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COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY



INDUSTRIAL TRUST

**TAMPA'S LARGEST INDUSTRIAL SPACE AVAILABLE**



CLICK OR SCAN  
TO WATCH  
PROPERTY VIDEO



**229,605 SF**   
**AVAILABLE FOR LEASE**  
**MARCH 1, 2026**

**SABAL PARK**

3102 Queen Palm Drive  
Tampa, FL 33619

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



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**229,605 SF  
AVAILABLE**



## BUILDING FEATURES

**TOTAL BUILDING SIZE:** 229,605 SF

**RAIL:**

Existing Rail Infrastructure –  
Reactivation Potential | 9 Rail Doors

**OFFICE:**

5,453 SF Office  
5,124 SF Warehouse Office w/  
1,396 SF Mezzanine Space

**LOADING:**

33 Dock-High Doors w/ Dock Levelers  
(1 w/ Pit Leveler)  
1 (19.6' x 8.5') Oversized Dock-High Door

**CLEAR HEIGHT:**

25'-30'

**CAR PARKING:**

54 Unreserved Spaces

**TRAILER PARKING:**

36 Off-Dock Spaces Included

**POWER:**

3-Phase 280V 3,000 Amps

**GENERATOR:**

Onsite Diesel Generator

**HVAC:**

Office Units Replaced in 2022

**SECURITY:**

Perimeter Fence  
Onsite Guard Shack

**LIGHTING:**

Motion LED Warehouse Lights

**WAREHOUSE SKYLIGHTS:**

Replacement in 2026

# BUILDING SITE PLAN

## PERIMETER SECURITY FENCE

A diagram of a parking space. The top part is a light blue oval containing the words 'DETENTION AREA' in black. Below the oval is a white rectangular area with five horizontal lines. A red 'X' is placed on the fourth line from the bottom. The bottom part of the diagram is a grey trapezoid with a black and white checkered pattern, representing a curb or edge.

Diagram illustrating the available space for lease. The building footprint is shown on a grid. Key dimensions are highlighted in red:

- Vertical height: 280' DEEP
- Horizontal width: 42.8' DEEP (depth of the main building)
- Horizontal width: 38.8' WIDE (total width including the bay)

The total available square footage is 229,605 SF AVAILABLE. An additional 9,963 SF BAY SIZE is also available. An oversized door is indicated on the bottom right.

A vertical dimension line with arrows at both ends, labeled "189'3"". The dimension line is positioned above a bridge deck structure. The deck has a decorative pattern of small black hearts on a light background. A blue circle with wavy lines is drawn on the deck, and a vertical line extends upwards from the center of the circle, intersecting the dimension line.

**5,124 SF**  
**WH-OFFICE**

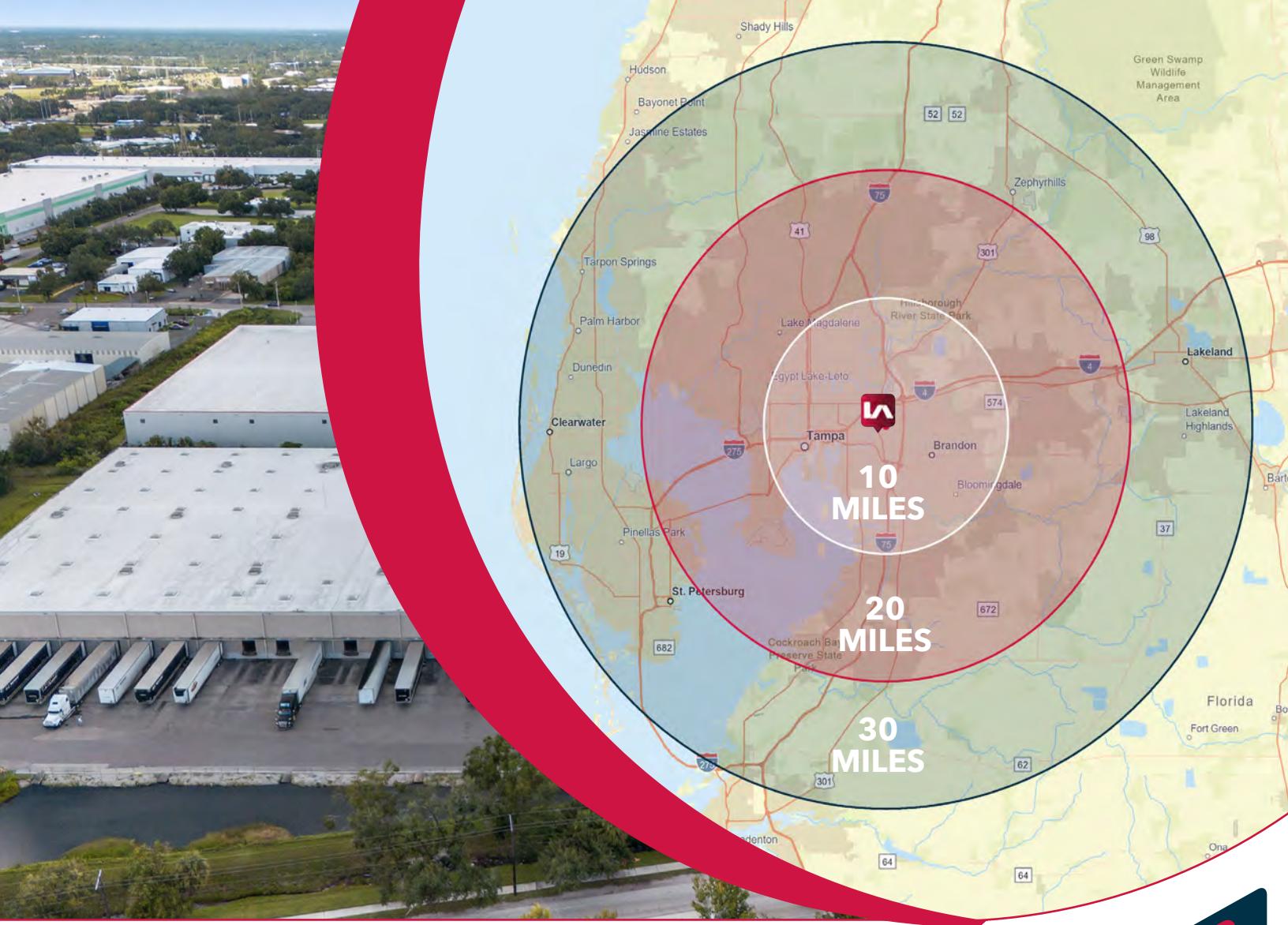
**5,453 SF  
OFFICE**

Architectural floor plan of a large office space. The plan includes several rooms of varying sizes, some with specific dimensions labeled in red text. The rooms include:

- Top left: 10'0" x 13'5"
- Top center: 25'0" x 15'9"
- Top right: 18'10" x 14'5"
- Middle left: 14'0" x 10'0"
- Middle left (lower): 14'0" x 18'0"
- Middle center: 25'6" x 61'10"
- Right side (top to bottom): 13'9" x 11'3", 13'9" x 11'3", 13'9" x 11'3", 13'9" x 11'3", 13'9" x 11'3"
- Bottom left: 6'10" x 20'0"
- Bottom center: 20'0" x 9'10", 13'10" x 9'9", 12'3" x 10'0", 12'3" x 5'4"
- Bottom right: 14'0" x 20'0"

# OFFICE PLAN HIGHLIGHTS

- Multiple 14' x 11' offices fronting Queen Palm Drive
- Mezzanine space
- Executive office ±14' x 19'
- Conference room ±16' x 24' with capacity for large meetings
- Reception area ±14' x 20' with adjacent waiting area
- Break area and kitchen space (18' x 14')
- Dedicated men's and women's restrooms
- Storage rooms for files and equipment



## DEMOGRAPHICS

MILES	10	20	30
POPULATION	765,094	1,812,125	3,393,756
MEDIAN HH INCOME	\$70,384	\$84,264	\$79,653
LABOR FORCE	388,030	728,707	1,349,708
BLUE COLLAR LABOR FORCE	19.4%	17.8%	18.1%

## MARKET INDICATORS

- POPULATION GROWTH**
  - 2025 projected population: 33,454
  - 24.01% increase since 2020
- LABOR FORCE**
  - 66.8% of population = workforce age
  - 19.85% of workforce = blue-collar roles
- ECONOMIC OUTLOOK**
  - Future job growth: 42.6% (U.S. avg. 33.5%)



## LOCATION HIGHLIGHTS

- Prime Sabal Park campus (1,000 + acres)
- Quick access to I-75, I-4 & Selmon Expy
- High visibility on Queen Palm Dr.
- Near restaurants, hotels & retail

US HWY 301	0.6 Miles	CSX Intermodal	3.4 Miles
I-75	1.7 Miles	Port Tampa Bay	6.1 Miles
I-4	2.2 Miles	I-275	6.3 Miles
SR-60	2.2 Miles	Tampa Int'l Airport	12.6 Miles
Selmon Expwy	3.1 Miles	Lakeland	24.3 Miles
US HWY 41	3.1 Miles	St. Petersburg	27.7 Miles

LEASED BY:



OWNED BY:



## CONTACT US



**JESSICA MIZRAHI, SIOR**

FOUNDING PRINCIPAL  
813.804.0886  
[JMIZRAHI@LEE-ASSOCIATES.COM](mailto:JMIZRAHI@LEE-ASSOCIATES.COM)



**JULIA SILVA, SIOR**

PRESIDENT - FOUNDER | BROKER  
813.230.8008  
[JSILVA@LEE-ASSOCIATES.COM](mailto:JSILVA@LEE-ASSOCIATES.COM)

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