

## 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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## 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

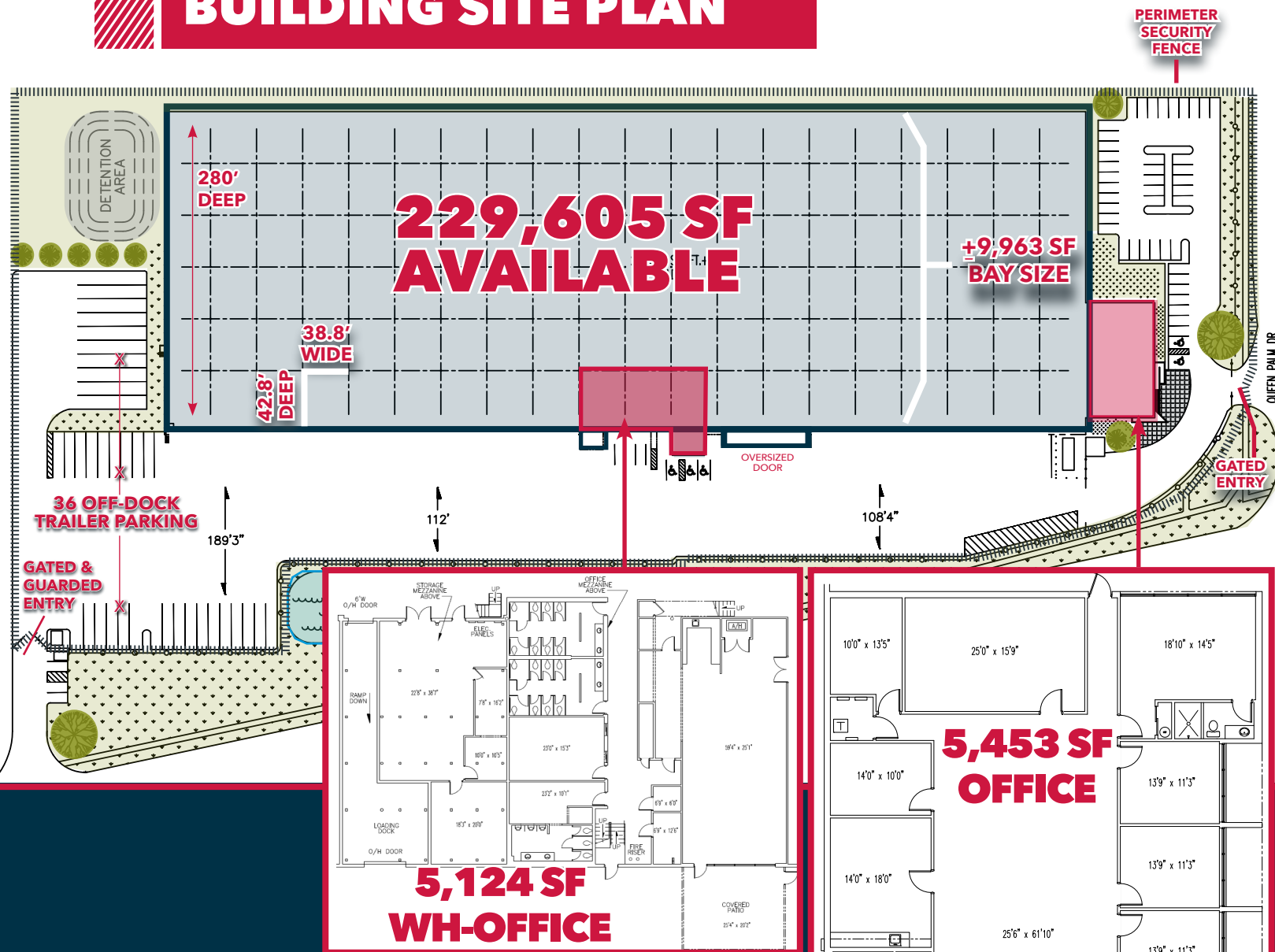
**LIGHTING:**

Motion LED Warehouse Lights

**WAREHOUSE SKYLIGHTS:**

Replacement in 2026

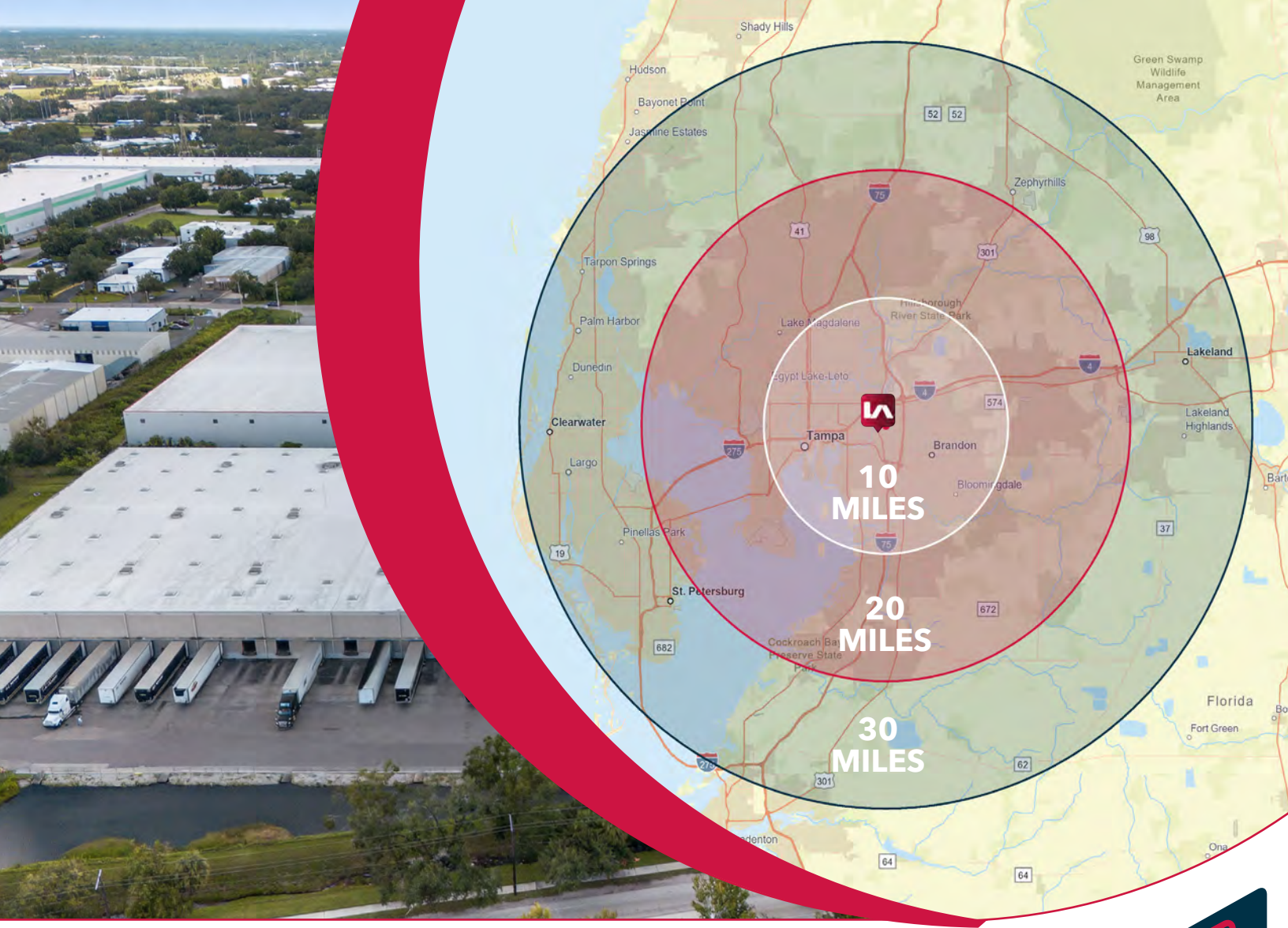
# BUILDING SITE PLAN



## 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

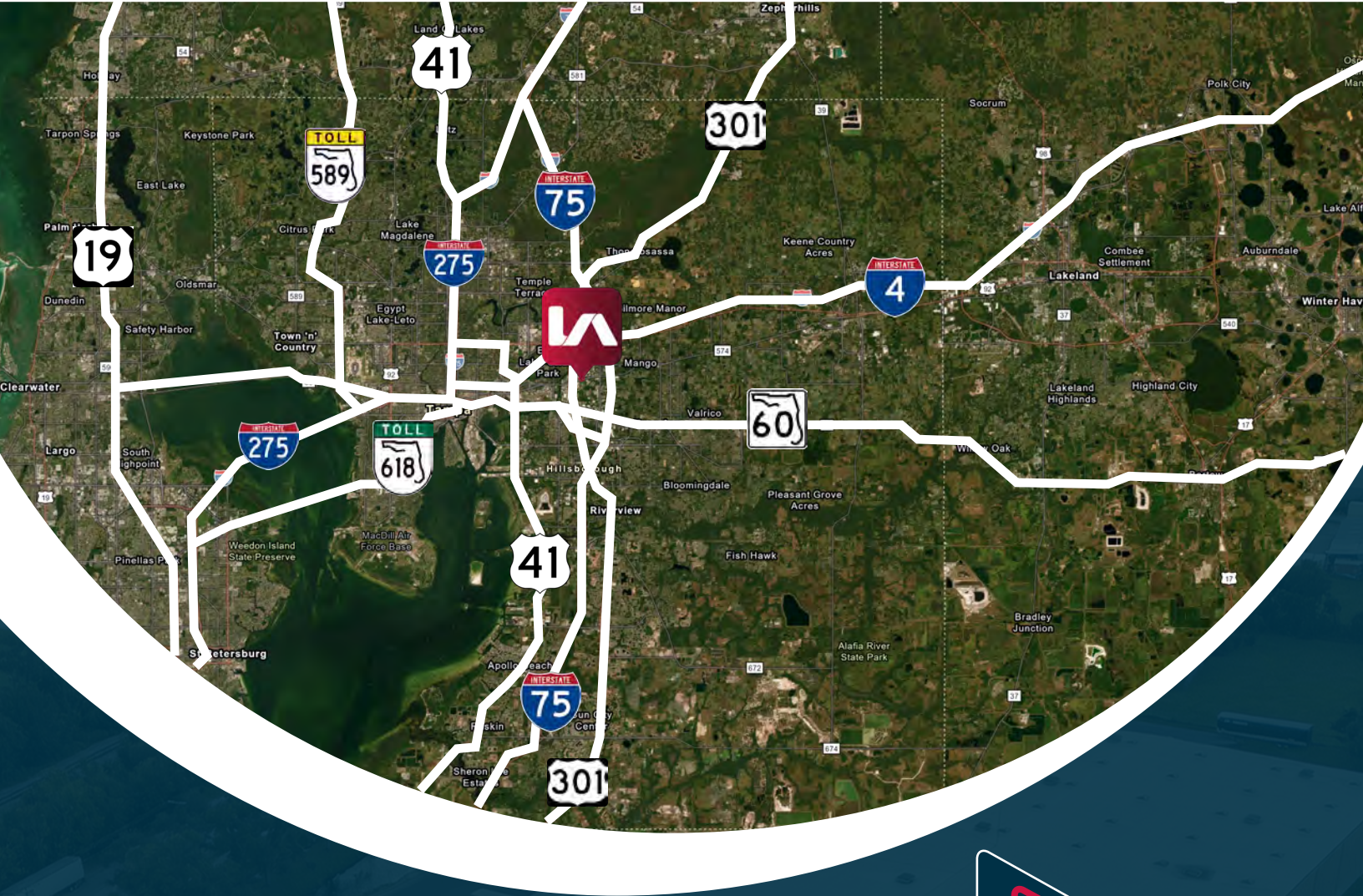
- 66.8% of population = workforce age
- 19.85% of workforce = blue-collar roles



### 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 Expwy
- High visibility on Queen Palm Dr.
- Near restaurants, hotels & retail

US HWY 301	0.6 Miles
I-75	1.7 Miles
I-4	2.2 Miles
SR-60	2.2 Miles
Selmon Expwy	3.1 Miles
US HWY 41	3.1 Miles

CSX Intermodal	3.4 Miles
Port Tampa Bay	6.1 Miles
I-275	6.3 Miles
Tampa Int'l Airport	12.6 Miles
Lakeland	24.3 Miles
St. Petersburg	27.7 Miles



LEASED BY:



OWNED BY:



## 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

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