



**Industrial Property For Lease**

**Plant City Freestanding Warehouse**  
**1710 Turkey Creek Rd, Plant City, FL 33566**

**For More Information:**  
813-254-6756 | EXT 47  
**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





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### Executive Summary



#### OFFERING SUMMARY

|                       |                                       |
|-----------------------|---------------------------------------|
| <b>Available SF:</b>  | 10,574 SF                             |
| <b>Lease Rate:</b>    | \$8.95 SF/yr (NNN)                    |
| <b>Lot Size:</b>      | 239,580 SF                            |
| <b>Building Size:</b> | 10,574 SF                             |
| <b>Zoning:</b>        | M-AP - Airport<br>Industrial          |
| <b>Market:</b>        | Tampa-St<br>Petersburg-<br>Clearwater |
| <b>Traffic Count:</b> | 2,600                                 |

#### PROPERTY OVERVIEW

This 10,574 SF Plant City Airport Industrial Zoned warehouse site is located on Turkey Creek Road less than a mile from Dr. Martin Luther King, Jr. Blvd. and minutes from Interstate-4 and only 20 minutes from Downtown Tampa, making this site an affordable alternative to the skyrocketing prices of the East Tampa Industrial market. The building has 400 amps of 3-phase power and 7 roll up grade level doors with 14 ft clear height doors along the front section of the warehouse. There is also an ADA restroom. Ample parking and lay down yard on site and great visibility and accessibility on Turkey Creek Road, as well as from the rear of the property.

OPEX/CAM: \$2.46

Initial estimated monthly rent: \$10,054 (includes base rate + OPEX/CAM \$2.46) plus applicable sales tax

\* Listing agent has an ownership interest in the property

#### LOCATION OVERVIEW

Located in Plant City on Turkey Creek Road, less than a mile from Dr. Martin Luther King, Jr. Blvd. and approximately 4 miles from Interstate 4 and in close proximity to the Municipal Airport.

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Additional Photos



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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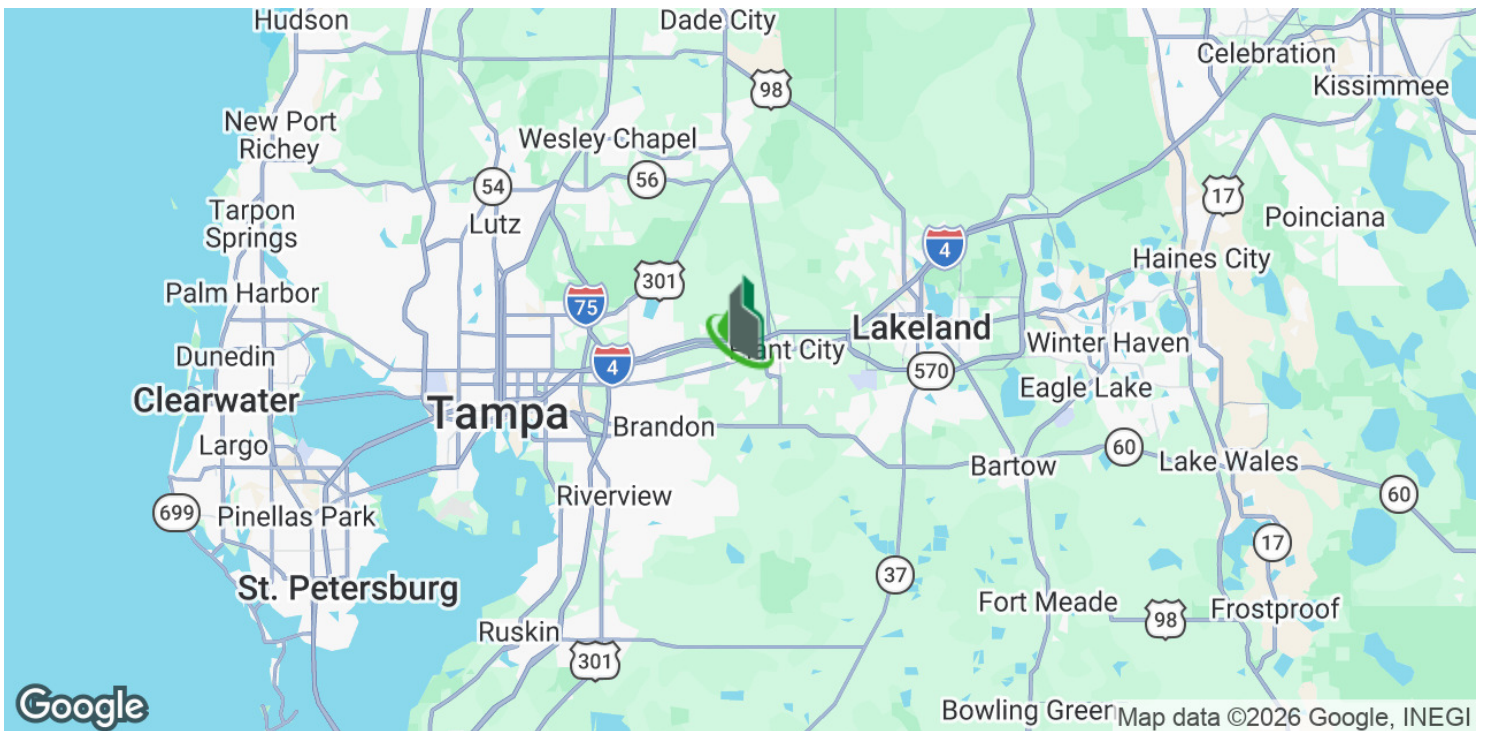
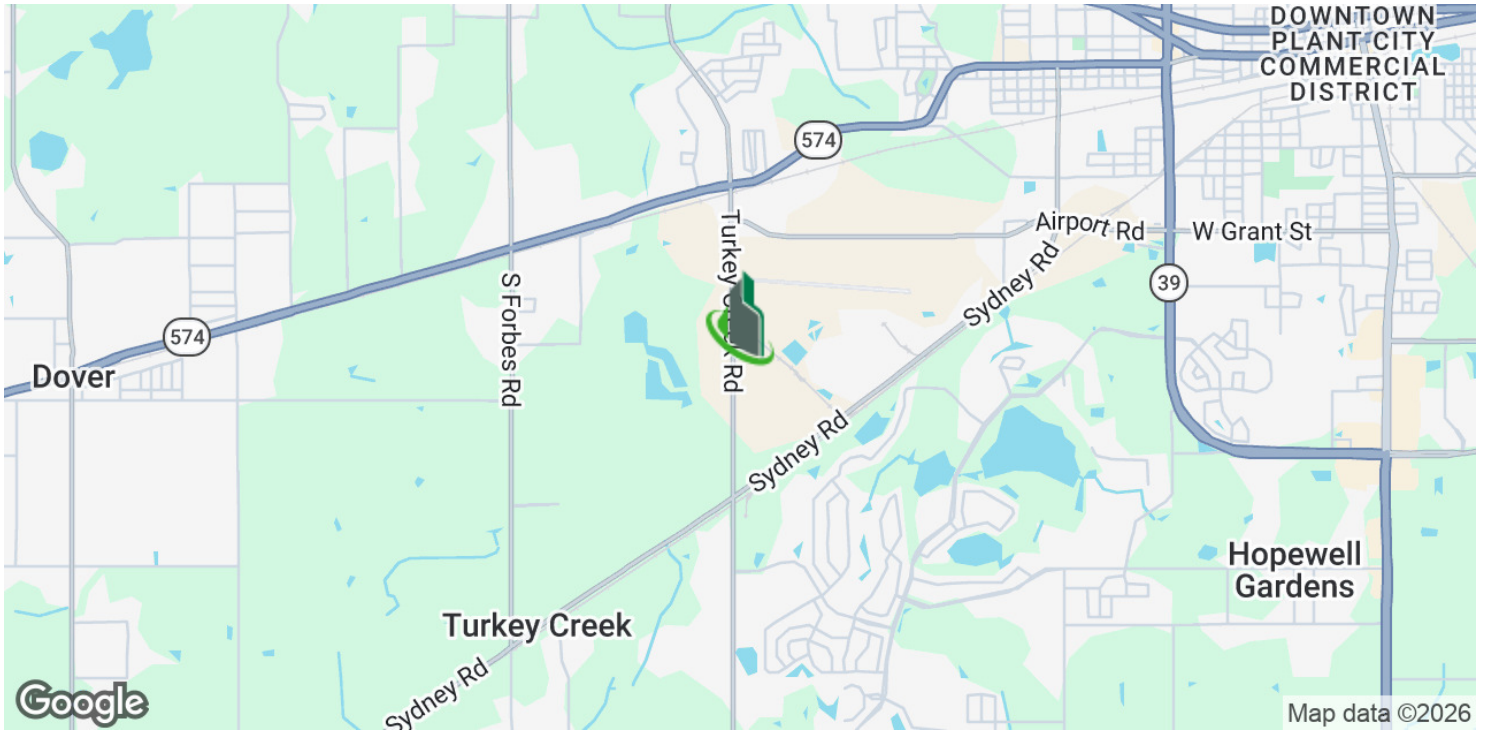




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### Location Maps



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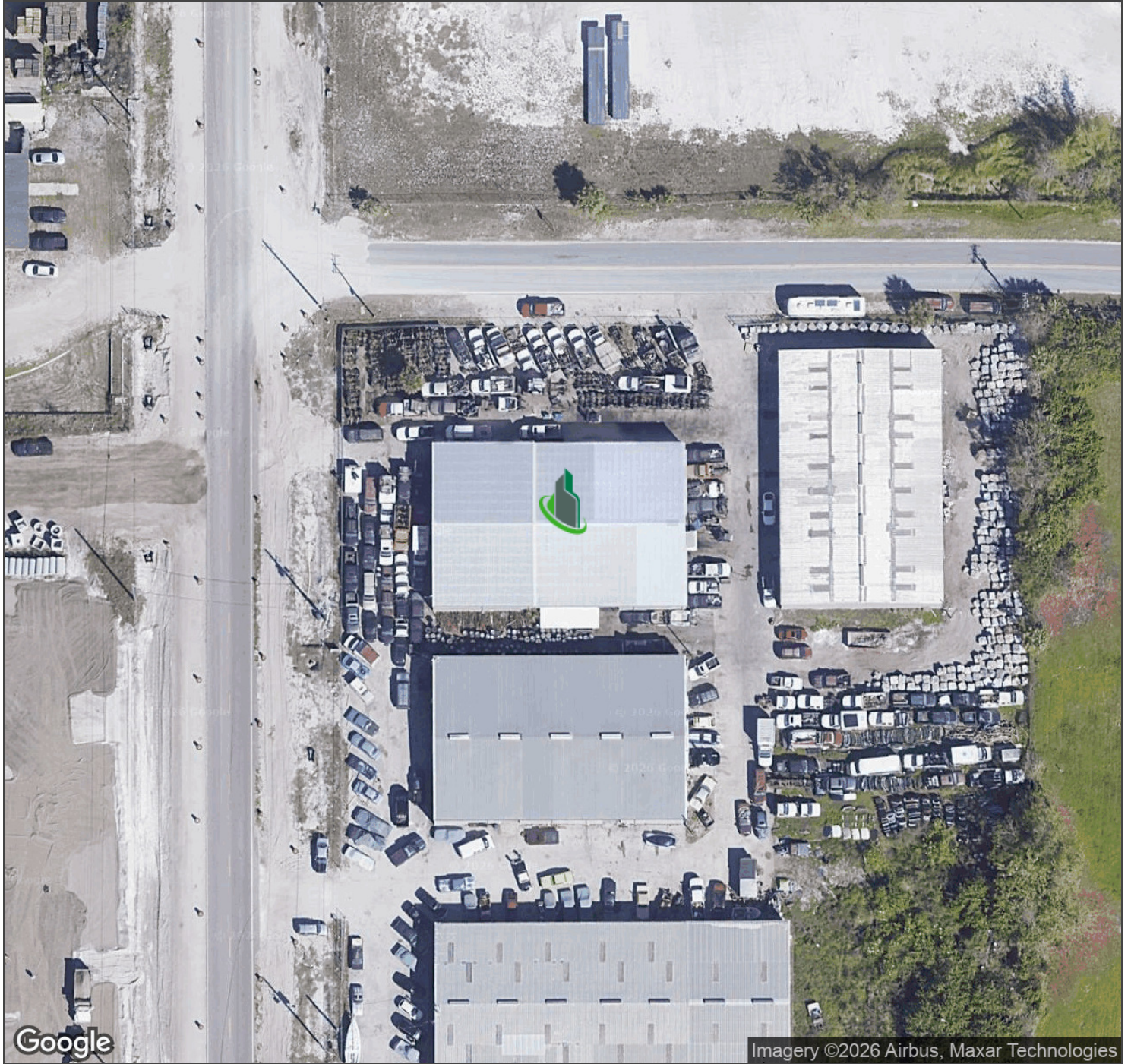




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Aerial Map



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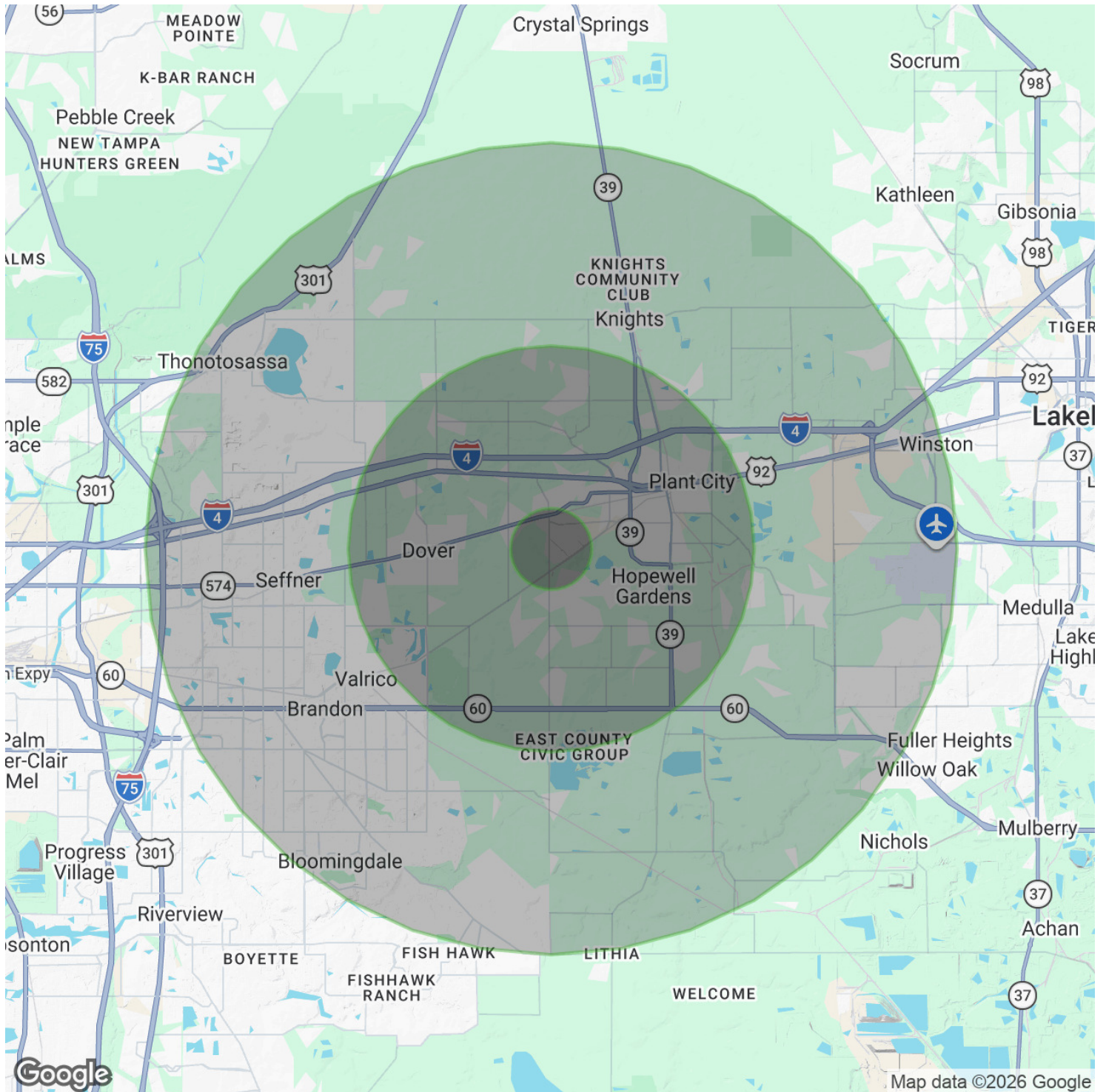
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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 3,316  | 67,899  | 237,355  |
| Average age          | 37.5   | 33.6    | 36.9     |
| Average age (Male)   | 37.1   | 33.2    | 35.9     |
| Average age (Female) | 38.4   | 34.4    | 37.5     |

#### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 1,153     | 22,856    | 82,739    |
| # of persons per HH | 2.9       | 3.0       | 2.9       |
| Average HH income   | \$65,861  | \$62,085  | \$70,935  |
| Average house value | \$299,178 | \$253,547 | \$228,609 |

#### ETHNICITY (%)

|          | 1 MILE | 5 MILES | 10 MILES |
|----------|--------|---------|----------|
| Hispanic | 26.8%  | 30.7%   | 21.0%    |

#### RACE

|                                    | 1 MILE | 5 MILES | 10 MILES |
|------------------------------------|--------|---------|----------|
| Total Population - White           | 2,974  | 54,671  | 194,034  |
| % White                            | 89.7%  | 80.5%   | 81.7%    |
| Total Population - Black           | 119    | 6,021   | 20,863   |
| % Black                            | 3.6%   | 8.9%    | 8.8%     |
| Total Population - Asian           | 69     | 1,423   | 6,244    |
| % Asian                            | 2.1%   | 2.1%    | 2.6%     |
| Total Population - Hawaiian        | 0      | 7       | 57       |
| % Hawaiian                         | 0.0%   | 0.0%    | 0.0%     |
| Total Population - American Indian | 5      | 397     | 798      |
| % American Indian                  | 0.2%   | 0.6%    | 0.3%     |
| Total Population - Other           | 57     | 3,656   | 8,092    |
| % Other                            | 1.7%   | 5.4%    | 3.4%     |

#### TRAFFIC COUNTS

Turkey Creek Rd & Airport Rd 2,600/day

*\* Demographic data derived from 2020 ACS - US Census*

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