

FOR SALE - 15.540 UPLAND AC & 6.268 SUBMERGED AC

EXTREMELY RARE DEEP-WATER ACCESS WITH PORT BERTH

3602 PORT SUTTON RD. TAMPA, FL 33619



PROPERTY HIGHLIGHTS

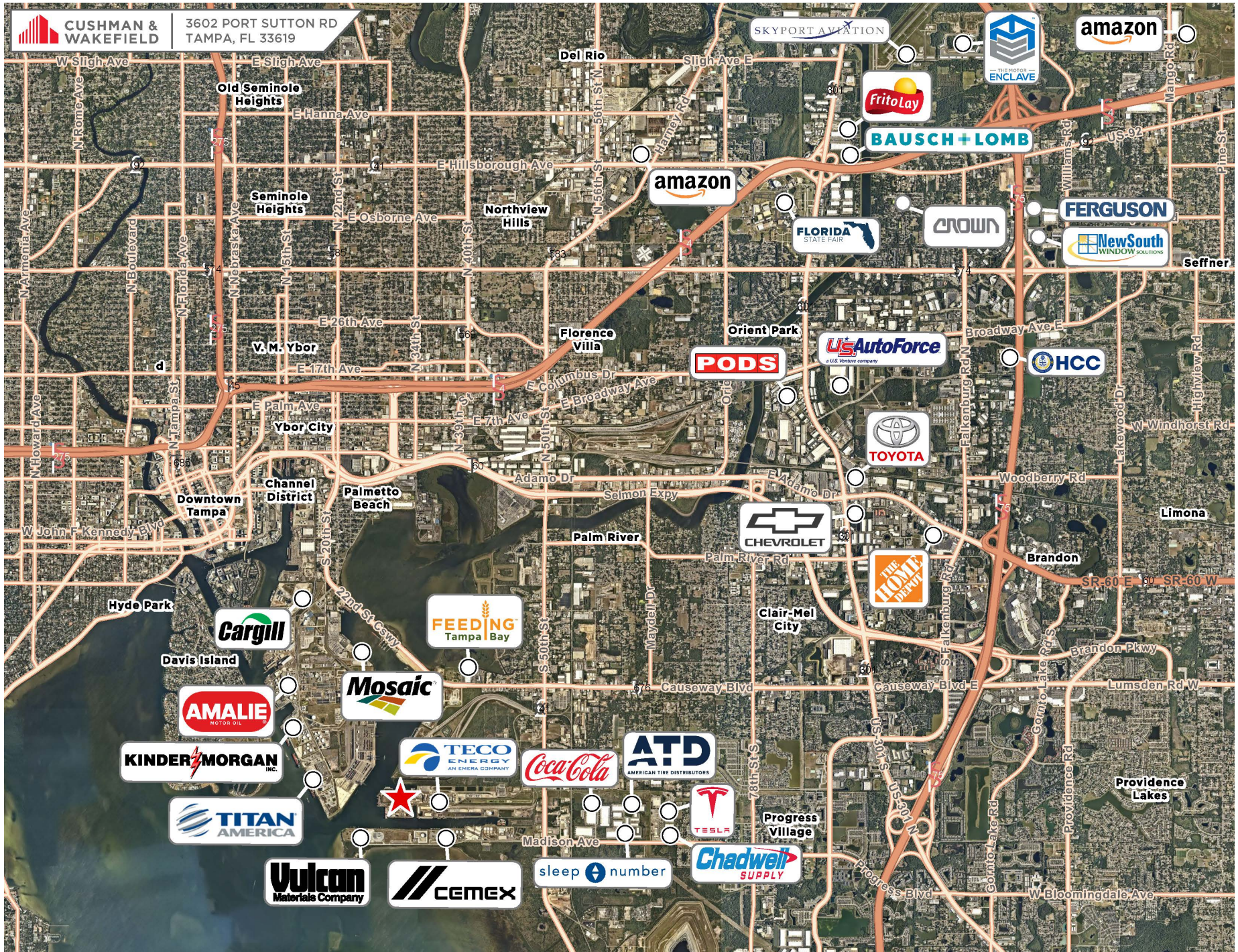
Upland Acres	15.540
Submerged Acres	6.268
Total Acres	21.808
Office/Warehouse Building	2,970 SF +/-
Water Depth at Berth	32' - 34'
Concrete Dock	450' x 40'
Zoning	Manufacturing (M)
Future Land Use	High Industrial (HI)
Water & Sewer	On-Site Provided by City of Tampa



AERIAL PHOTOS



LOCATION MAP



EXPANSIVE ONE-DAY INLAND TRUCKING AND DIRECT OCEAN CARRIER ROUTES



POPULATION CENTERS AS FAR AS ATLANTA, CHARLOTTE, ORLANDO AND MIAMI ARE WITHIN A ONE-DAY TRIP

PORT TAMPA/SUTTON IS THE CLOSEST FULL SERVICE US PORT TO THE PANAMA CANAL

- CURRENT INTERNATIONAL CARRIERS:**
- SEATRADE
 - TRANS GULF SHIPPING
 - MEDITERRANEAN SHIPPING
 - CMA CGM
 - COSCO
 - ZIM LINE
 - LINEA PENINSULAR



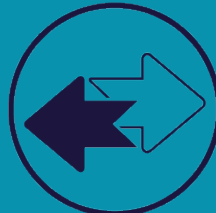
23.3M

TOTAL POPULATION



+319,109

POPULATION GAIN
(2024)



1.0M

NET MIGRATION
(2020-2024)

(DOMESTIC/INTERNATIONAL)



11M

LABOR FORCE



3.3%

UNEMPLOYMENT
RATE (2024)



5.5%

STATE CORPORATE
INCOME TAX RATE

FLORIDA JOB & ECONOMY

OVERVIEW

Florida's economy repositioned over the past two decades. The shift from a reliance on agriculture and tourism to more advanced industries, including high-tech, life sciences, healthcare, business service, and eCommerce helped to diversify the economy and softened the blow of job losses during the pandemic. There are 10.5 million people in the civilian labor force in a right-to-work state.

Florida's \$1.6 trillion economy is the 4th largest in the US and ranks 15th in Gross Domestic Product (GDP) among the world's largest economies. With \$68.9 billion in goods exported in 2023, Florida is an export powerhouse and 6th highest among all states. One out of every five companies that exports in the U.S. is in Florida.

The world's focus has shifted to Florida's success story as the state has seen a massive influx of population growth. In 2023, Florida was the #2 place people moved to in the U.S.

The state has and is investing in its infrastructure. Florida also has two of the world's busiest airports. Both Miami and Orlando have international airports that cater to millions of tourist visitors.

WHY FLORIDA?



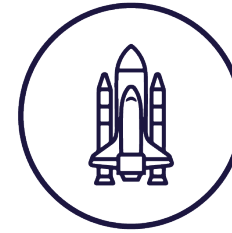
19

COMMERCIAL SERVICE AIRPORTS



15

DEEP-WATER SEAPORTS



2

ACTIVE SPACEPORTS



122,000+

HIGHWAY MILES



3,800

FREIGHT RAIL TRACKS

#1

BEST STATE FOR
INFRASTRUCTURE

USA TODAY

#1

STATE FOR
HIGHER
EDUCATION

U.S. NEWS &
WORLD
REPORT 2024

#1

BEST STATE IN
THE SOUTHEAST
FOR BUSINESS
TAX ENVIRONMENT

TAX FOUNDATION

#3

LARGEST
WORKFORCE
IN THE U.S.

U.S. CHAMBER OF
COMMERCE

#4

BEST TAX
CLIMATE

#4

BEST STATE
FOR HIGH-TECH
EMPLOYMENT

TECHAMERICA

#5

BEST STATE
FOR BUSINESS

NO

PERSONAL STATE
INCOME TAX

PRO-BUSINESS CLIMATE

INDUSTRY HIGHLIGHTS

Tourism - With over 135 million visitors to the state in 2023, tourism is one of the top economic engines for Florida, generating over \$100 billion in economic activity annually. Domestic tourism dominates with 91% of visitors, many of them repeats and 9% coming from international markets.

Trade - Florida benefits from its location and is ideally positioned to be a global hub for the trade & transportation sector. In April 2024 the trade, transportation, and utilities sector gained the most jobs among all major industries, adding 14,900 jobs (+0.7 percent) from March 2024 (Florida Commerce).

Technology - Florida employs over 539,000 workers in the tech sector, the fourth highest of any state in the U.S., and has nearly 38,000 technology businesses, the third most of any state.

Professional and Financial Services - Florida is home to the 3rd largest cluster of insurance and banking companies in the U.S. This is a direct result of the state's pro business policies, and further accelerated by direct access to an educated and diverse labor pool. As of 2024, Florida has 900,000 workers in the financial, insurance, and professional services area.

Space Industry - One bright spot for Florida's economy recently is its growth in the space industry. Two active spaceports highlight the importance the aviation and aerospace industry played in Florida's development and growth. There are over 17,000 aerospace-related companies in the state which employ over 130,000 people. Florida serves as a launch site for Elon Musk's Space X project, which continues to innovate space travel and exploration.

Healthcare - With a growing retirement-age population, healthcare adds almost \$130 billion to the state's economy annually. Healthcare supports the addition of over 900,000 new direct and indirect jobs.



Largest Workforce
IN THE UNITED STATES



IN THE U.S. IN
OVERALL NUMBER
OF TECHNOLOGY
BUSINESSES

IN TOTAL TECH SECTOR
EMPLOYMENT IN THE U.S.

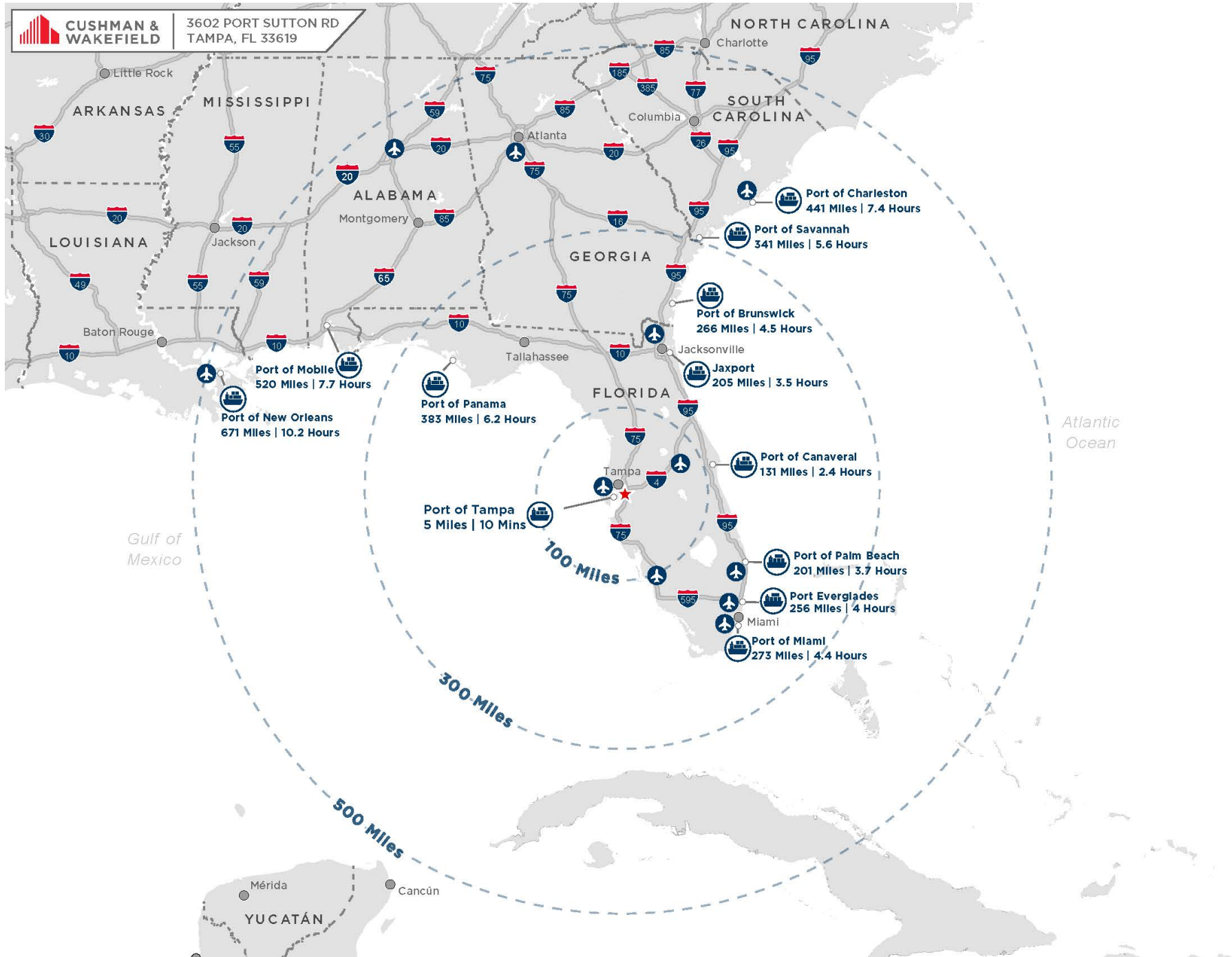


22
FORTUNE 500
COMPANY
HEADQUARTERS



20%
OF U.S. COMPANIES
EXPORTING GOODS
INTERNATIONALLY
ARE IN FLORIDA

LOCATION MAP



2024

COST OF LIVING INDEX

102

FLORIDA

143

CALIFORNIA

123

NEW YORK



40%

MORE AFFORDABLE
THAN CALIFORNIA



20%

MORE AFFORDABLE
THAN NEW YORK

CONSISTENT POPULATION GROWTH

Florida is the third most populous state in the nation after California and Texas. Florida experiences significant population inflows from other states due to its robust economy and high quality of life.

Florida's lack of state income tax has always been a reason for tax migration from higher tax states in the north. Migration to Florida was accelerated with the passage of the 2017 federal tax reform package and even more so in 2020 when the pandemic hit. People began fleeing tax-heavy states in lockdown for a better quality of life. New York and California top the list of states losing the most population base.

On average, Florida netted over 874 new residents every day in 2023.

2024 COST OF LIVING

STATE	COST INDEX	GROCERY	HOUSING	UTILITIES	TRANSPORTATION	MISC
Florida	102	104	108	100	97	99
California	138	111	200	141	141	114
New York	123	104	171	99	141	107



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