

30TH ST NE / RUSKIN / FL 33570



Industrial Land Development Opportunity

← DOWNTOWN TAMPA

Shovel Ready, Ability to Break Ground Immediately



E COLLEGE AVE

674

INTERCHANGE
ONLY 1.5 MILES AWAY



CBRE

LEVELAN
PARTNERS

Opportunity

Unlock immediate development potential in an established business park in Ruskin with this exceptional property, featuring a ready-to-build 53,180 SF building footprint. Strategically located equidistant to Tampa and Sarasota, and with convenient access to I-75 (just 1.5 miles to a full interchange), this site is ideally positioned for success.

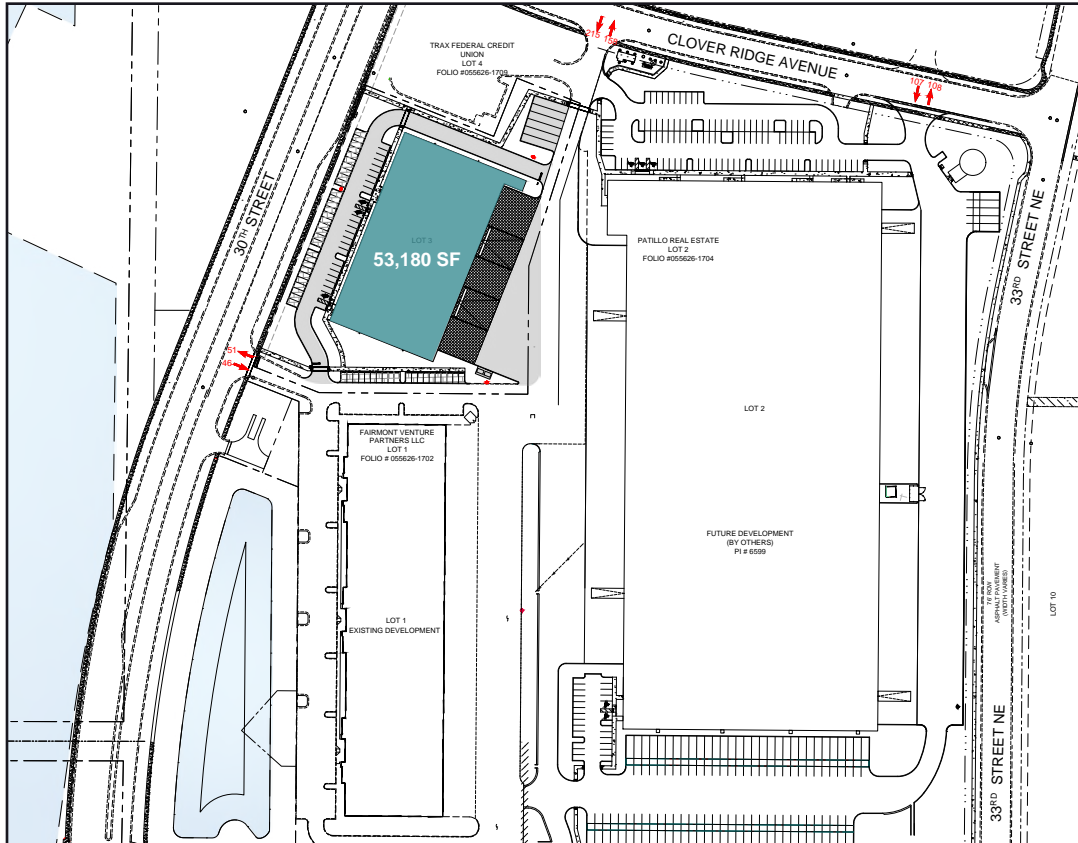
Current ownership invested significant time, effort, and capital to make this site shovel-ready, eliminating delays and allowing for immediate construction.

- + Shovel ready, greatly accelerating speed to delivery
- + Ability to break ground immediately
- + Ready to build 53,180 SF building (can be subdivided for up to 3 tenants)
- + All due diligence items are complete
- + Fully permitted
- + Time savings: bypass 12-18 months of design and permitting
- + Rare owner-user opportunity
- + Prime location: equidistant to Tampa and Sarasota, excellent I-75 access



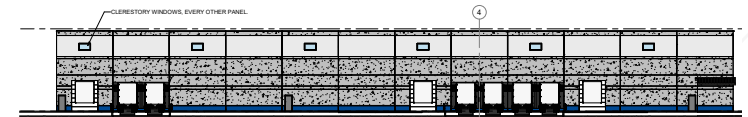
Site Plan

Approved for 53,180 SF rear-load building



- + 1/1,000 employee parking
- + Master storm water located off-site
- + Full civil set available
- + Ingress and egress from 30th St and Clover Ridge Ave
- + Natural gas available
- + Six dock-high doors & 3 drive-in doors

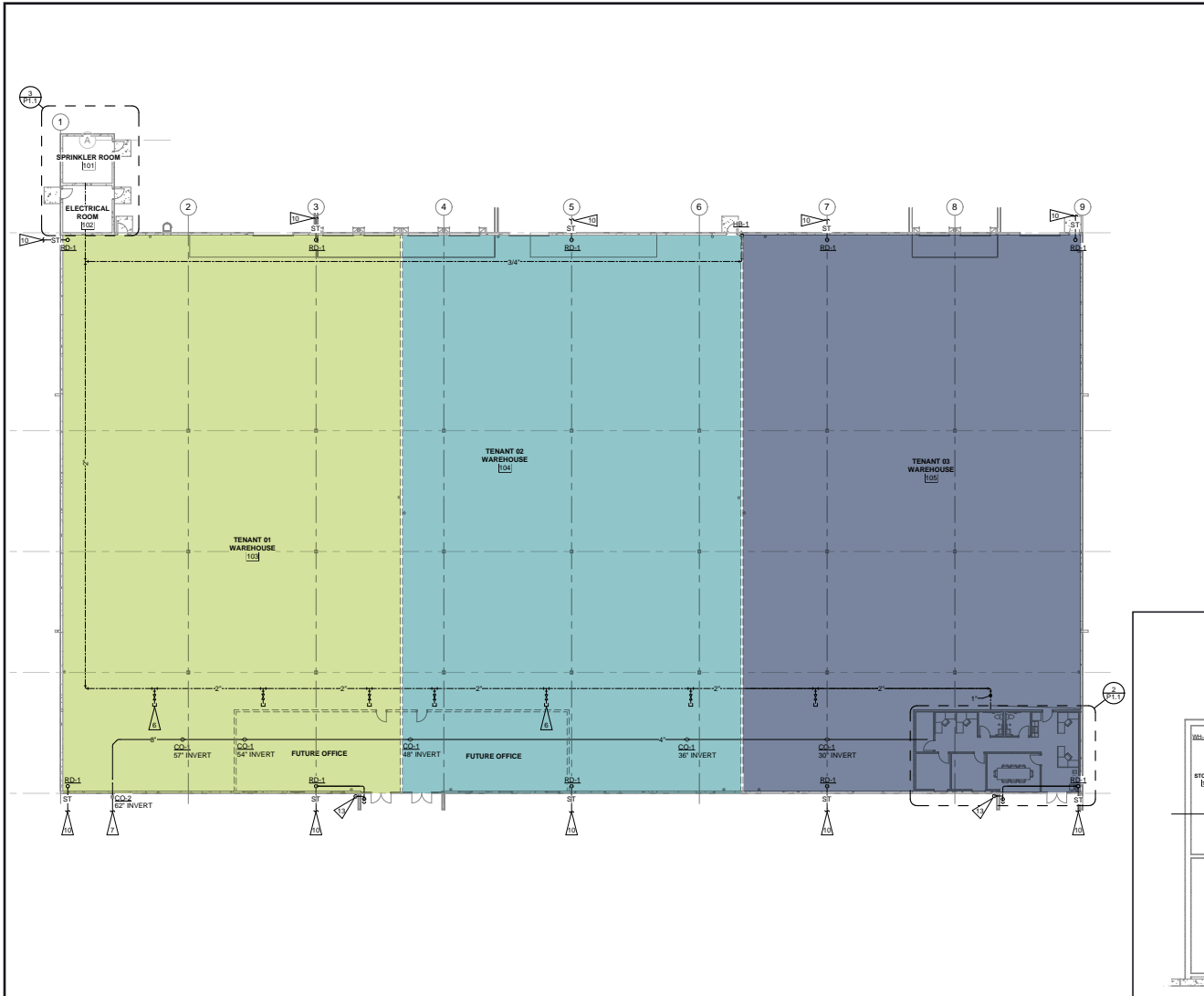
Current ownership accelerated the development timeline for an end user or spec developer by 12 – 18 months, having gone through the design and permitting process.



- + Building can be subdivided for up to 3 tenants
(Per bay: ±17,000 SF, 2 dock-high doors & 1 drive-in door per bay)

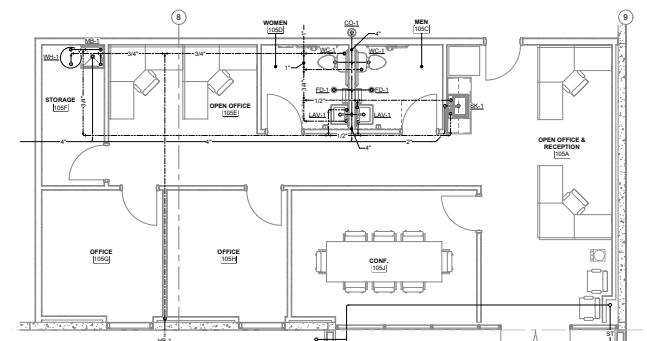
Floor Plan

Building can be subdivided for up to 3 tenants, $\pm 17,000$ per bay



- + Tilt-wall construction
- + 32' clear height
- + Class A
- + Building can be subdivided for up to 3 tenants (Per bay: $\pm 17,000$ SF, 2 dock-high doors & 1 drive-in door)
- + 6 dock-high doors & 3 drive-in doors (building total)
- + Rare owner-user opportunity
- + Shovel ready, greatly accelerating speed to delivery
- + All due diligence items are complete, inclusive of land site identification, civil and design set, fully permitted plans, entitlements in place, utilities at site

Office Plan $\pm 1,200$ SF



Corporate Neighbors

amazon

RXO

ID
LOGISTICS



trax
CREDIT UNION



30TH ST NE

Gateway
CLASSIC CARS 26 YEARS

ubilee
gymnastics

DYNAMIC
CONTROL AND AUTOMATION LLC

D-BAT

Area Demographics

This location offers a significant logistical advantage for users in both Tampa and the Sarasota/Bradenton markets, providing convenient access via the I-75 interchange, just 1.5 miles away. Located almost equidistant from Sarasota and Tampa, the property is only 22.4 miles from Tampa and 23.6 miles from Sarasota.

Interstate 75

1.25 miles

Interstate 4

22.7 miles

Tampa

22.4 miles

Sarasota

23.6 miles

CSX Intermodal Tampa

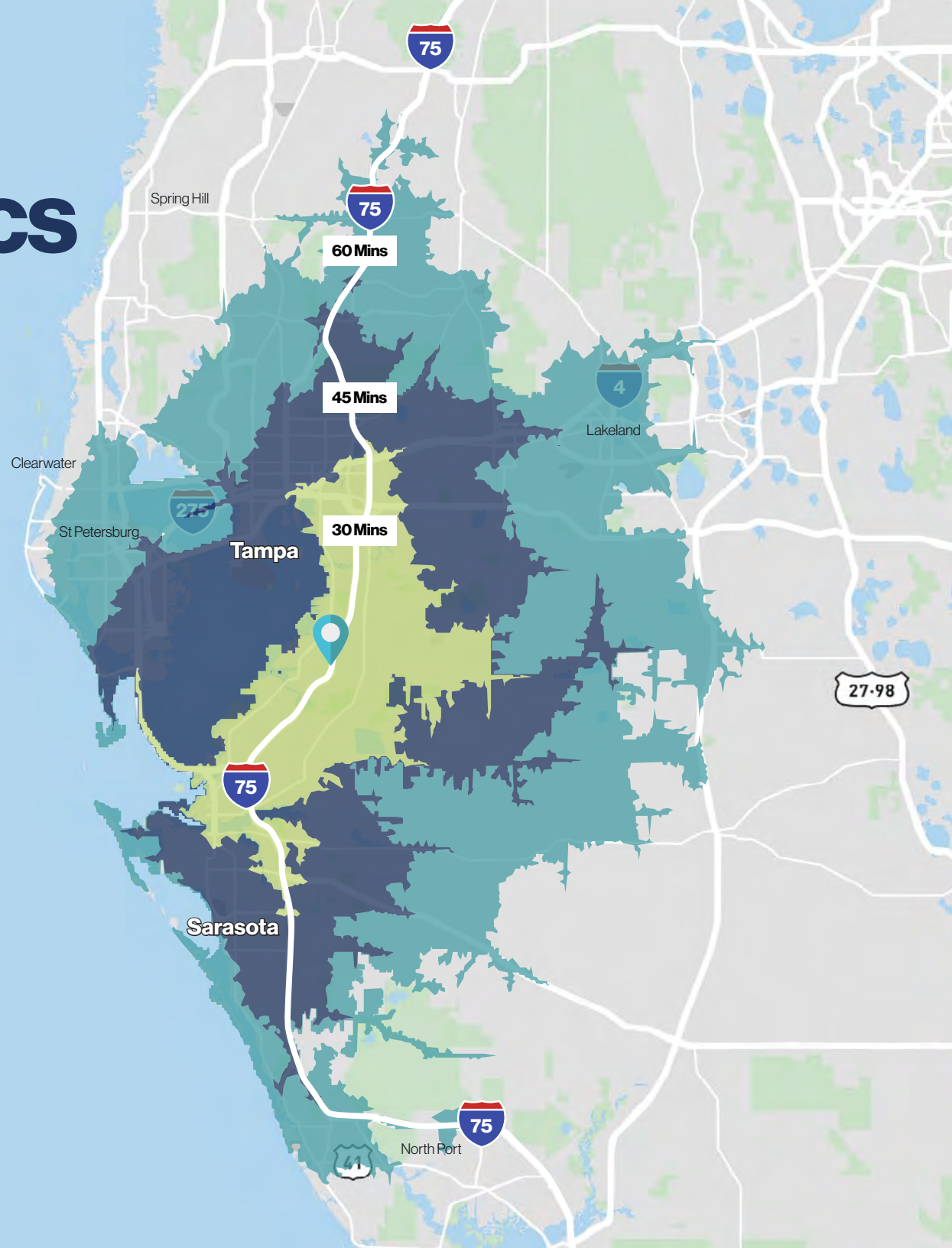
25.2 miles

St. Petersburg

36.4 miles

Lakeland

60.1 miles



Population Growth and Density

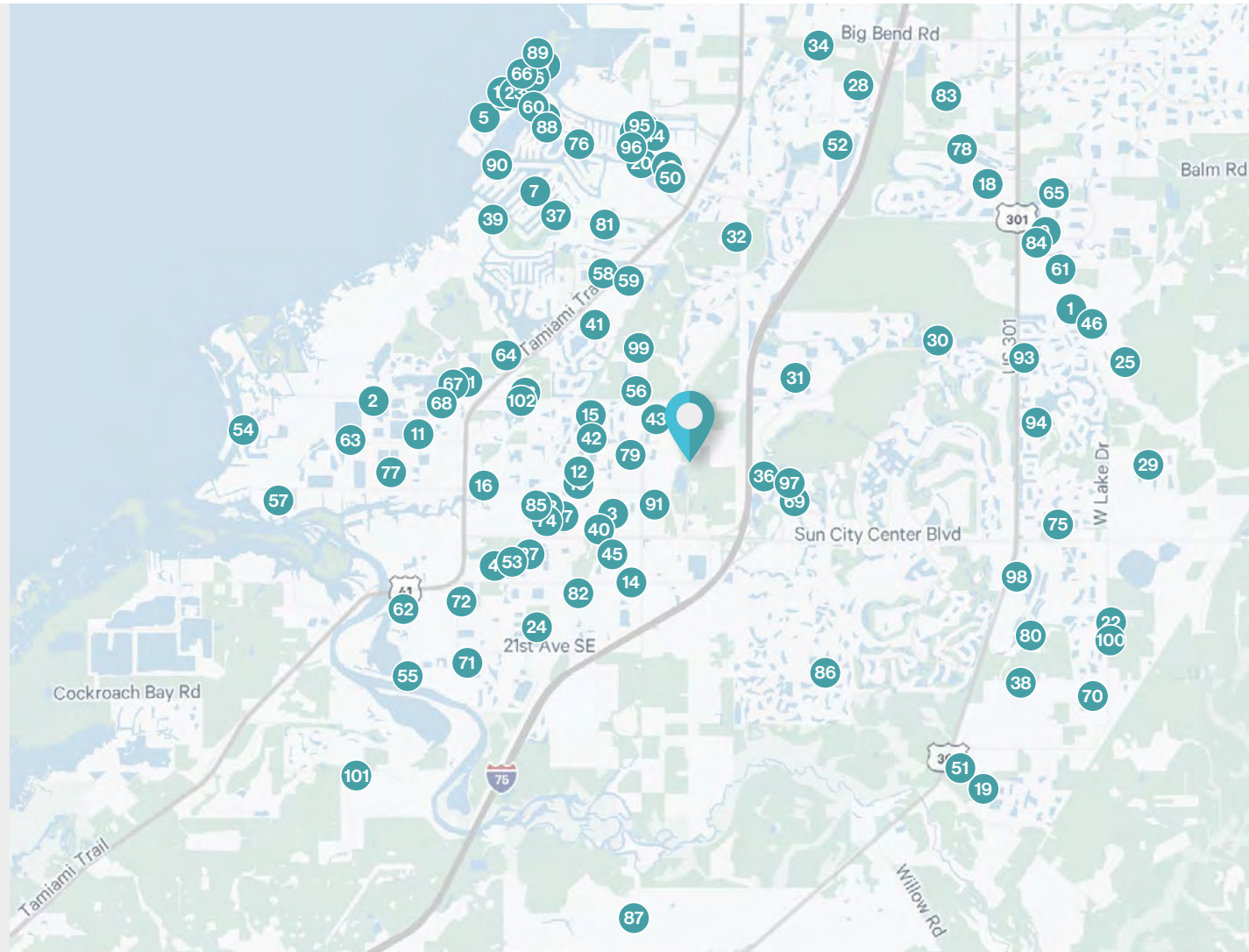
	Hillsborough	Tampa MSA	Florida	USA
Population				
2024 Population - Current Year Estimate	129,983	1,569,833	3,385,153	23,027,836
2029 Population - Five Year Projection	141,053	1,654,536	3,574,464	24,297,976
2020-2024 Annual Population Growth Rate	5.01%	1.39%	1.23%	1.28%
2024-2029 Annual Population Growth Rate	1.65%	1.06%	1.09%	1.08%

	30 Mins	45 Mins	60 Mins
Area Demographics			
2024 Population	716,472	2,393,717	3,817,983
2029 Population	780,416	2,541,854	4,062,673
2024 Employees	271,974	1,063,544	1,561,819



Submarket Housing Growth

- 1 10906 Bill Tucker Road
- 2 19th Ave NW
- 3 3rd Ave SE Townhomes
- 4 Addison Manor
- 5 Andalucia
- 6 Apollo Beach Townhomes
- 7 Apollo Beach Unit 6
- 8 Apollo Key Village
- 9 Ayersworth Glen
- 10 Bahia Cove
- 11 Bahia Lakes
- 12 Bay Park
- 13 Bay Vista
- 14 Bayou Pass
- 15 Bayridge
- 16 Bayside Village
- 17 Beach Club Estates
- 18 Belmont
- 19 Berry Bay
- 20 Bimini Bay
- 21 Braemar
- 22 Brigman
- 23 Brisa Del Mar
- 24 Brookside
- 25 Bullfrog Creek
- 26 Cobia Cay
- 27 College Chase
- 28 Covington Park
- 29 Creek Preserve
- 30 Cypress Creek
- 31 Cypress Mill
- 32 DiMare Farms
- 33 Dolphin Cove
- 34 Edgewater
- 35 Estuary Estates
- 36 Fairway Pointe
- 37 Golf and Sea Village
- 38 Green Estates
- 39 Hammock Bay
- 40 Hampton Bay
- 41 Harbour Isles
- 42 Hawks Landing
- 43 Hawks Point
- 44 Hemingway Estates
- 45 Heron Pass
- 46 Hidden Creek
- 47 Homes for Ruskin
- 48 Indigo Creek
- 49 Island Cay
- 50 Island Walk
- 51 Keetley
- 52 Lake St Clair
- 53 Lakeview
- 54 Little Harbor
- 55 Little Manatee Reserve
- 56 Lynwood
- 57 Manatee Bay
- 58 Mangrove Manor
- 59 Mangrove Point
- 60 Marina Village
- 61 Mia Bella Wimauma
- 62 Mills Bayou
- 63 Mira Lago
- 64 MiraBay
- 65 Mirabella
- 66 Mustique Bay
- 67 Osprey Landing
- 68 Osprey Reserve
- 69 Preserve at La Paloma
- 70 Ramirez Estates
- 71 River Bend
- 72 Riverbend North
- 73 Ruskin Reserve North
- 74 Ruskin Reserve South
- 75 Sereno
- 76 Shagos Bay
- 77 Shell Cove
- 78 South Creek
- 79 South Haven
- 80 SouthShore Bay
- 81 Southshore Falls
- 82 Spencer Creek
- 83 Spencer Glen
- 84 Stanford Estates
- 85 Sun Bay Village
- 86 Sun City Center
- 87 Sundance
- 88 Sunset Bay
- 89 Surfside Estates
- 90 Symphony Isles
- 91 Townes at Southshore Pointe
- 92 Treviso
- 93 Valencia Del Sol
- 94 Valencia Lakes
- 95 Veneto Shores
- 96 Villa di Treviso
- 97 Villages at Cypress Creek
- 98 Vista Palms
- 99 Waterset
- 100 West Lake
- 101 Winding Creek
- 102 Wynnmere West



Housing Analysis
Within 5 Miles of the Site



36,254
Built Out
Homes



531
Under
Construction



6,679
Future
Sites

Amenities





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CBRE

LEVELAN
PARTNERS

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