

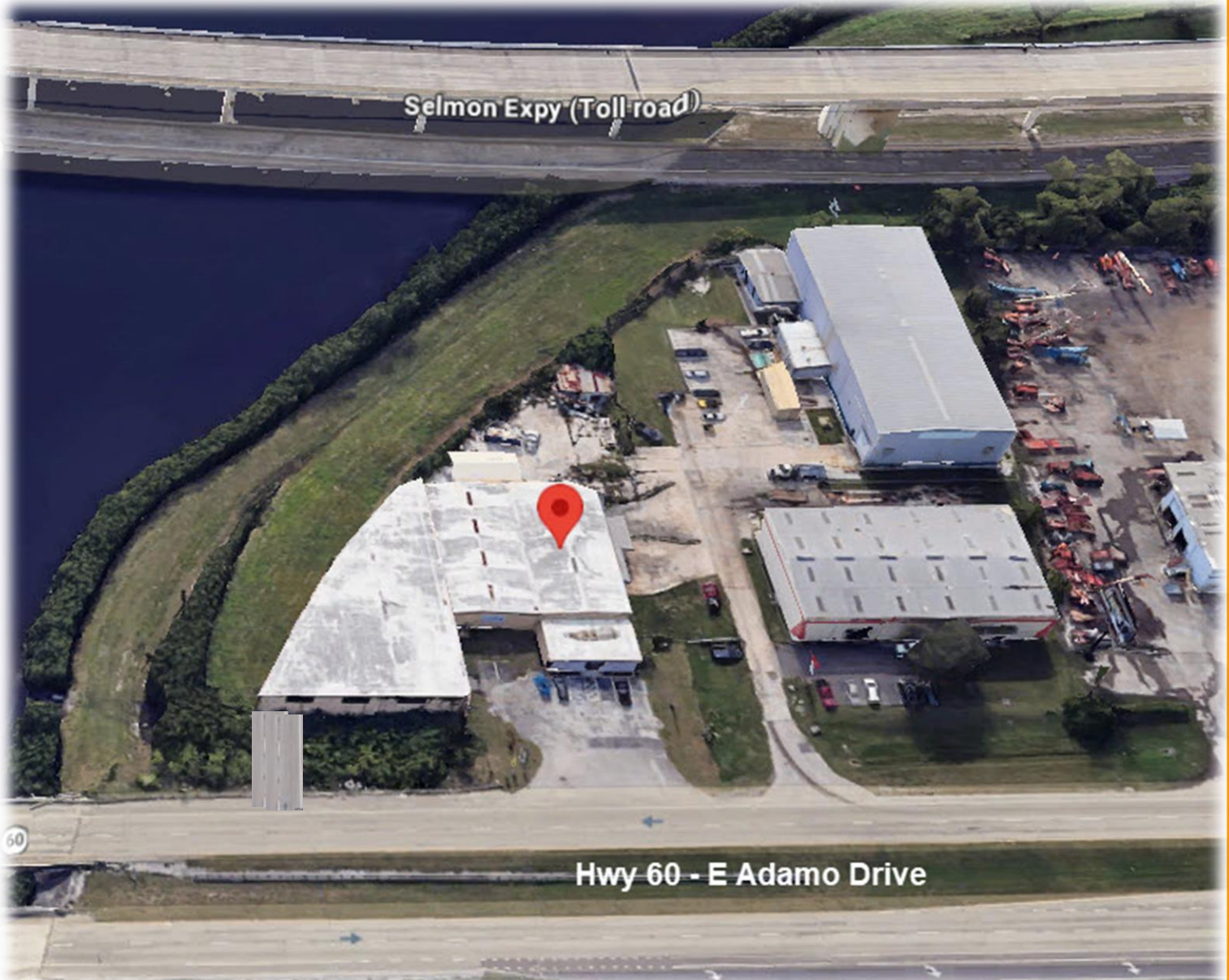
FOR SALE

Warehouse/Manufacturing + Showroom



TAMPA
COMMERCIAL
REAL ESTATE

7501 E Adamo Drive, Tampa FL



Price: \$4.2 million

Rentable Building Area: 21,240 SF

Lot Size: 1.18 AC

Loading: 2 Dock-High + 2 Grade level doors

Zoned: IH

Heavy Power. – Outdoor storage area at the back

Single Tenant

Exceptional visibility

Significant renovations to showrrom

High Traffic Count: 31,000 cars per day

Strategically located between Brandon & Tampa

Easy access to I-4 and I-75

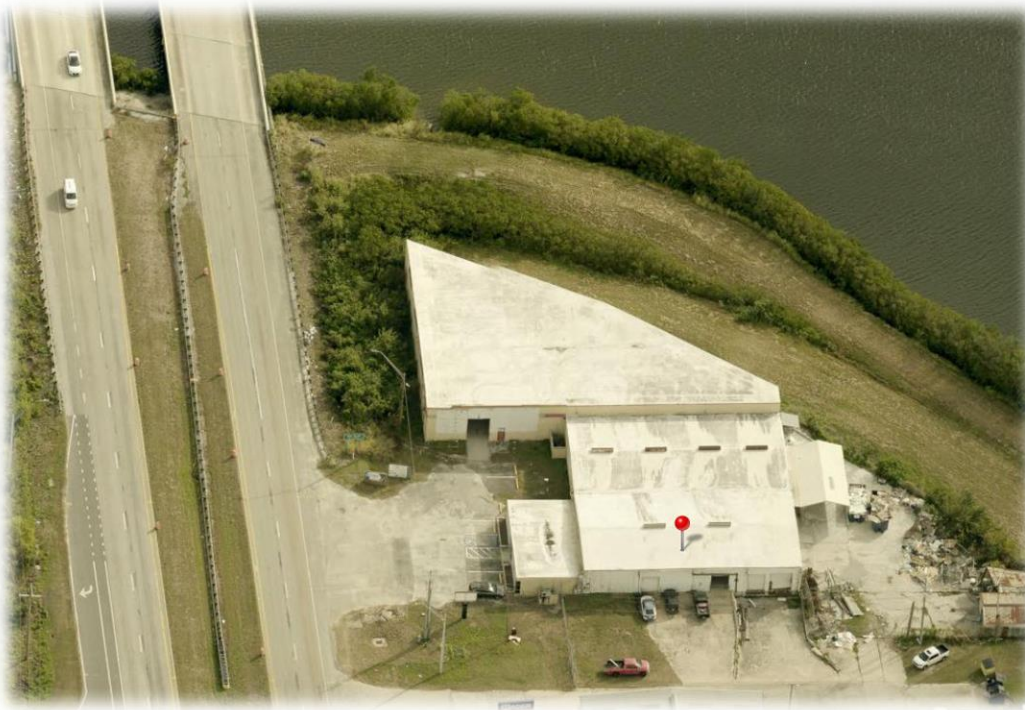
Executive Investment Summary

A high-visibility retail showroom with the rarest and most permissive land use designation in the region: Heavy Industrial (IH). Situated with direct frontage on East Adamo Drive (SR 60), the site captures retail-equivalent visibility while maintaining the utility required for heavy fabrication and outdoor storage.

Facility Overview: Showroom, Office, & Industrial Capacity

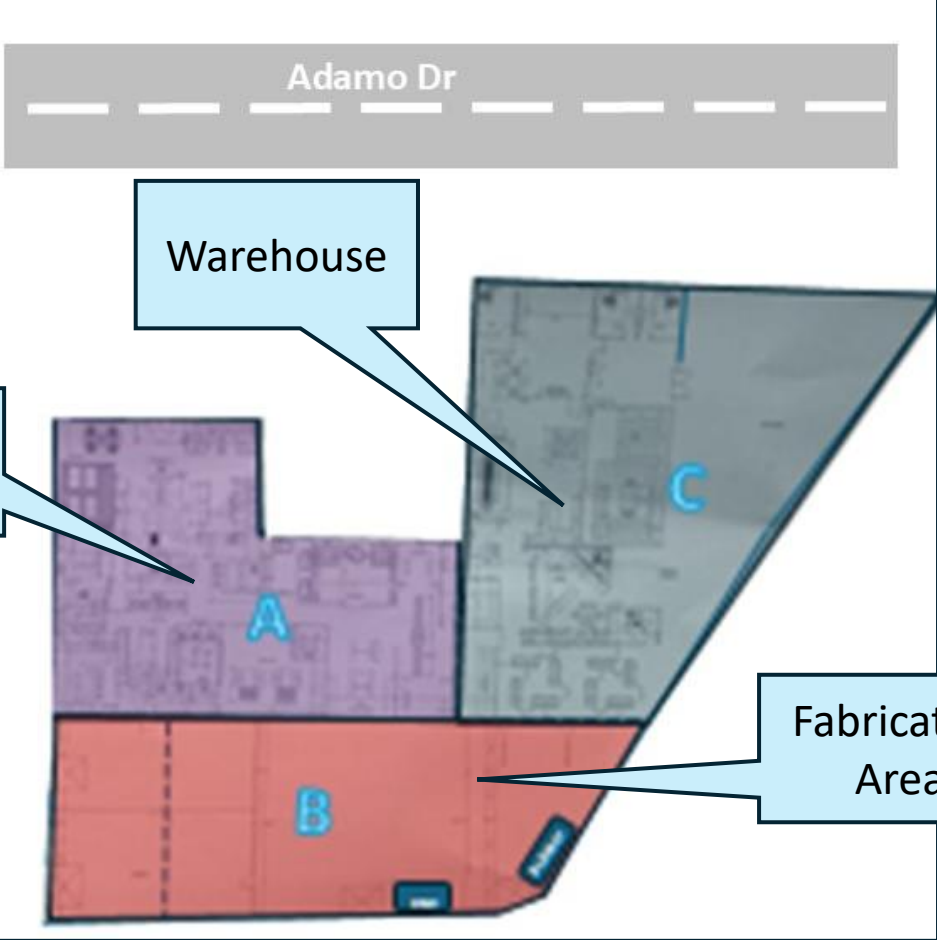
The property is a versatile hybrid asset, engineered to function as both a high-income customer-facing showroom and a high-intensity industrial manufacturing hub. This dual-functionality allows an owner-operator or tenant to consolidate their entire business vertical—design, sales, and manufacturing into a single, high-exposure flagship.

- **Professional Showroom:** approx 6,300 SF
- **Reception area** Reception, private offices,
- **Industrial Warehouse:** steel frame construction, vertical clearance
- **Manufacturing Capability:** A section was previously used for heavy stone (granite/marble) fabrication, including dedicated heavy power, specialized plumbing for wet-cutting, and edge-polishing equipment. This area can be repurposed for other manufacturing or warehouse use. In addition there is a traditional warehouse area
- **Dock-high and Grade-level Loading:** The facility features both grade-level doors and a dedicated dock-high loading platform, facilitating efficient logistics for both light delivery vans and heavy freight.
- **Outside Storage Area:** Behind the building. Not visible from the main road

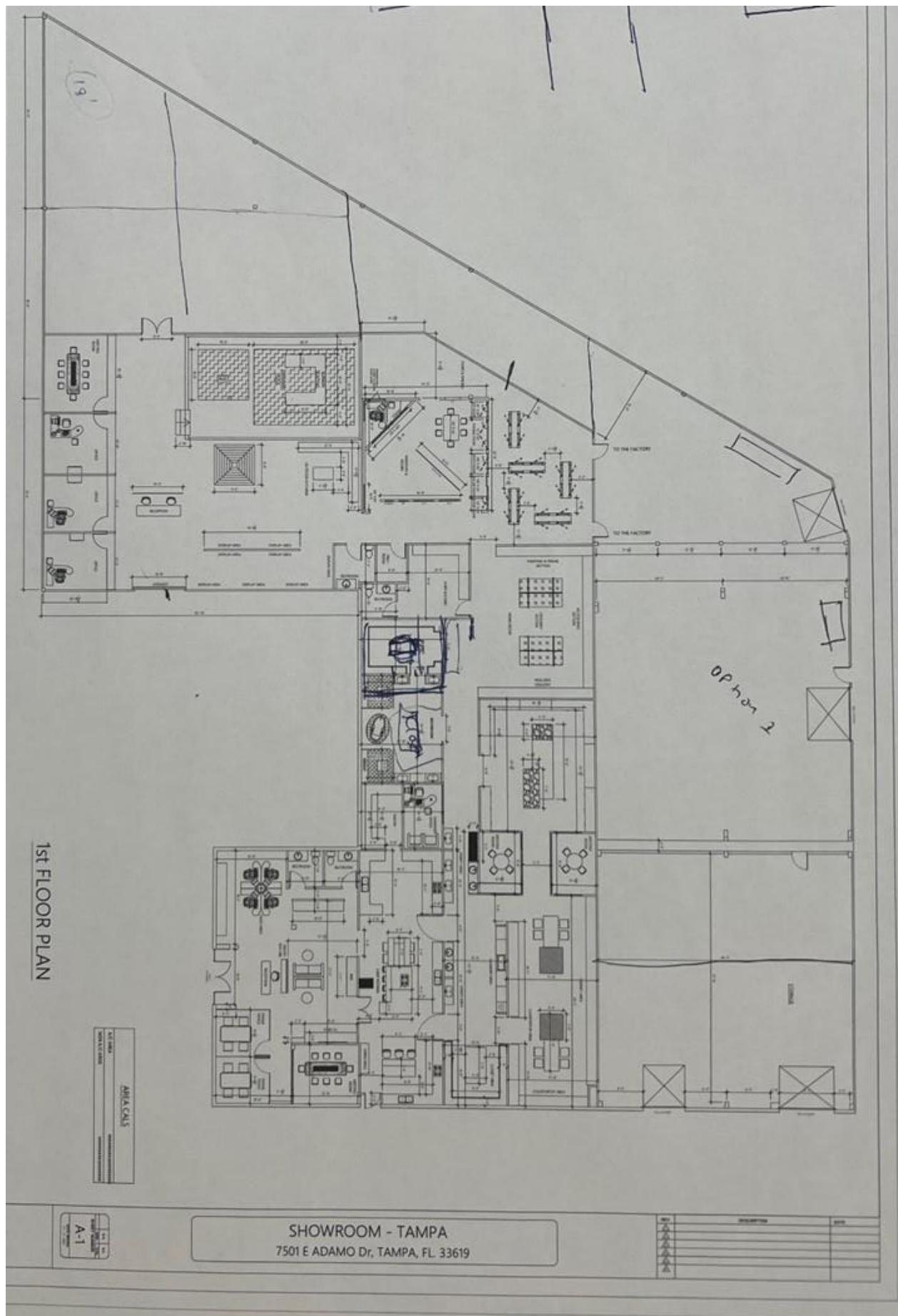


TAMPA COMMERCIAL REAL ESTATE

Address: 7501 E Adamo Drive



Address: 7501 E Adamo Drive



Address: 7501 E Adamo Drive

FACILITY OVERVIEW

Showroom & Office

- Professional reception & offices
- Built-out Showroom infrastructure in place
- Modern bathrooms
- Easy access to warehouse area

Industrial

- Heavy power
- Dock-high + grade-level loading
- Warehouse area
- Manufacturing area with plumbing
- Rear outdoor storage area



TAMPA COMMERCIAL REAL ESTATE

Information is from sources deemed reliable. Broker is not responsible for errors & omissions

Address: 7501 E Adamo Drive

SHOWROOM



TAMPA COMMERCIAL REAL ESTATE

Information is from sources deemed reliable. Broker is not responsible for errors & omissions

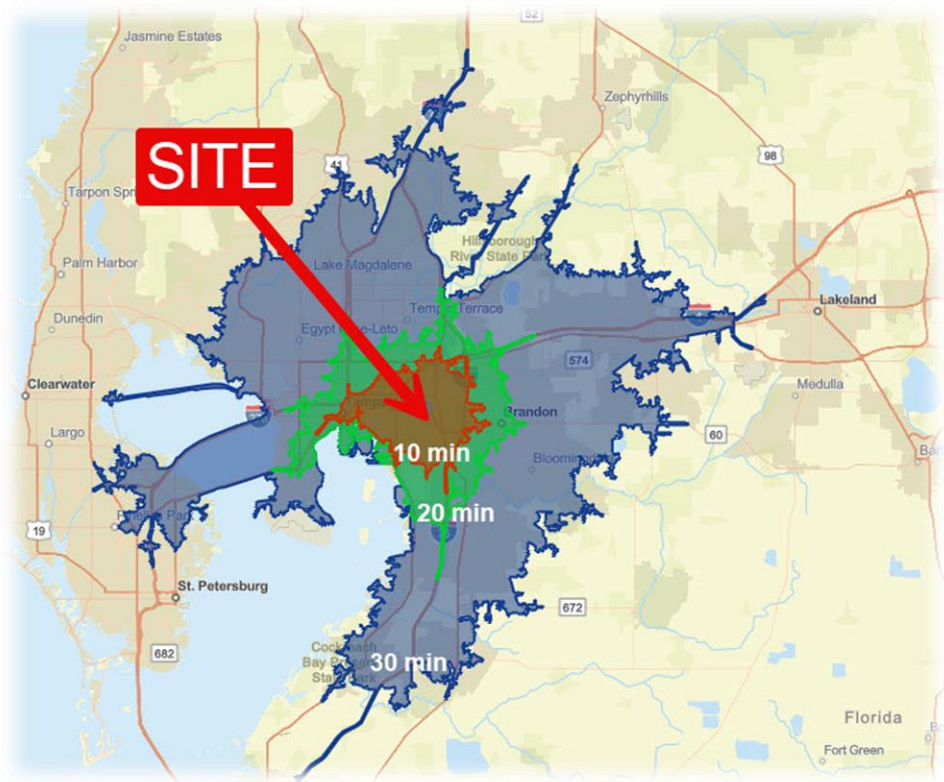
CONNECTIVITY

- **Retail-Equivalent Visibility:** Direct frontage on E Adamo Dr (SR 60), seeing 31,333 VPD.
- **The Selmon/I-75 Pivot:** Located at the strategic intersection of the Lee Roy Selmon Expressway (100,000+ VPD) and I-75, providing north-south and east-west statewide access.
- **Port Proximity:** Immediate proximity to the Tampa Bypass Canal and major maritime logistics arteries.

Transforming Traffic into Margin .While traditional industrial park sites suffer from "Low" traffic flow, 7501 E Adamo Drive functions as a 24/7 billboard. For a service-oriented industrial user, this retail-level exposure serves as a "passive marketing" engine. By capturing 31,333 impressions daily, the site inherently reduces "customer acquisition costs," thereby justifying higher rental premiums than more isolated, "landlocked" industrial sites.

This logistical advantage is bolstered by the proximity to both Tampa and Brandon and the high demographics within the property market area.

Market Area
10-20-30 Min
Drive Time



	10 Minutes	15 Minutes	30 Minutes
2025 Population (Projected)	87,868	324,210	1,415,870