

COMMERCIAL PROPERTY MEMORANDUM

4506 Quality Lane, Tampa, FL 33634

1. PROPERTY OVERVIEW

Property Type: Industrial / Warehouse with Office

Address: 4506 Quality Lane, Tampa, FL 33634

Building Size: ±28,702 SF

Land Size: ±1.8 Acres

Zoning: Industrial (Buyer to Verify)

Improvements: - Metal industrial warehouse - Three (3) private offices - Three (3) bathrooms - Extensive warehouse and storage areas - High clear-span interior suitable for heavy industrial use - Multiple grade-level doors - Fenced and gated yard with lockable access - Large concrete yard for parking, loading, and outdoor storage

Site Features: - Secured perimeter with gates - Excellent truck access - Ample on-site parking - Functional layout suitable for owner-user or investor

2. PROPERTY PHOTOGRAPHS

Front Office & Building Exterior

Metal industrial façade with dedicated office entrance and professional street presence.

Warehouse & Yard Access

Wide concrete drive with excellent truck circulation and gated access.

Secured Gated Yard

Fully fenced and lockable gates providing secure outdoor storage and controlled access.

Warehouse Interior

Clear-span industrial space with heavy-duty flooring, skylights, and functional workflow layout.

Covered Outdoor Storage

Additional covered storage structures ideal for staging, materials, or equipment.

3. MARKETING DESCRIPTION

4506 Quality Lane presents a rare opportunity to acquire a well-located industrial facility in the heart of Tampa's established industrial corridor. Situated on approximately 1.8 acres, this ±28,702 SF warehouse offers a flexible layout ideal for manufacturing, distribution, fabrication, or owner-user operations.

The property features three front offices, three bathrooms, and expansive warehouse space with clear-span functionality. The fully fenced and gated site provides secure access and ample outdoor storage, a highly desirable feature in today's industrial market. A large concrete yard accommodates truck circulation, equipment storage, and employee parking.

With proximity to major transportation routes, Tampa International Airport, Port Tampa Bay, and regional highways, the property offers exceptional logistical advantages. This asset is well-suited for users seeking long-term operational stability or investors looking for a strong industrial holding in a supply-constrained market.

4. INDUSTRIAL PROPERTY INVESTMENT OVERVIEW

Investment Highlights: - Large land-to-building ratio with 1.8 acres - Secure gated facility - Functional industrial layout with office buildout - Strong Tampa industrial demand fundamentals - Ideal for owner-user or investor

Market Fundamentals: - Tampa industrial vacancy remains historically low - Strong demand from manufacturing, logistics, and service users - Limited availability of gated industrial sites with yard space - Continued population and economic growth in the Tampa Bay region

Value-Add Potential: - Ability to lease excess yard or warehouse space - Potential modernization of office areas - Long-term appreciation driven by land value and infill location

5. COMPARABLE INDUSTRIAL PROPERTIES (MARKET COMPS)

Comparable 1 - Sold - Location: Airport West / Westshore Area, Tampa, FL - **Building Size:** ±25,000 SF - **Land Size:** ±1.4 Acres - **Sale Price:** ±\$5,750,000 - **Price/SF:** ±\$230/SF - **Notes:** Gated industrial facility with yard; strong airport proximity

Comparable 2 - Sold - Location: Northwest Tampa Industrial Corridor - **Building Size:** ±30,000 SF - **Land Size:** ±2.0 Acres - **Sale Price:** ±\$6,300,000 - **Price/SF:** ±\$210/SF - **Notes:** Manufacturing warehouse with secured outdoor storage

Comparable 3 - Active / Pending - Location: West Tampa Industrial Submarket - **Building Size:** ±27,500 SF - **Land Size:** ±1.7 Acres - **Asking Price:** ±\$6,100,000 - **Price/SF:** ±\$222/SF - **Notes:** Owner-user oriented industrial asset with fenced yard

6. FINANCIAL SNAPSHOT – OWNER-USER SCENARIO

Estimated Purchase Price (Market Range): \$5,900,000 – \$6,300,000

Owner-User Financing Assumption: - Loan Type: Conventional / SBA 504 (buyer to verify) - Down Payment: 10% – 20% - Loan Amount (80% LTV example): \$4,800,000 - Interest Rate (est.): 6.75% - Amortization: 20 years

Estimated Monthly Debt Service: ±\$36,500

Annual Debt Service: ±\$438,000

Implied Occupancy Cost: - \$438,000 / 28,702 SF \approx **\$15.26/SF (gross)**

Owner-User Advantage: Comparable industrial lease rates in this submarket range from \$16.00 – \$19.00/ SF NNN, positioning ownership as a cost-effective alternative while building long-term equity.

7. SUMMARY

4506 Quality Lane offers a compelling industrial acquisition opportunity with scale, security, and flexibility. The combination of a sizable warehouse, multiple offices, gated yard, and prime Tampa location positions this property as a strong long-term investment or operational headquarters for an industrial user.

This memorandum is intended for marketing purposes only and does not constitute a representation or warranty. All information should be independently verified by prospective purchasers.