



SOUTH SHORE CORPORATE PARK

BUILDING A 3240 Clover Ridge Ave. | Ruskin, FL 33570

Discover South Shore Corporate Park, the premier industrial destination in East Tampa. Strategically located with excellent access to I-75, this first-generation warehouse space features up to $\pm 132,212$ SF in Building A, divisible to $\pm 33,000$ SF and $\pm 80,983$ SF in Building B, offering flexible leasing options for a variety of industrial uses.

With modern infrastructure, efficient layouts, and proximity to key transportation hubs like Port Tampa Bay and Tampa International Airport, South Shore Corporate Park provides the perfect space for businesses to thrive in one of Florida's most dynamic regions.

BUILDING A UP TO
 $\pm 132,212$ SF
DIVISIBLE TO $\pm 33,000$ SF

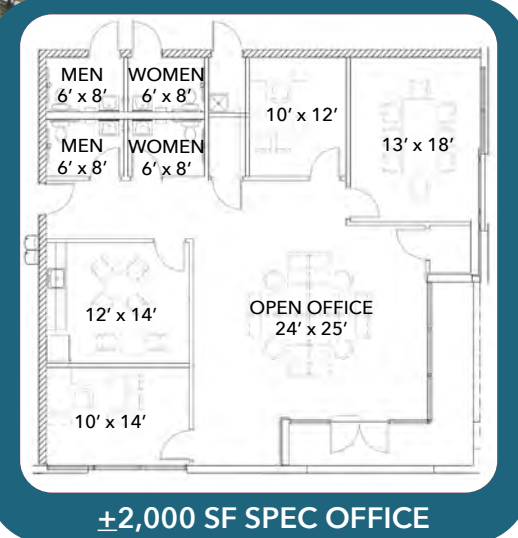
MOVE-IN READY
 $\pm 2,000$ SF
SPEC OFFICE



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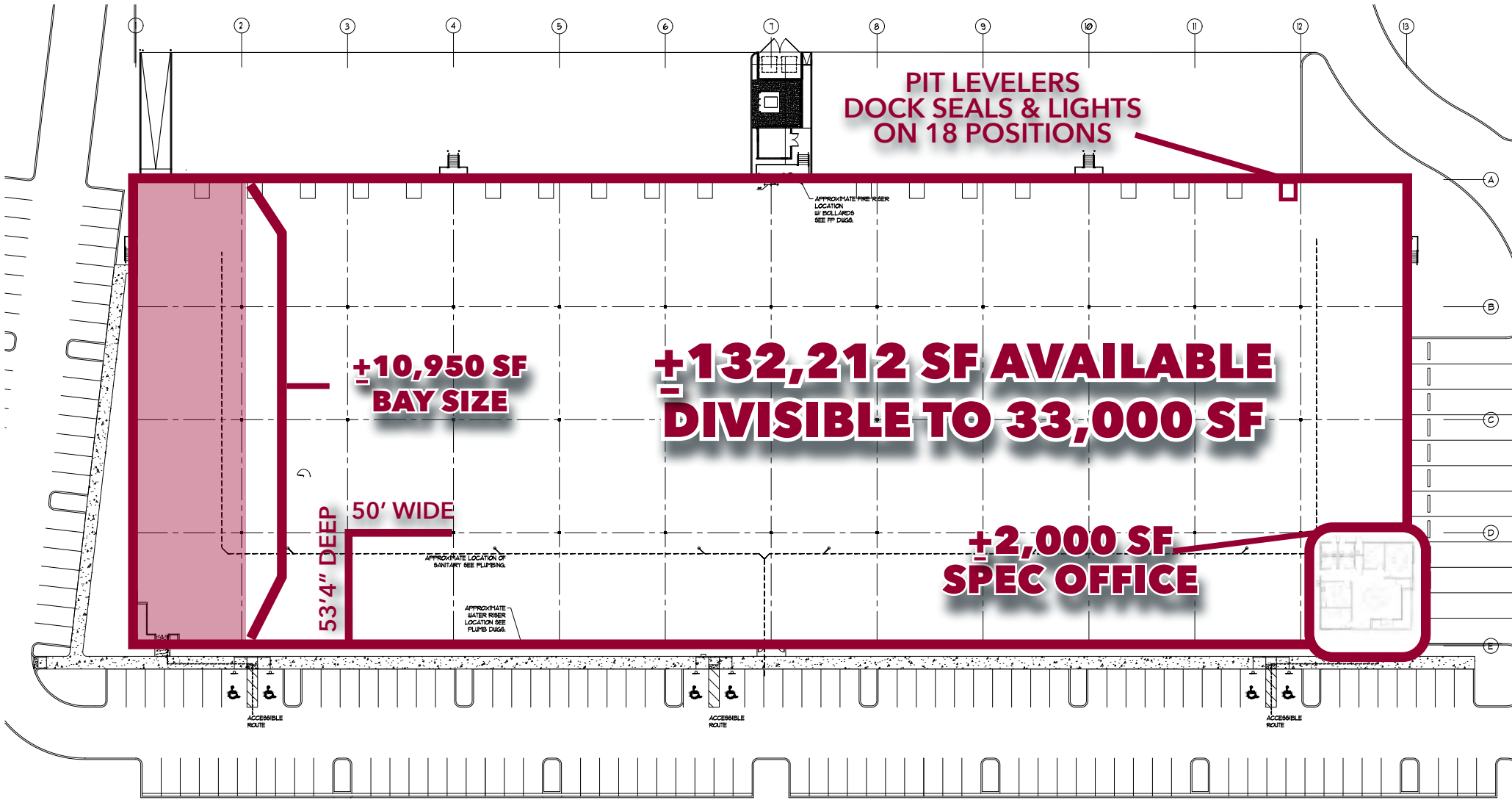
BUILDING A OVERVIEW

AVAILABLE NOW	±132,212 SF
MINIMUM DIVISIBLE OFFICE	±33,000 SF
CLEAR HEIGHT	32'
COLUMN SPACING	50'w x 53'4"d
SPEED BAY	60'
POWER	3-Phase, 1,200 Amps 277/480 Volts (existing)
WAREHOUSE LIGHTING	Motion-sensored LED averaging a 30FC

LOADING	Rear-Load 35 Dock-High 9' x 10' Doors 1 Drive-In Ramp, 12' x 14' Door
DOCK PACKAGES	Pit Levelers: 40,000 lb. hydraulic on 18 positions Seals: In-place on 18 positions Lights: In-place on 18 positions
PARKING	130' Truck Court Depth 165 Vehicle Spaces 36 Off-Dock Trailer Spaces

ADDRESS	3240 Clover Ridge Ave. Ruskin, FL 33570
YEAR BUILT	2023
BUILDING DIMENSIONS	600'w x 220'd
CONSTRUCTION	Tilt-Wall
SLAB THICKNESS	7" Reinforced Concrete, 4,000 PSI
FIRE SUPPRESSION	ESFR
ROOF	R-19
FLOOD ZONE	X

BUILDING A SITE PLAN

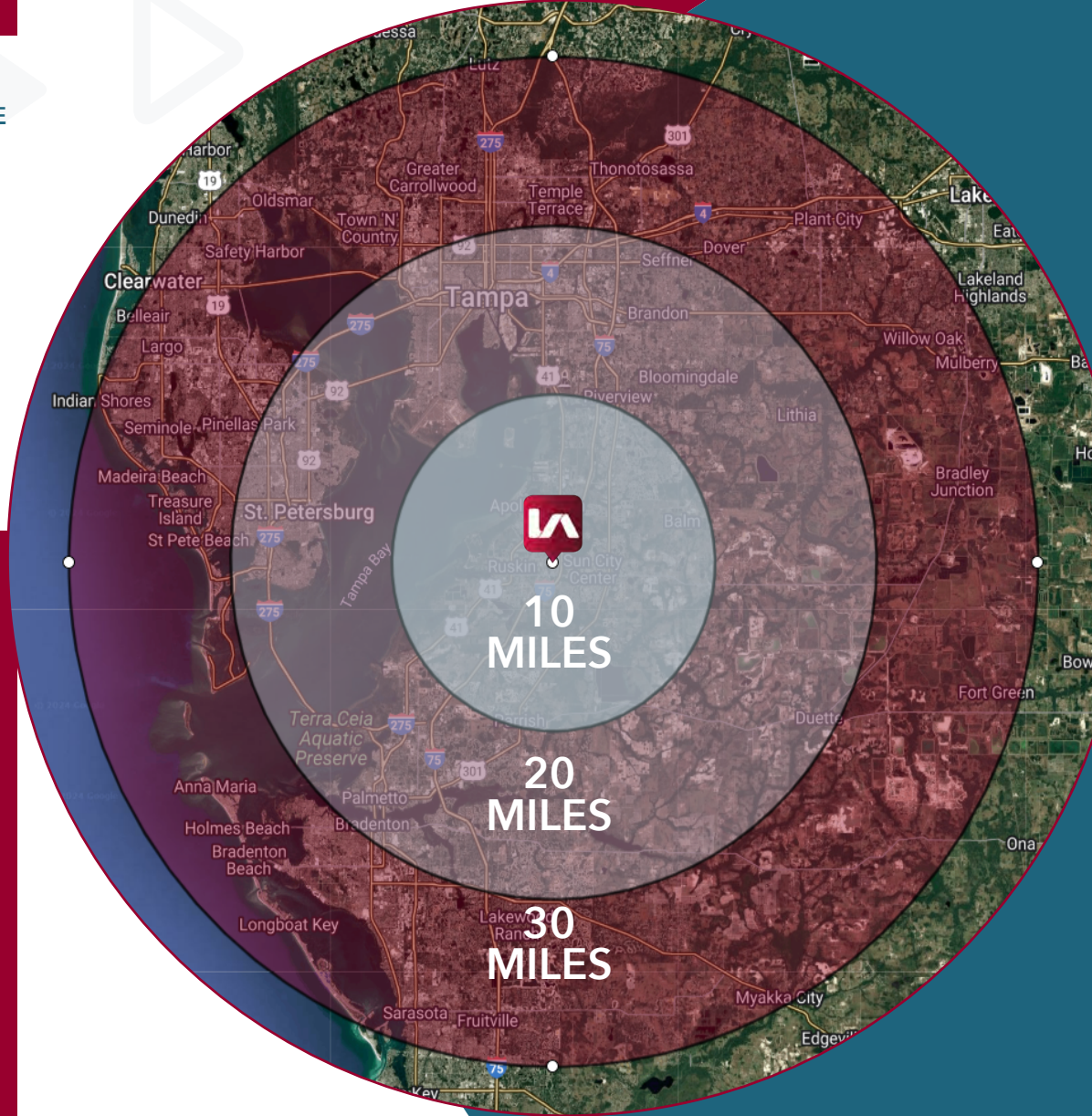




DEMOGRAPHICS

MILES	POPULATION	MEDIAN HH INCOME	BLUE COLLAR LABOR FORCE
10	1,535,564	\$74,000	25%
20	1,976,659	\$73,000	22%
30	2,938,255	\$72,000	20%

The Ruskin and South Shore area of Florida has experienced significant industrial and economic development in recent years, driving growth and enhancing the region's prosperity. The establishment of new industrial parks, logistics hubs, and manufacturing facilities has created a wealth of employment opportunities, attracting a skilled workforce and fostering innovation. This development has also bolstered the local economy by increasing tax revenues, supporting infrastructure improvements, and encouraging small business growth. Key industries such as agriculture, technology, and green energy have thrived, leveraging the area's strategic location near major highways and ports. Moreover, these advancements have spurred investments in community resources, including education, housing, and recreational amenities, creating a positive feedback loop that enhances the quality of life for residents and positions Ruskin and South Shore as a vibrant hub for sustainable growth.





TRAVEL DISTANCES

 I-75	1.2 Miles
 US HWY 41	3.4 Miles
 US HWY 301	4.5 Miles
 Port Manatee	12.2 Miles
 I-275	13.4 Miles
 Selmon Expwy	16.8 Miles
 SR-60	18 Miles
 I-4	22 Miles

 Sarasota	23.6 Miles
 Port Tampa Bay	24 Miles
 CSX Intermodal	25.2 Miles
 Tampa	27 Miles
 Tampa Int'l Airport	35.4 Miles
 St. Petersburg	36 Miles
 Lakeland	60 Miles
 Orlando	110 Miles





CONTACT US



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