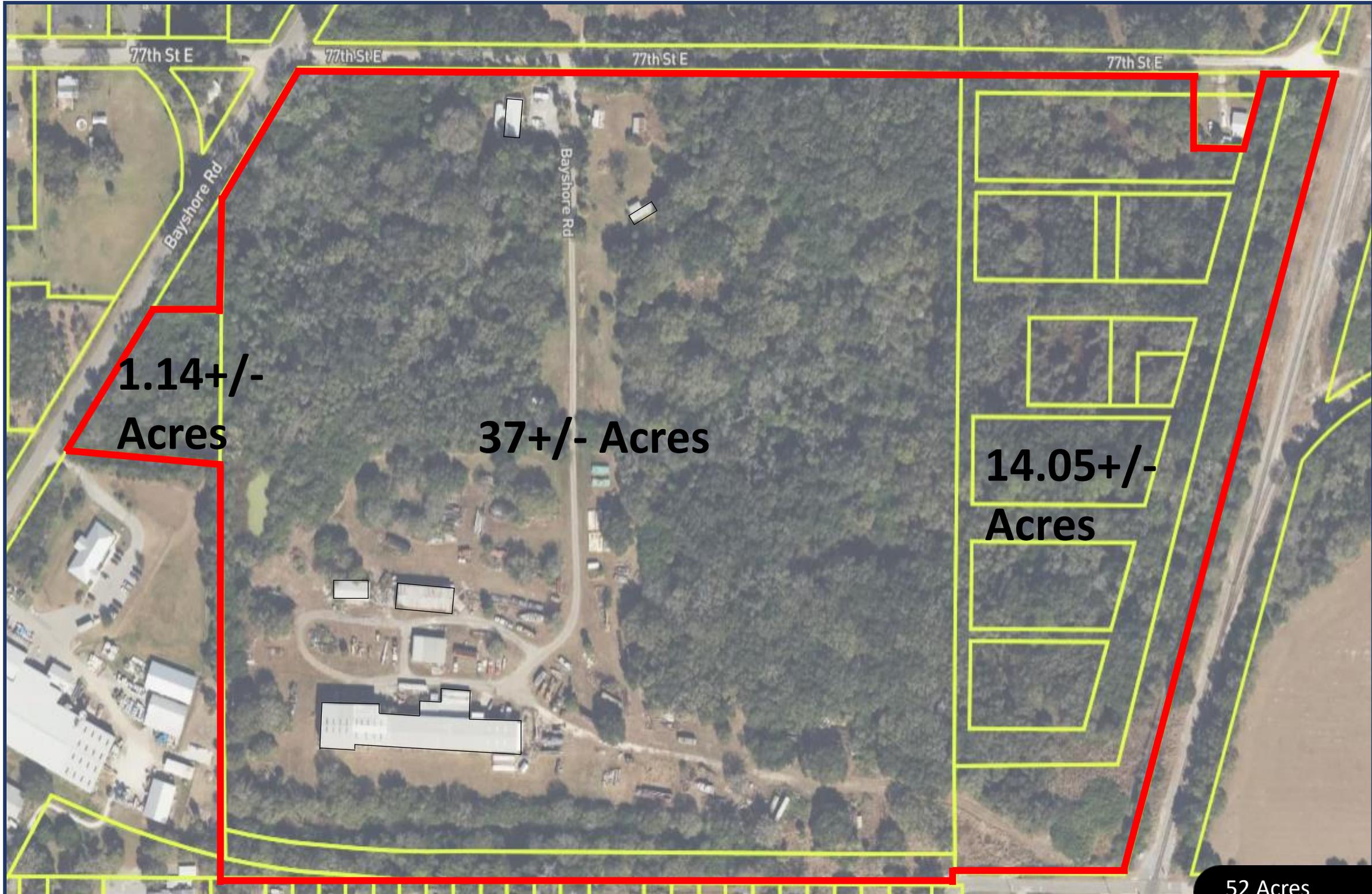
Location





Subject 15

52 Acre - 1321 77th Street E. Palmetto, Florida 34221



52 Acres

Property Overview

PROPERTY ADDRESS 1321 77th Street E. Palmetto, Florida 34221

TAX DISTRICT Manatee County

SUBMARKET City of Palmetto

PARCEL ID 2073800001 | 2073000008 | 676100100 | 67100050

PARCEL SIZE 1.14+/- Acres | 37+/- Acres | 14.05+/- Acres

ZONING A-1 (Suburban Agriculture)

LM (Light Manufacturing)

HM (Heavy Manufacturing)

LAND USE Vacant Industrial | Light Industrial | Vacant Acreage

FUTURE LAND USE IH (Heavy Industrial)

WETLANDS 6.97 Acres

FLOOD ZONE Zone AE & X

EVACUATION ZONE A & B

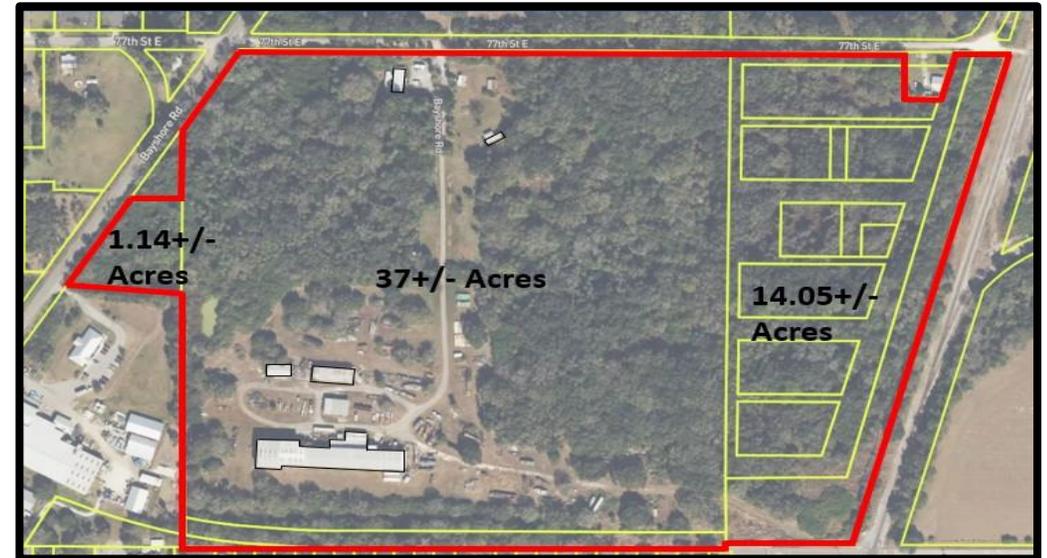
TOTAL BUILDING SIZE 16,443.50 GF | 2,232 GF | 1,440 GF | 1,056 GF | 720 GF

YEAR BUILT 1978 | 1989 | 1975 | 1991

CONSTRUCTION Various

ACCESS Full Access off 77th Street E. & Bayshore Road

OFFERING PRICE **Contact Broker for Pricing Guidance**



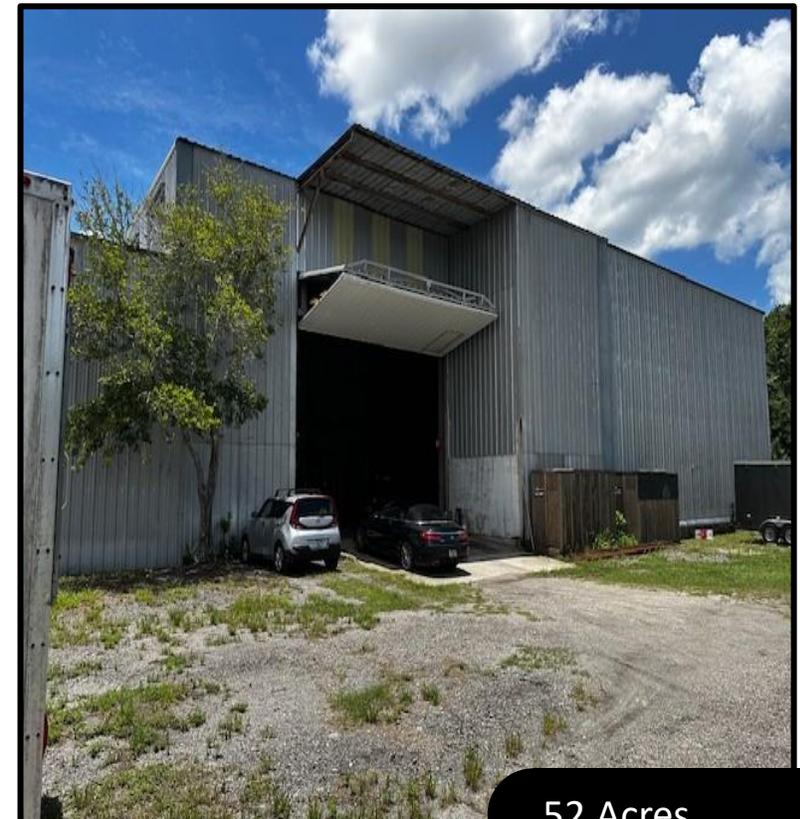
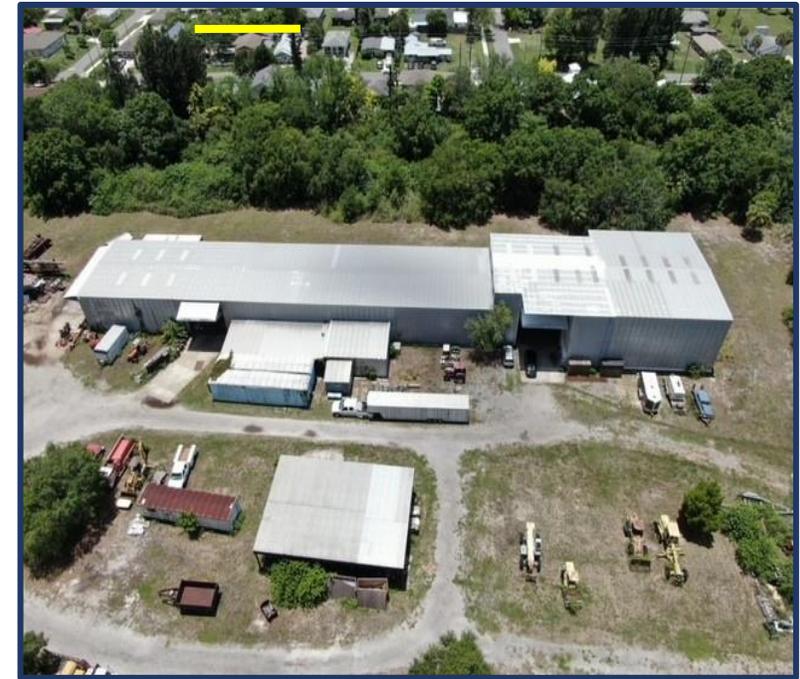
52 Acres

PROPERTY PHOTOS



52 Acres

PROPERTY PHOTOS



52 Acres

PROPERTY PHOTOS



AERIAL



52 Acres

CONTACTS



52 ACRE ASSEMBLAGE

Daniel Nelson
Licensed Broker Realtor
Investment Broker
RE/MAX COMMERCIAL
813-323-3353 | Direct
Daniel@RemaxCommercialRealty.net

ACCESS VIDEO



Commercial Real Estate Division
RE/MAX REALTEC GROUP LLC
4175 Woodlands Pkwy.
Palm Harbor, FL 34685

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