

FOR SALE

15,000 SF FREESTANDING WAREHOUSE | EAST TAMPA, FL

736 1ST ST SW, RUSKIN, FL 33570



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**LOBER**  
REAL ESTATE  
[www.LoberRealEstate.com](http://www.LoberRealEstate.com)

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## PROPERTY OVERVIEW



### PROPERTY DETAILS

#### PROPERTY INFO:

- **LAND:** ±0.35 Usable Acres of Outdoor Storage
- **BUILDING:** 15,000 SF (Approx. 1,200 SF Office)
- **LOADING:**
  - 2 Front Loading Dock High Doors
  - 1 Rear Facing Oversized Roll Up Door (14'H x 14'W)
  - 1 Van High Door to the Side

**POWER:** 3-phase

- **CLEAR HEIGHT:** 18' - 20' ft
- **CONSTRUCTION:** Metal with Steel Frame
- **RENOVATIONS:** Newer Roof & Recent Interior Renovations

#### ZONING:

- "CI" Commercial Intensive - This zoning allows a wide range of industrial and commercial uses, including warehousing and distribution, light manufacturing, office and administrative services, wholesale operations, contractor yards, and transportation or logistics-related uses.

#### LOCATION:

- Located just off U.S. Route 41, the property offers excellent visibility and immediate access to State Road 674 (College Avenue), connecting directly to Interstate 75. I-75 provides quick northbound access to Tampa and southbound access toward Sarasota, making this site ideal for logistics, distribution, and service-oriented operations requiring seamless connectivity throughout the Tampa Bay corridor.



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## PROPERTY PHOTOS



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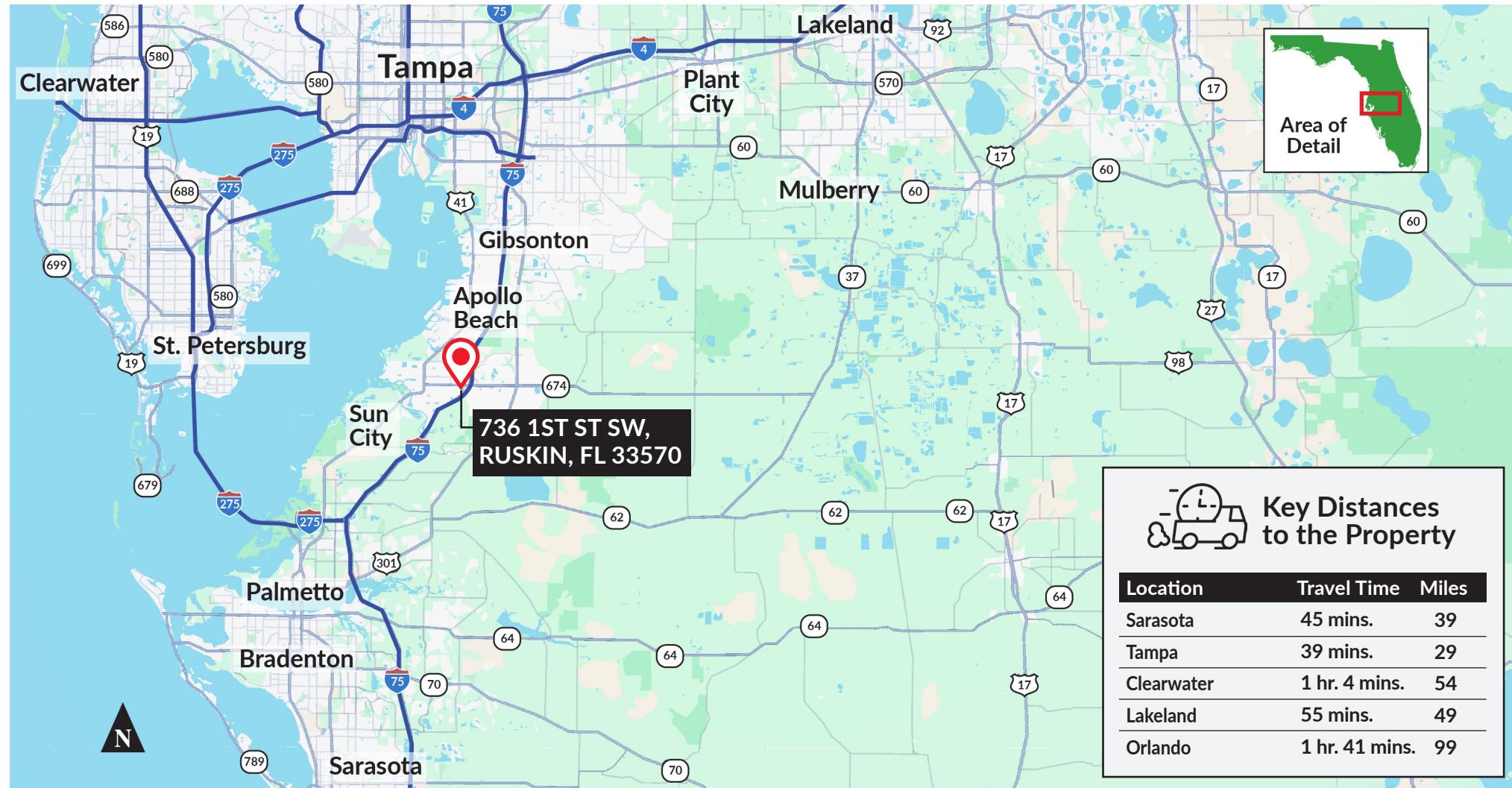
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## LOCATION MAP



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