



PROPERTY FEATURES

- +/- 5.6 Acres - Secured Outdoor Storage Facility
- 6,900 SF Building w/ 4,500 SF Open Air Warehouse & 2,400 SF Office
- Office Features: 5 Offices + Lobby + Break Room + 2 Restrooms
- Zoning: Heavy Industrial
- Ideal Uses: Tractor Trailer / Trucking Facility, Laydown Yard, Contractors Yard, etc
- Short drive times to I-4 (25min) I-75 (40 min) Port of Tampa (50 min) Port of Manatee (55 min) and Orlando (1 hr)

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ABOUT THE PROPERTY

The Pixley Berkowitz Team with Engel & Völkers presents an incredible opportunity to purchase a +/- 5.6-acre secured outdoor storage facility in Mulberry, FL. Construction is slated to start in Q1 2026 and the property will feature a 6,900 SF Industrial Building with 4,500 SF of Open-Air Warehouse Space and 2,400 SF office space with 5 offices, a lobby, break room, and 2 restrooms. Ideal for tractor-trailer parking, trucking companies, 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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