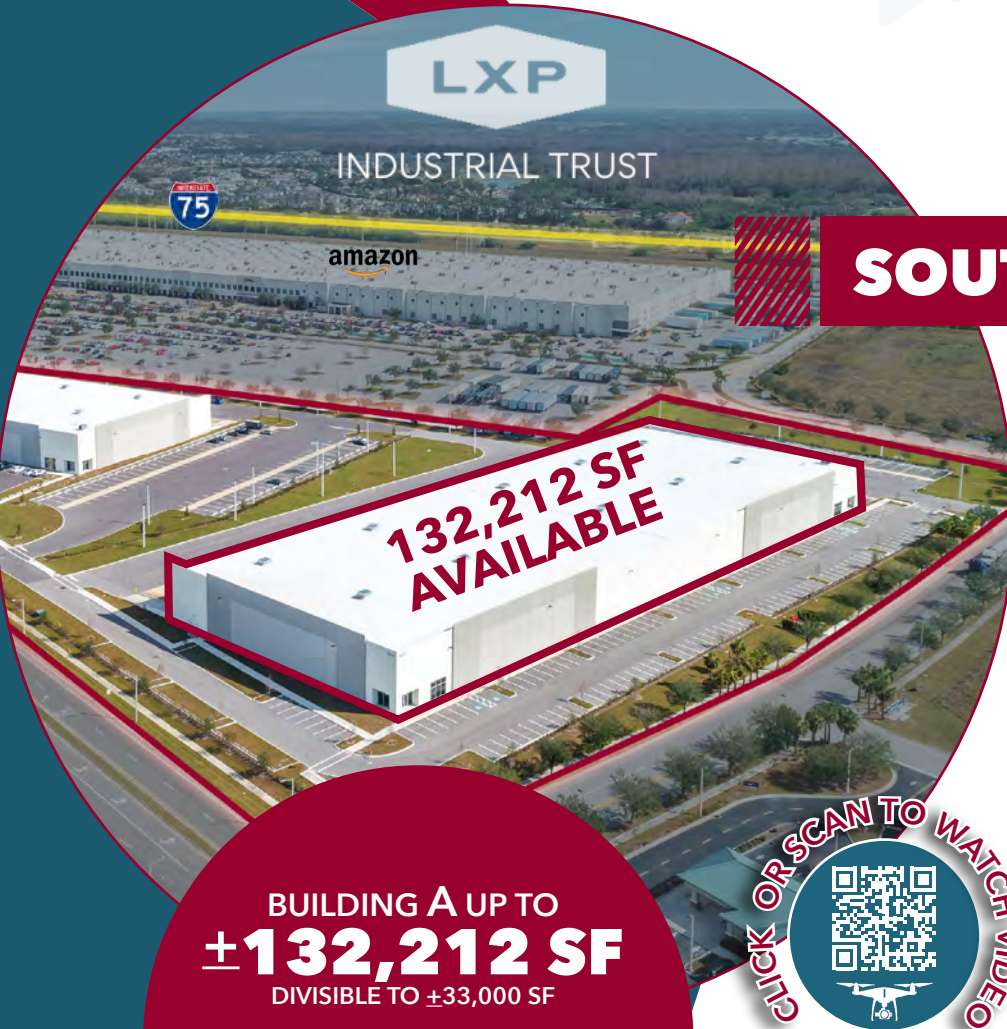




**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY



## 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

JESSICA MIZRAHI, SIOR  
Founding Principal  
jmizrahi@lee-associates.com  
D 813.804.0886

JULIA SILVA, SIOR  
President & Founder  
jsilva@lee-associates.com  
D 813.230.8008

BEN EWERS  
Associate  
bewers@lee-associates.com  
D 352.362.8535



## BUILDING A OVERVIEW

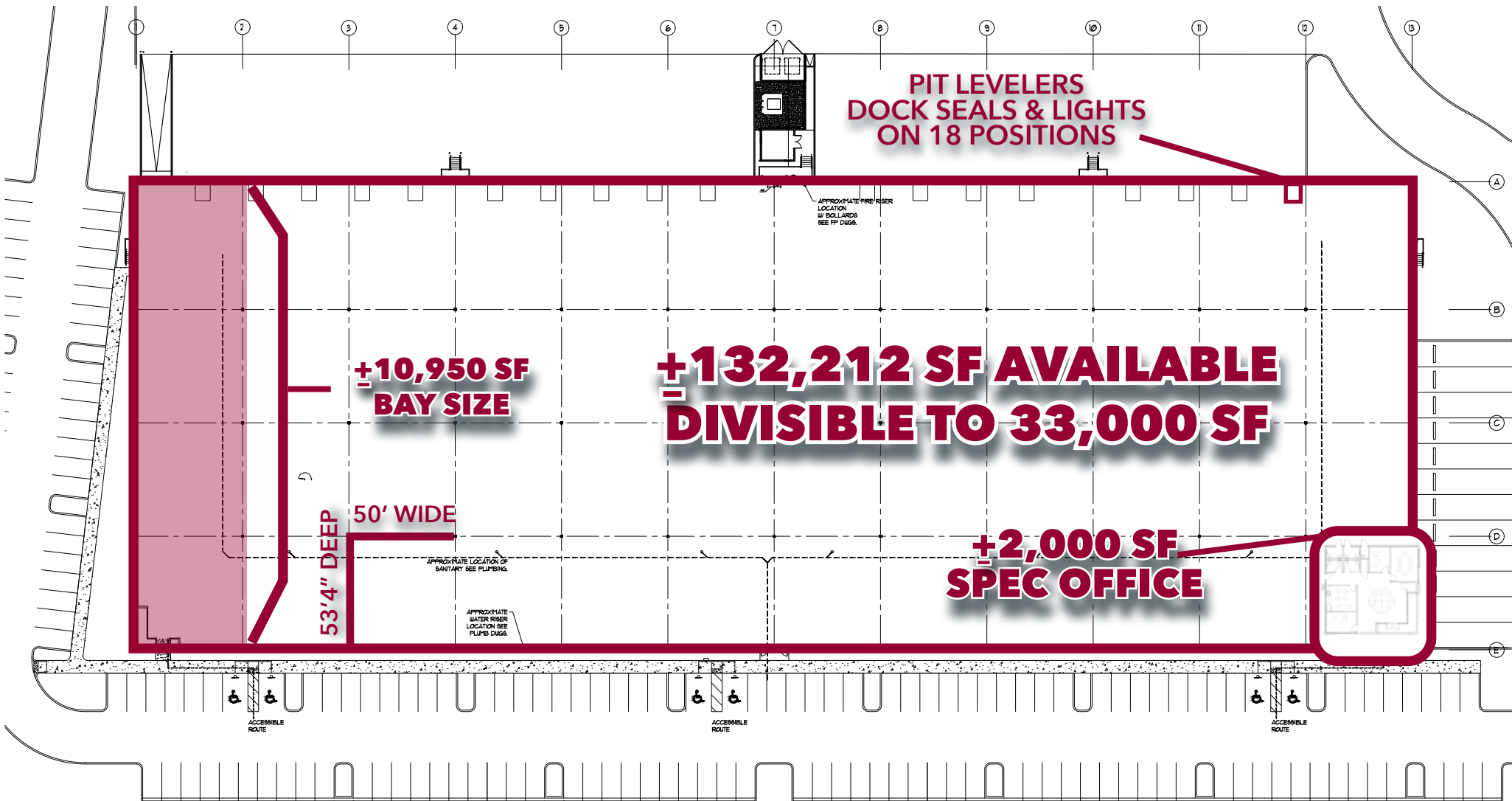
AVAILABLE NOW	±132,212 SF
MINIMUM DIVISIBLE OFFICE	±33,000 SF
CLEAR HEIGHT	32'
COLUMN SPACING	50'w x 53'4"d
SPEED BAY	60'
POWER	3-Phase, 1,200 Amps 277/480 Volts (existing)
WAREHOUSE LIGHTING	Motion-sensored LED averaging a 30FC

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

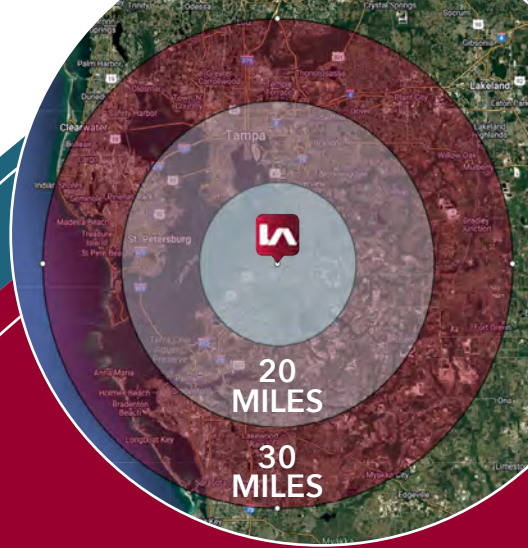


# RUSKIN'S ADVANTAGE

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.

## DEMOGRAPHICS

MILES	10	20	30
POPULATION	251,182	1,311,183	2,924,979
MEDIAN HH INCOME	\$89,348	\$88,197	\$83,732
LABOR FORCE	34,736	567,496	1,318,864
BLUE COLLAR LABOR FORCE	25%	22%	20%



## MARKET INDICATORS



### POPULATION GROWTH:

- 2025 projected population: 33,454
- 24.01% increase since 2020



### LABOR FORCE:

- 66.8% of the population is of workforce age
- 19.85% of the workforce are in blue-collar roles



### ECONOMIC OUTLOOK:

- Future job growth over the next decade is projected at 42.6%, surpassing the U.S. average of 33.5%





## 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











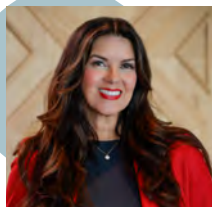




# CONTACT US



**JESSICA MIZRAHI, SIOR**  
FOUNDING PRINCIPAL  
813.804.0886  
JMIZRAHI@LEE-ASSOCIATES.COM



**JULIA SILVA, SIOR**  
PRESIDENT - FOUNDER | BROKER  
813.230.8008  
JSILVA@LEE-ASSOCIATES.COM



**BEN EWERS**  
ASSOCIATE  
352.362.8535  
BEWERS@LEE-ASSOCIATES.COM



INDUSTRIAL TRUST

**132,212 SF  
AVAILABLE**



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.