



PROPERTY FEATURES

- +/- 4.56 Acres - Secured Outdoor Storage Yard
- 2,000 SF Office Building - 5 Offices + Lobby + Break Room + 2 Restrooms
- New Construction Delivery Q1 - 2025
- Zoning: Heavy Industrial
- Ideal Uses: Tractor Trailer Parking, Laydown Yard, Contractors Yard, etc
- Short drive times to I-4 (25 min) I-75 (40 min) Port of Tampa (50 min) Port of Manatee (55 min) and Orlando (1 hr).

ABOUT THE PROPERTY

The Pixley Berkowitz Team with Engel & Völkers presents a incredible opportunity to purchase a +/- 4.56-acre secured outdoor storage facility with a 2,000 SF office building in Mulberry. Construction begins in Q2 2024 with estimated delivery in Q1 2025. The property features a 2,000 SF office building with 5 offices, a lobby, break room, and 2 restrooms. Ideal for tractor-trailer parking (85 spaces proposed), laydown yard, contractors yard, container storage (multi-level), and other outdoor storage needs. Prime location with short drive times to I-4 (25 min), I-75 (40 min), Port of Tampa (50 min), Port of Manatee (55 min), and Orlando (1 hr). Secure this rare property now while construction finishes.

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