



# IOS Lease Opportunity

## Offer Memorandum

Tampa Industrial Land Lease Opportunity

5960 Jensen Rd Tampa, FL 33619



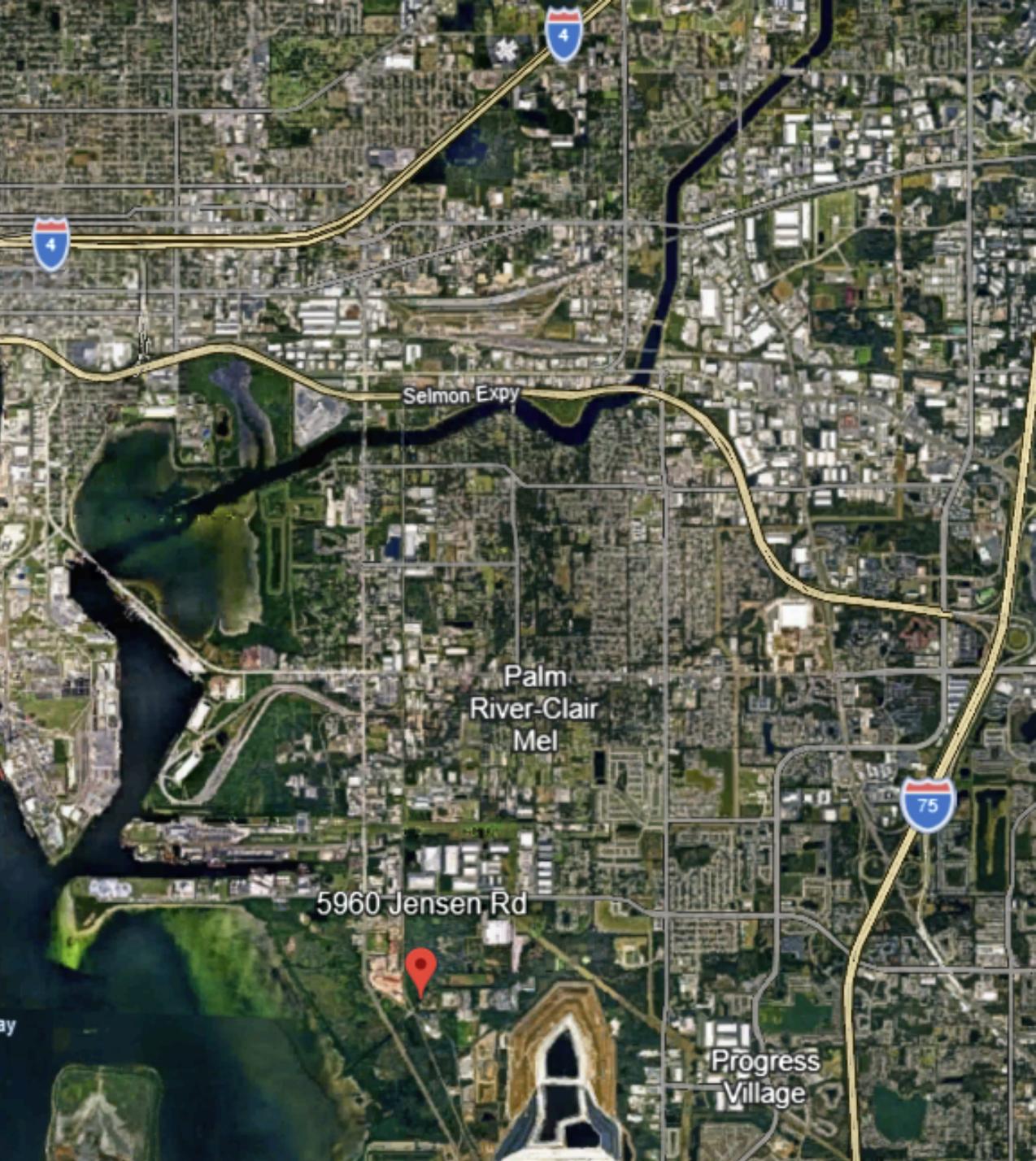
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# Property Summary

## Call for Pricing



Lot Size	7.50 Acres
Buildings SF	2,400 SF WHSE + 2,145 SF Office
Property Type	Industrial Outdoor Storage
Lease Term	36-60 Months (Negotiable)
Lease Rate	Call for pricing
Lease Structure	NNN
Zoning	AI
Parcel ID	U-10-30-19-ZZZ-000001-67820.0



## EXECUTIVE SUMMARY

5960 Jensen Rd is a 7.50-acre industrial land lease opportunity located in Tampa, Florida. The property offers flexible outdoor space suitable for a variety of industrial and commercial uses, including contractor yards, equipment storage, fleet parking, and other industrial outside storage (IOS) operations.

Situated within an established industrial and commercial corridor, the site provides strong accessibility to major transportation routes and the broader Tampa Bay region. This opportunity allows tenants to secure strategically located industrial land in one of Florida's most active logistics and industrial markets.

## PROPERTY HIGHLIGHTS

- 7.50 Acres of Industrial Land Available
- Fenced and with fresh gravel
- Immediate availability for lease
- 2,400 sf warehouse with 4 grade-level doors (14H by 12W) and 2,140 sf office
- Single Phase Power - 200 AMP
- Ideal for contractor yards, equipment storage, or fleet parking
- Located next to the port of Tampa
- Ability to subdivide the property

### Drive Times

- US-41: 0.9 miles | 3 minutes
- I-75: 5.1 miles | 9 minutes
- US Hwy 301: 6.5 miles | 12 minutes
- Port Tampa Bay: 7.8 miles | 15 minutes
- Downtown Tampa: 8.2 miles | 15 minutes
- Tampa International Airport (TPA): 15.2 miles | 22 minutes



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