



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





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Executive Summary



OFFERING SUMMARY

Available SF:	10,574 SF
Lease Rate:	\$9.95 SF/yr (NNN)
Lot Size:	239,580 SF
Building Size:	10,574 SF
Zoning:	M-AP - Airport Industrial
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	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: \$10,935 (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



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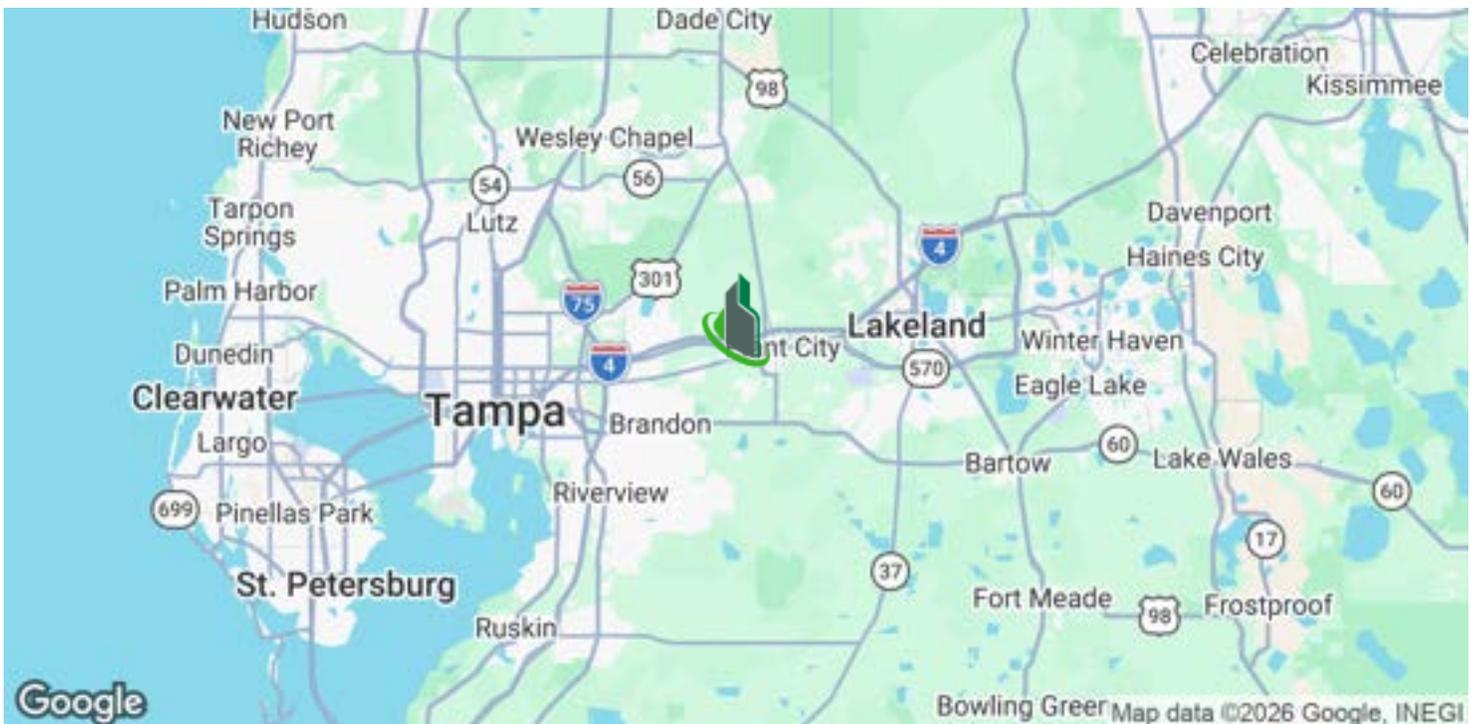
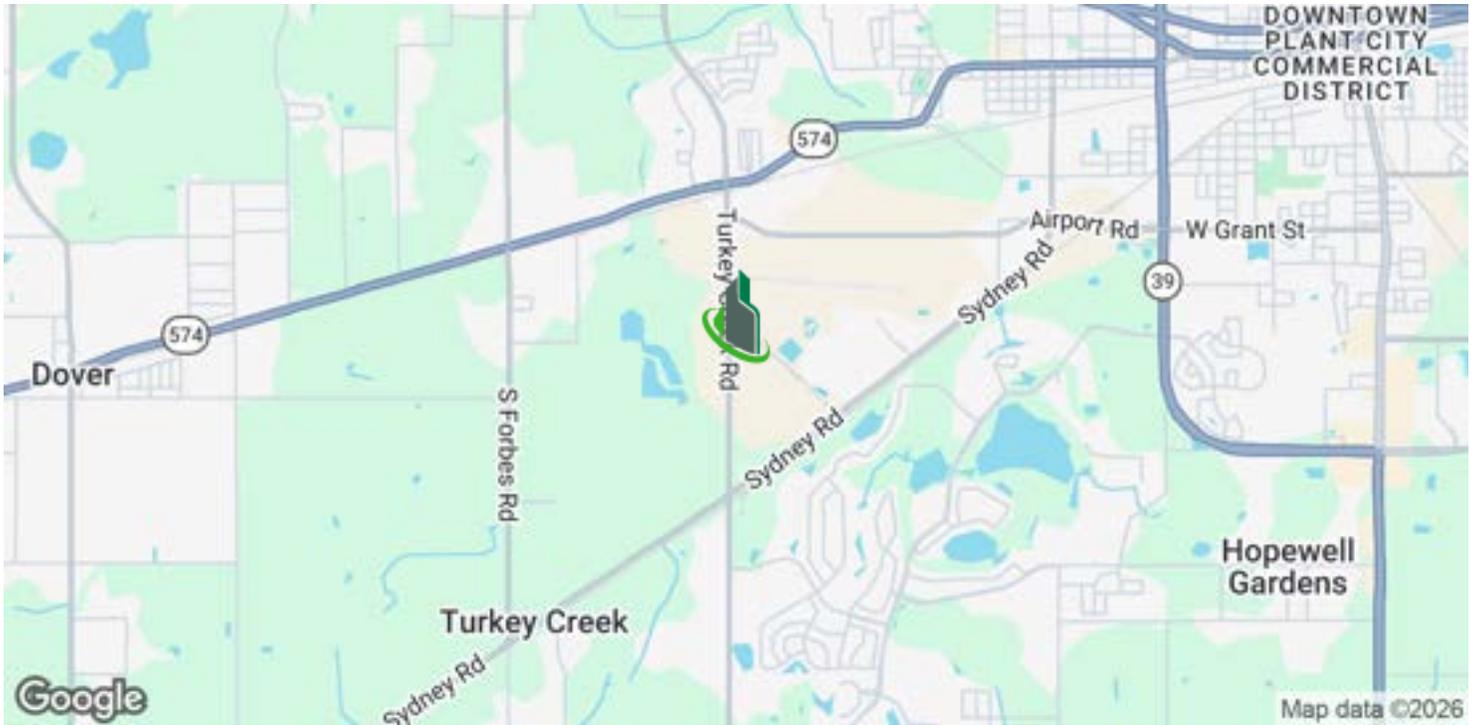
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Location Maps



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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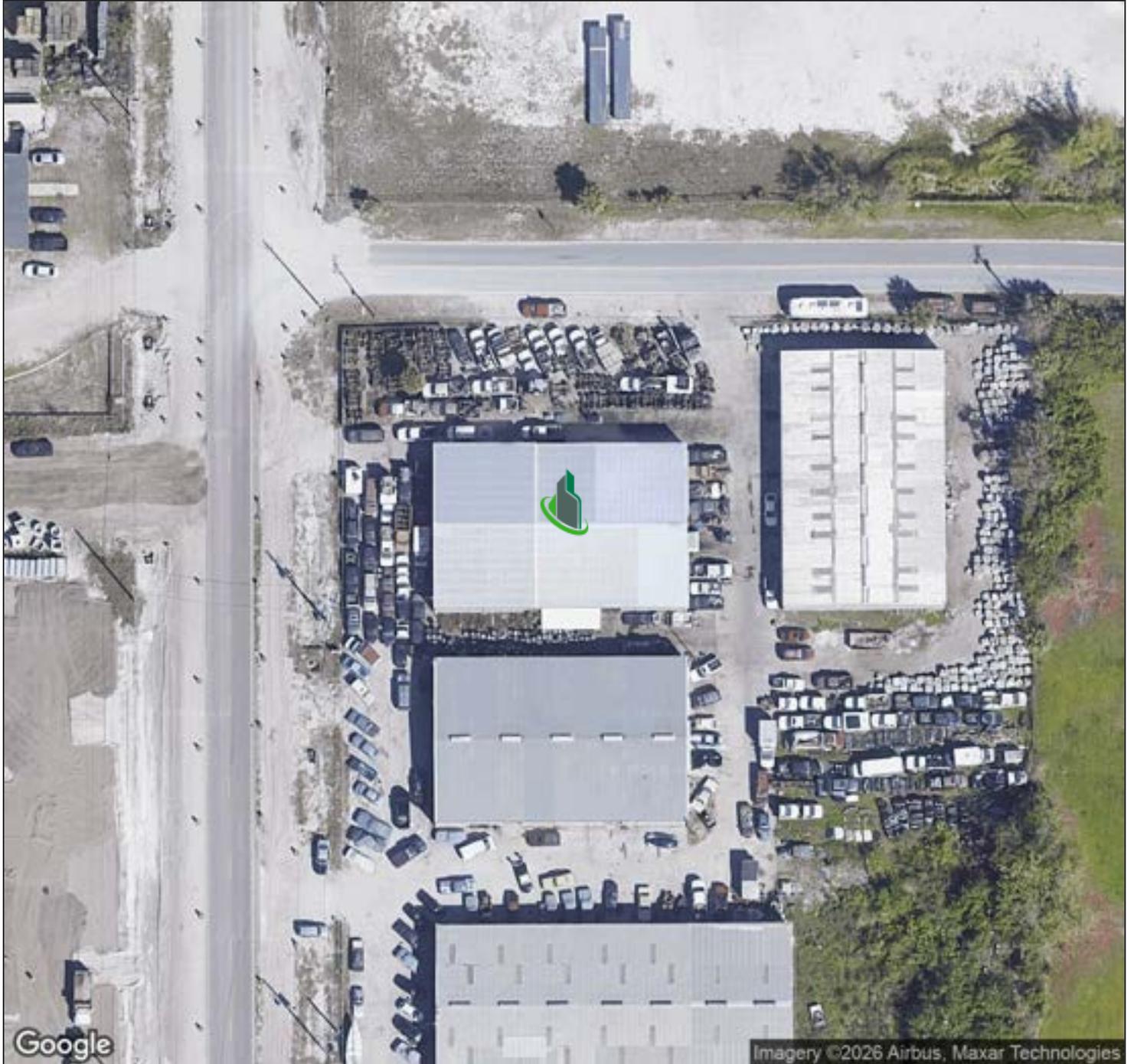




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Aerial Map



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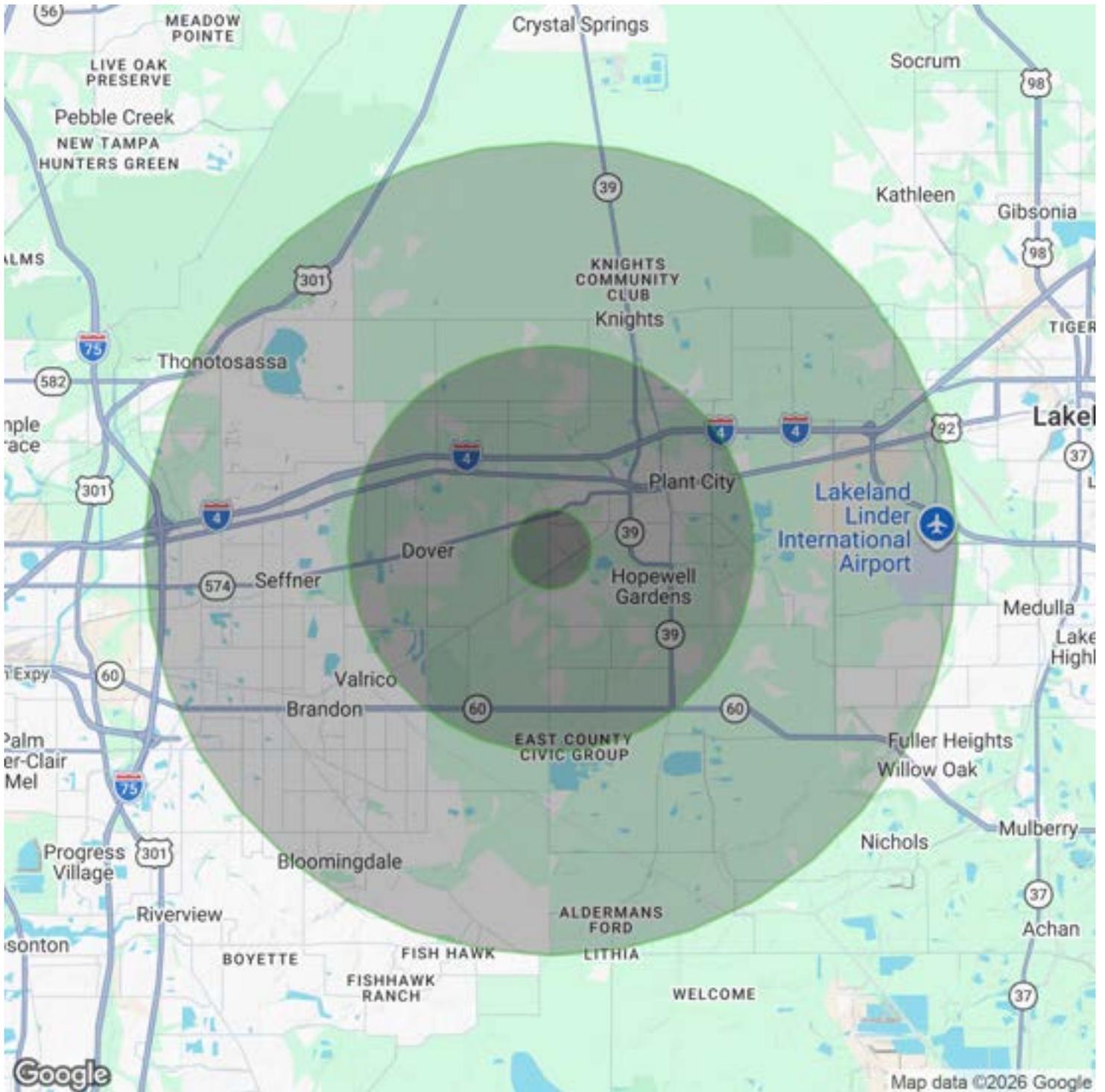




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Demographics Map & Report



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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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