

# FOR SALE \$2.28M

## 8,280 SF Warehouse/Showroom 0.809 Acres / Manufacturing

109 N. Falkenburg Rd. | Tampa, FL 33619



**DO NOT** visit the property without Bridgewater Commercial and do not contact the tenant or you will be disqualified from consideration.

**Shane Billings**

Broker Associate

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**Jack Wynne**

Broker Associate

727.519.3607

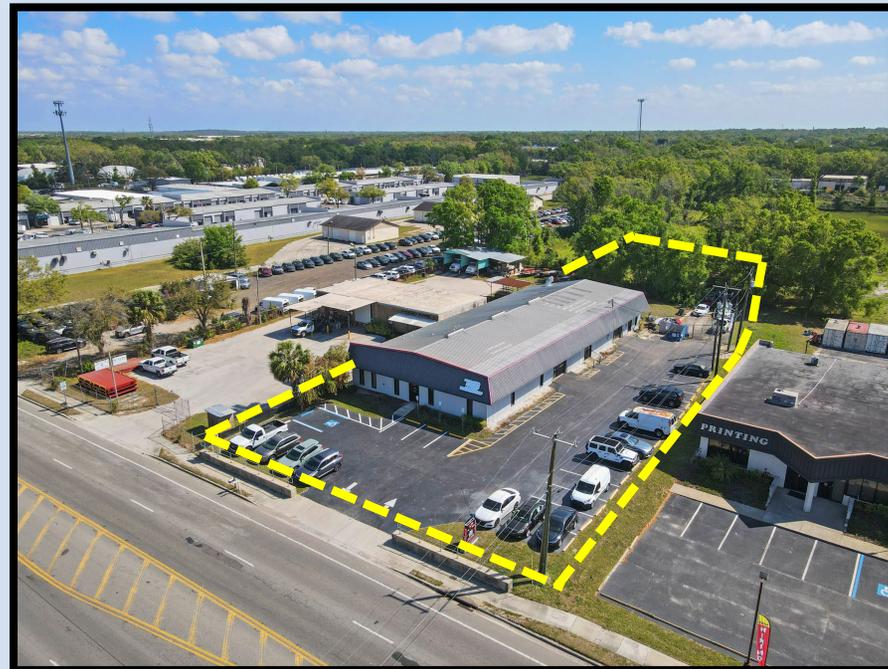
Jack@BridgewaterCommercial.com

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Bridgewater Commercial Real Estate  
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[www.BridgewaterCommercial.com](http://www.BridgewaterCommercial.com)

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## OFFERING HIGHLIGHTS

Price	\$2,280,000
Gross SF / Useable SF	9,088 / 8,280
Year Built / Renovated	1983 / 2021
Construction	Metal / Wood Truss
Clear Height	16.5' south eaves / 18' at peak
Truss Clear Height / Distance Apart	10' / 11.58'
Acres	0.809
Sewer & Water	Septic / Tampa
Power	3 Phase 220V
Flood Zone	Zone X
Traffic Count 2023	28,000
Zoning	Manufacturing (M)
Parking Spaces	24+

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Bridgewater Commercial Real Estate is excited to offer a rare chance to own a meticulously renovated 8,280 SF warehouse with a striking modern automotive showroom. This standout property features a polished concrete floor, lofty stained wood beam ceilings, and a 9' W x 7' T sliding wood barn door that seamlessly connects the showroom to the automotive shop. Updated in 2021 with major enhancements such as new electrical panels, an HVAC system with exposed ductwork and new 5-ton unit (2023), along with a freshly sealed parking lot with 24 striped spaces plus additional room for more. The HVAC system efficiently cools both the showroom and one of two shop areas, ensuring comfort and versatility.

Designed with practicality in mind, the building has two drive-in doors and generous shop space, making it adaptable for a wide range of commercial/manufacturing ventures. Zoned Manufacturing (M), this property is ideal for automotive businesses, equipment sales/service/rentals, contractors, furniture stores, dry cleaners, printers, food product retailers, or general retail. This property also appeals to investors seeking a blend of warehouse utility and showroom allure.

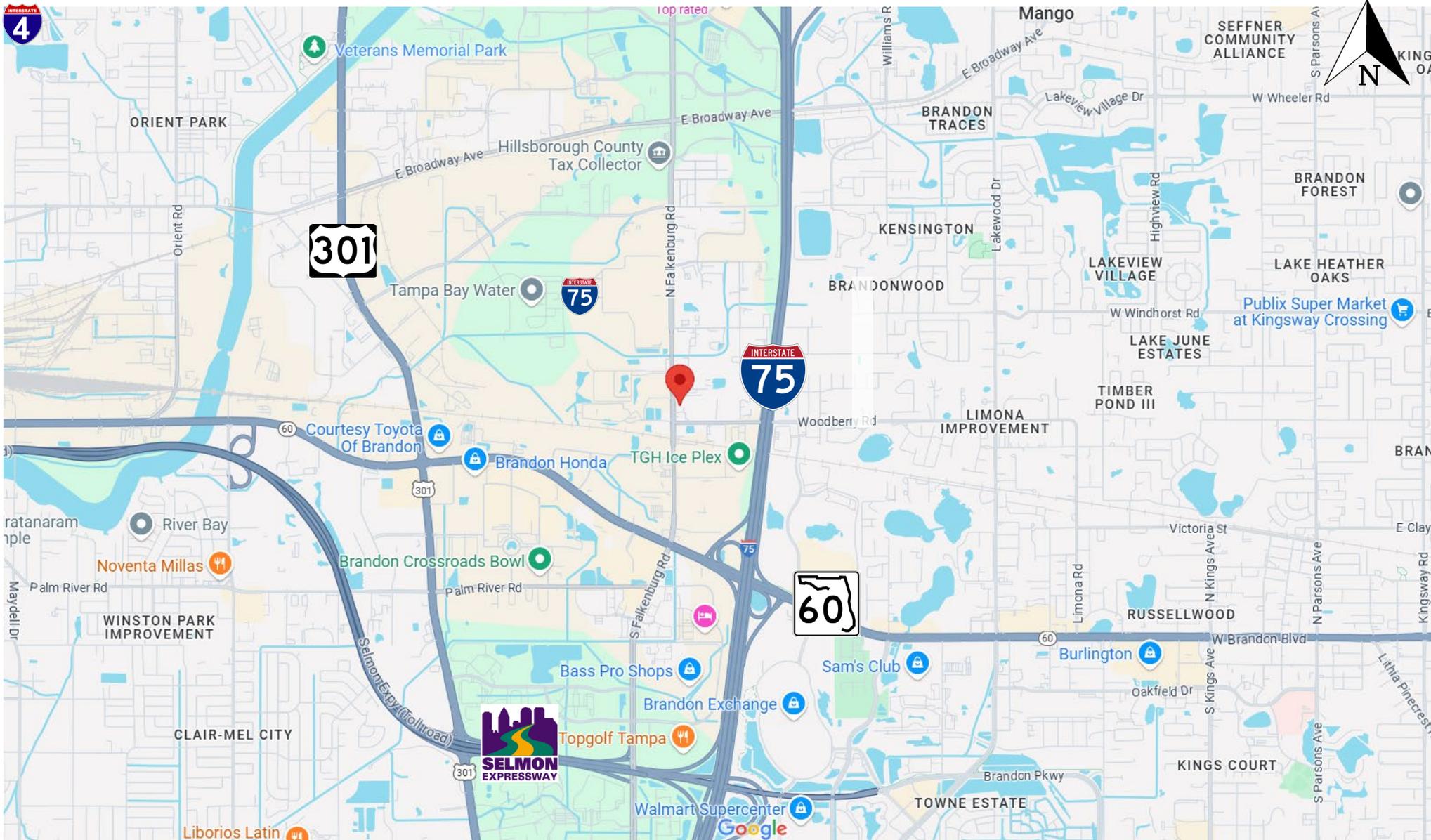
Located just 0.6 miles north of SR 60 on Faulkenburg Road, it enjoys exceptional visibility with over 28,000 daily passing vehicles. Situated in the growing Brandon market, it offers easy access to SR 60, I-75, I-4, and the Lee Roy Selmon Expressway. The location is further elevated by its proximity to a wealth of conveniences; just a two-minute drive south to restaurants, banks, healthcare, professional services, and a Home Depot-anchored shopping center. With its unbeatable location, contemporary upgrades, and endless potential, this is a unique opportunity to establish or grow your business in a high-traffic, high-growth area of East Tampa and Brandon. Don't miss your chance to secure this exceptional investment. Contact Bridgewater Commercial Real Estate today to learn more! <https://youtu.be/-D7FjAISXYk>

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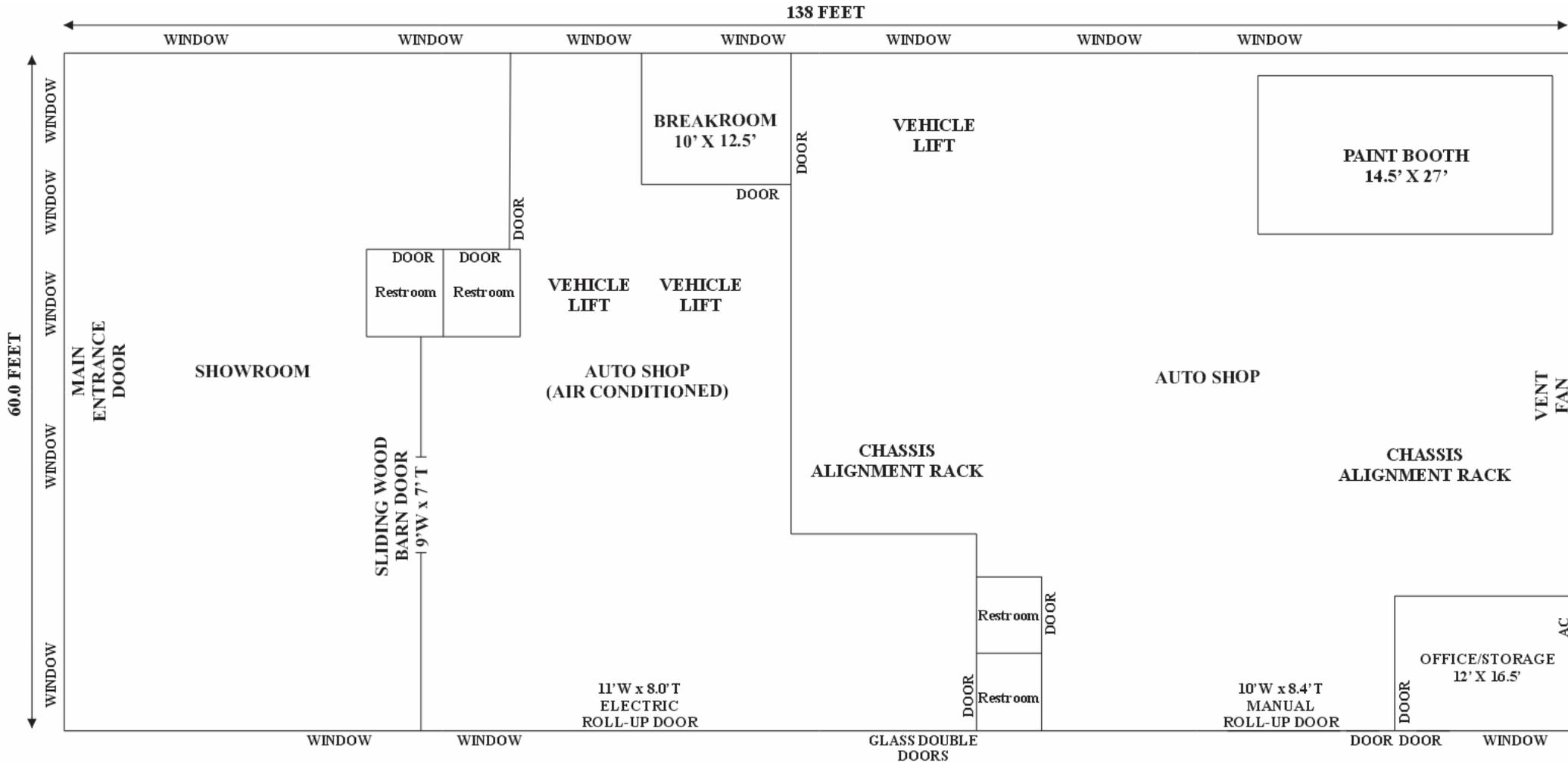


Scan for a photo montage video

### LOCATION MAP



**FLOOR PLAN**  
Per Property Appraiser: Gross SF 9,088 / Useable SF 8,280  
All Measurements Below Are Approximate



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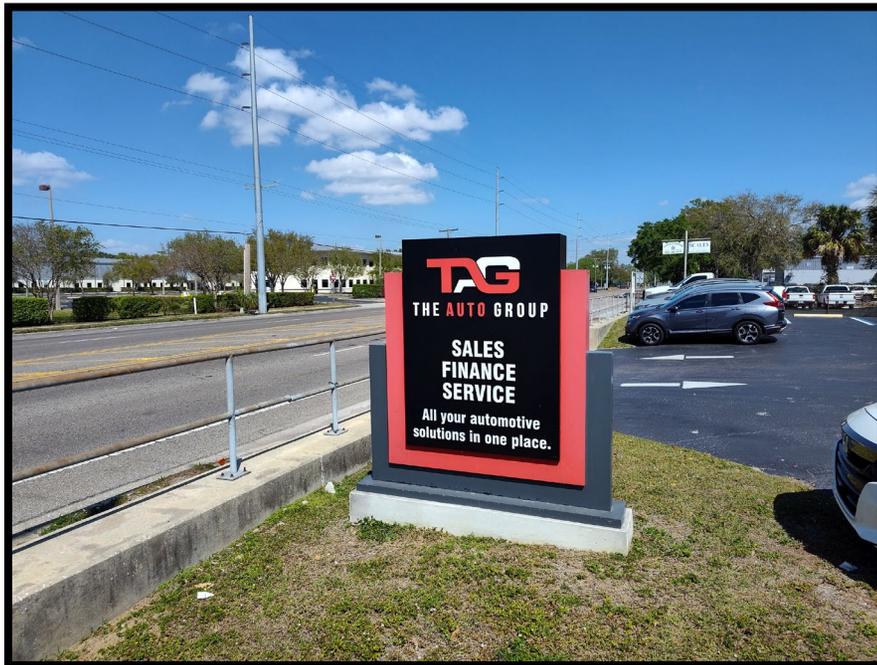
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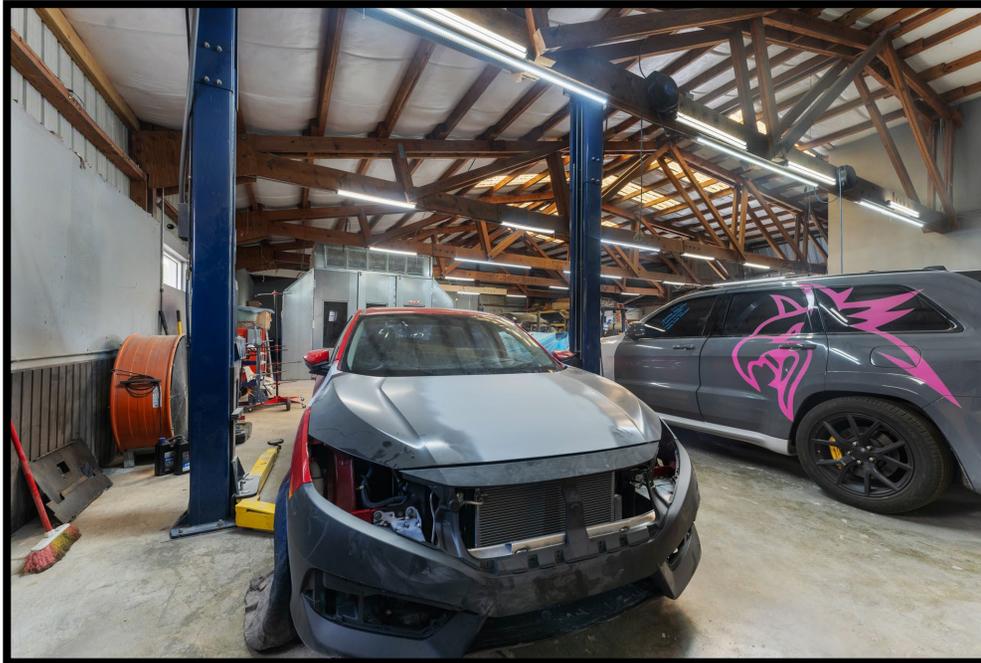
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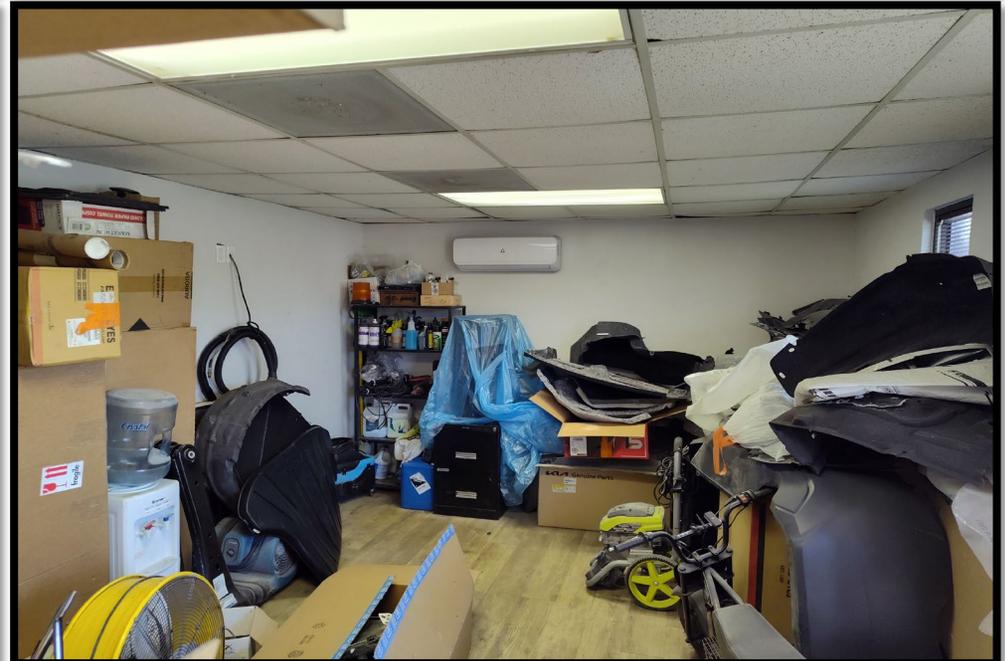
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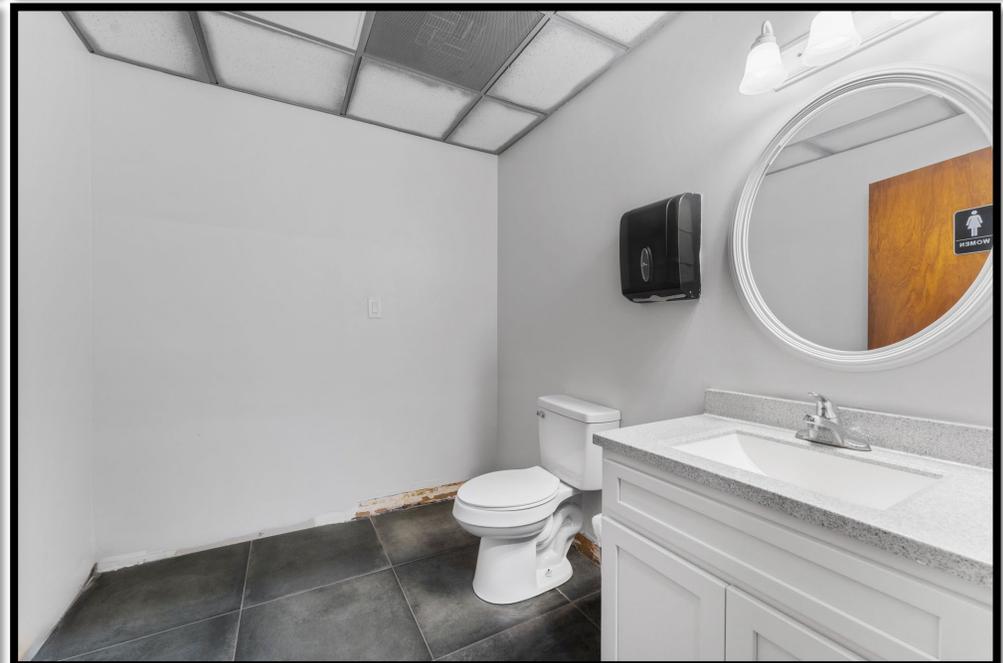


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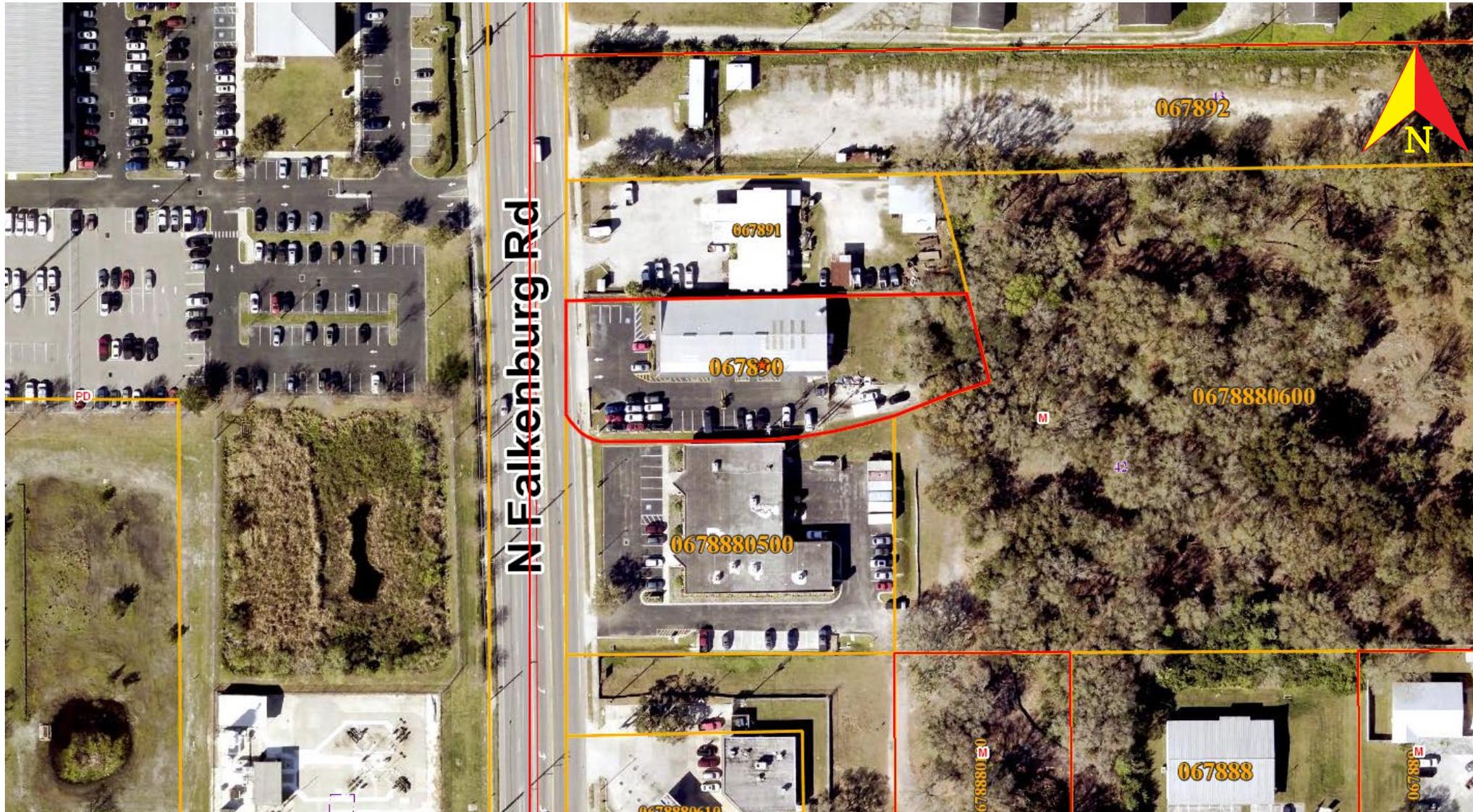


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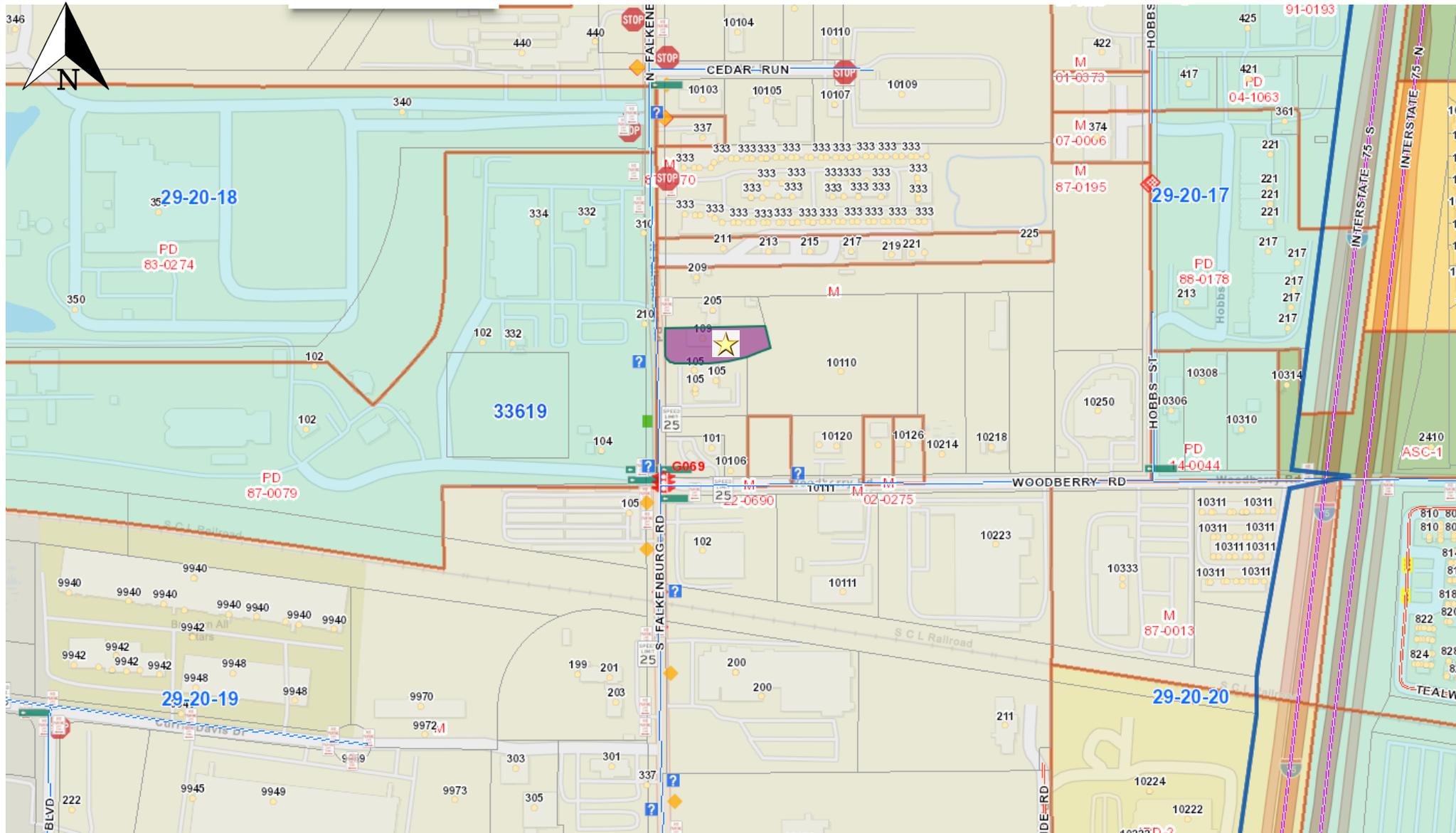
**AERIAL Overhead (Source Hillsborough County Property Appraiser 2024)**



## Flood Zone Map (Source Hillsborough County Property Appraiser 2024)



### Zoning Map (Source Hillsborough County [www.hcfl.gov](http://www.hcfl.gov))





**AERIAL OVERHEAD**



360  
Video

A square QR code located in the top right corner of the page, next to the text '360 Video'. The QR code is black and white.

**AERIAL NORTHWEST**



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## AERIAL NORTHWEST



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## AERIAL WEST



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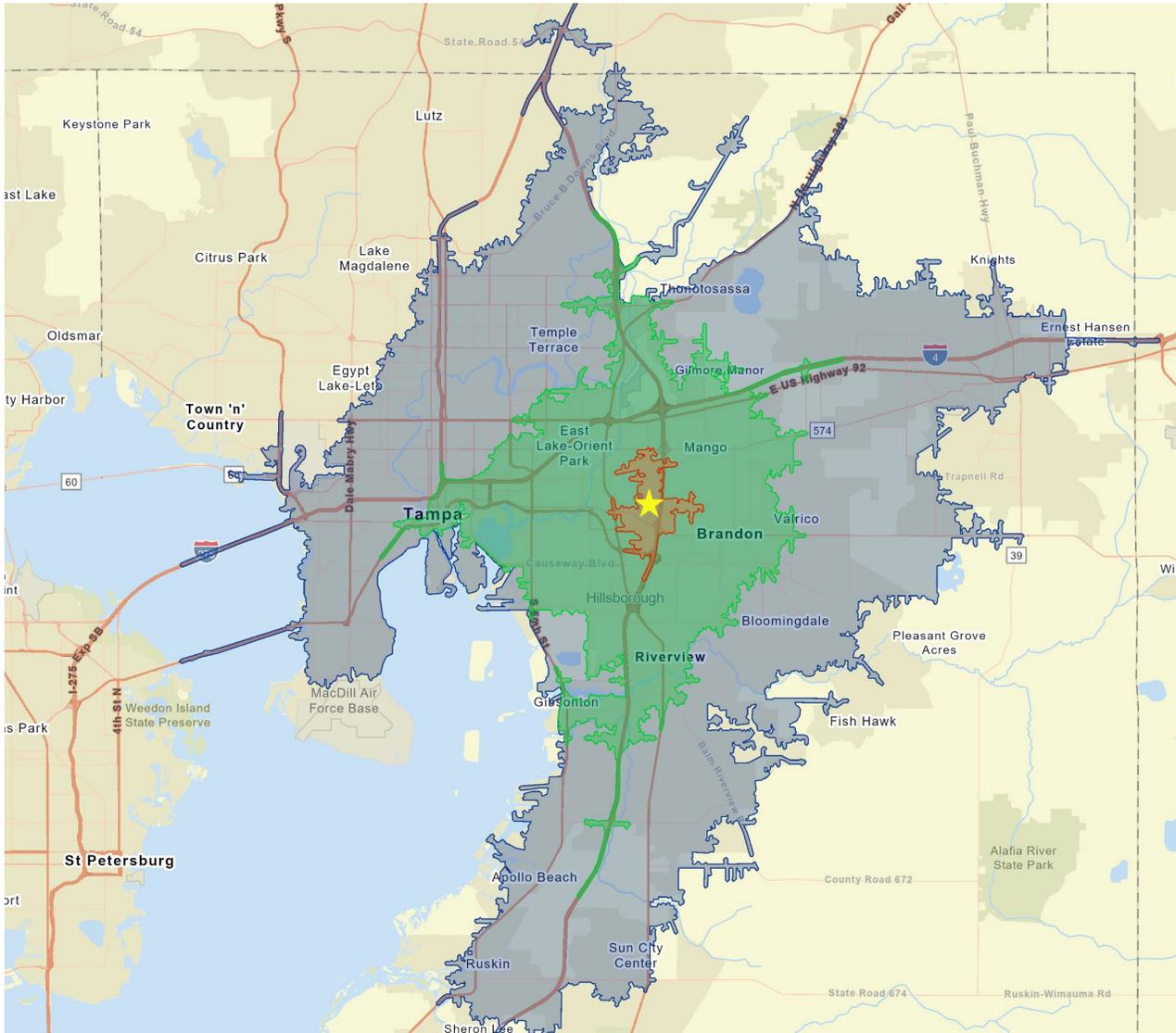
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## AERIAL SOUTHEAST



**5-15-25 MINUTE DRIVE TIMES**



**Total Population**

5 Minute Drive:	6,736
15 Minute Drive:	252,176
25 Minute Drive:	1,007,322



**Total Households**

5 Minute Drive:	2,259
15 Minute Drive:	99,933
25 Minute Drive:	391,512



**Daytime Workers**

5 Minute Drive:	12,921
15 Minute Drive:	209,385
25 Minute Drive:	627,692



**Median Age**

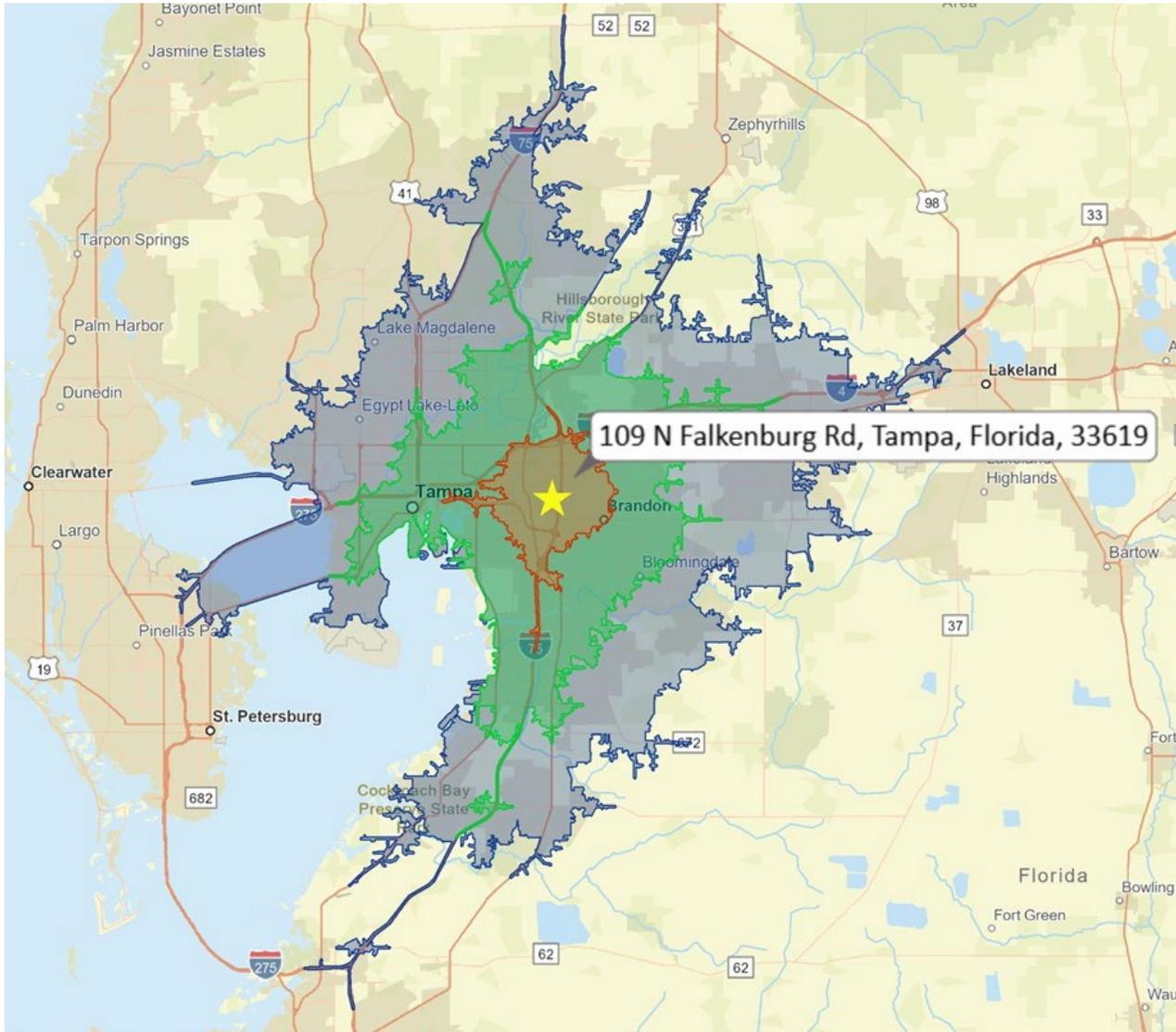
5 Minute Drive:	31.8
15 Minute Drive:	35.9
25 Minute Drive:	36.8



**Median HH Income**

5 Minute Drive:	\$59,848
15 Minute Drive:	\$66,365
25 Minute Drive:	\$71,535

**10-20-30 MINUTE DRIVE TIMES**



**Total Population**

10 Minute Drive:	87,052
20 Minute Drive:	589,006
30 Minute Drive:	1,328,779



**Total Households**

10 Minute Drive:	33,156
20 Minute Drive:	229,589
30 Minute Drive:	514,125



**Daytime Workers**

10 Minute Drive:	76,150
20 Minute Drive:	376,370
30 Minute Drive:	787,100



**Median Age**

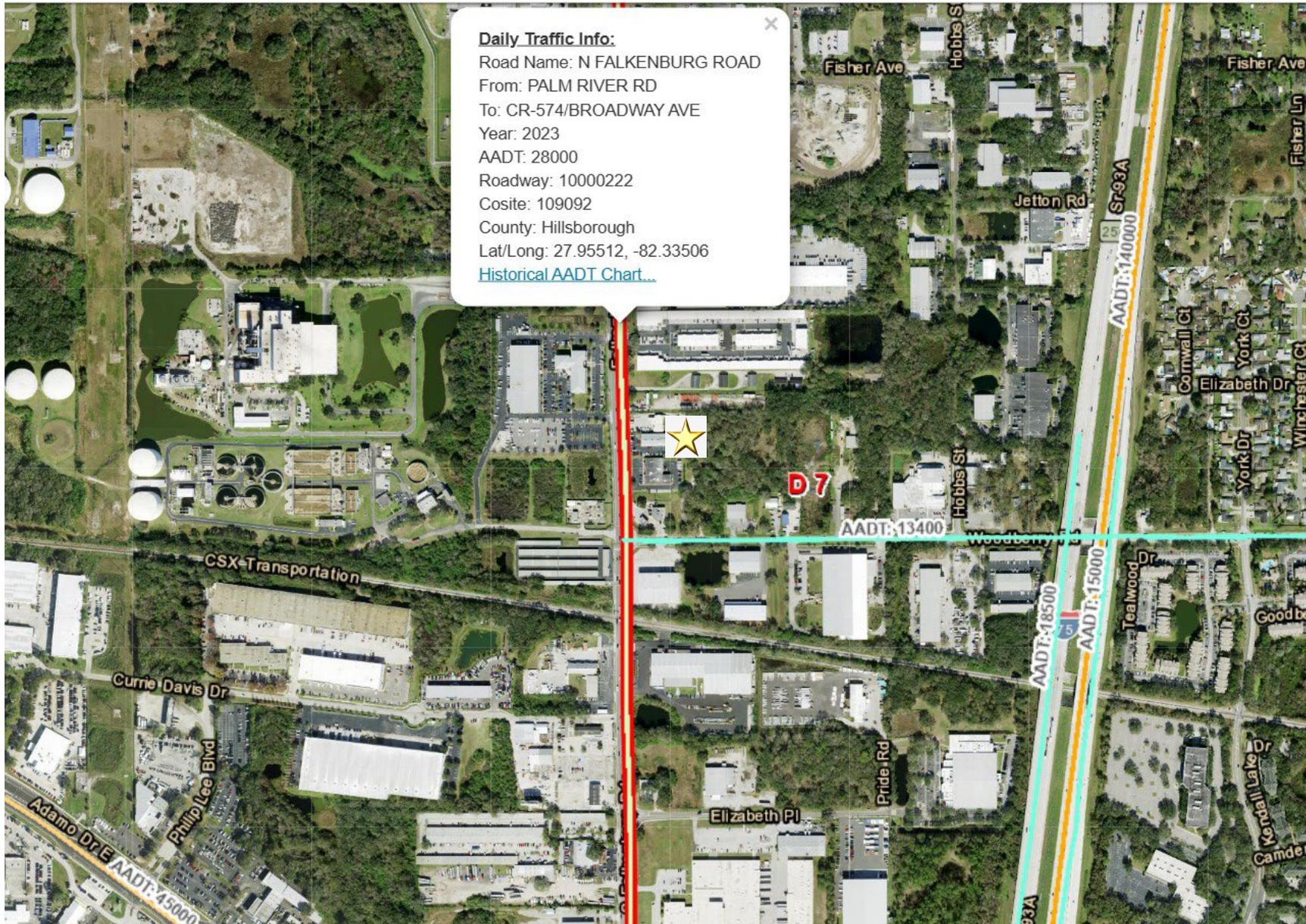
10 Minute Drive:	34.5
20 Minute Drive:	36.3
30 Minute Drive:	37.5



**Median HH Income**

10 Minute Drive:	\$64,120
20 Minute Drive:	\$71,555
30 Minute Drive:	\$74,310

## FDOT 2023 Traffic Counts



## EAST TAMPA INDUSTRIAL MARKET OVERVIEW (Source CoStar)

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The East Side Submarket remains one of the tighter submarkets in the Tampa region sitting at 4.0% as of the first quarter of 2025. In comparison, the overall market's vacancy rate is 6.2%. Industrial demand has trended positively over the past year with 940,000 SF of absorption. Much of that was driven by the completion and move-in by Coca-Cola into its new 730,000-SF facility along US 301. Unlike other areas of Tampa, the bulk of the properties completed in 2024 here are fully leased. In fact, only 170,000 SF is available in the properties built in 2024. The construction pipeline has slowed considerably as the number of build-to-suits has fallen. Overall, 340,000 SF is under construction in the submarket, down from 1.5 million SF from this time last year. Land availability is limited in the submarket, and it is possible that the submarket could see some office buildings demolished to make way for new industrial space.

Market participants have indicated that of all the industrial areas in Tampa, **the East Side Submarket has seen the most sizable rent increase over the past several years**. All told, the submarket's average asking rent has increased 63.4% over the past five years up to \$12.50/SF, on a triple net basis. Now, asking rents are on par here with Pinellas County and the Airport Submarket, which have long been known as the most expensive industrial areas. Rent growth will likely continue here but to a lesser extent than it was in years past. Land costs are increasing, especially if there is also a demolishing component. Asking rents for future projects will likely need to be in the low- to mid-teens, which could potentially spur further rent growth here.

## TAMPA AUTOMOTIVE MARKET OVERVIEW

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The automotive repair and sales industry in Tampa is characterized by a diverse range of businesses, including numerous auto repair shops and used car dealerships, suggesting a healthy demand for automotive services. The auto repair industry in Tampa, like much of the U.S., is likely experiencing steady growth in 2025, driven by several key factors. Nationally, the automotive repair and maintenance market is projected to grow from \$960.98 billion in 2024 to \$1,051.52 billion in 2025, reflecting a 9.4% increase. Tampa, as a major urban center in Florida with a growing population and a strong reliance on personal vehicles, is poised to align with or even exceed this national trend. Revenue for automotive mechanical and electrical repair and maintenance in the state was projected to reach approximately \$3.42 billion by 2024, according to forecasts from Statista. Given that Tampa is a major urban hub within Florida, it's reasonable to assume it contributes significantly to this figure. The repair sector is benefiting from an aging vehicle fleet; nationally, the average vehicle age is around 13 years for cars, and Tampa's car-dependent culture likely mirrors this trend. The rising cost of new vehicles—up 20% to 30% in recent years—has pushed many residents to maintain and repair their existing cars rather than purchase new ones. Cox Automotive indicated the U.S. used vehicle market saw around 35.3 million units sold in 2024, a slight dip from 36.2 million in 2023, but forecasts suggest a rebound to approximately 36.1 million units in 2025, driven by economic recovery and consumer preference for affordability.

## BROKER BIO'S



**SHANE BILLINGS**, Broker Associate - Tampa  
**Specialties:** Investment & Land Sales, Industrial & Office Sales & Leasing

Shane earned the title of Bridgewater's Top Producer in both 2021 and 2024. He holds a BS in Environmental Science from Indiana University and brings 30 years of experience in the environmental field—setting him apart from other Brokers. His expertise includes conducting over 1,000 environmental due diligence studies, primarily on commercial and industrial real estate across Florida. Shane offers property owners critical environmental insights, helping them tackle potential “red flags” early to avoid delays in transactions. He explains complex environmental issues in simple, accessible language and serves as a trusted resource for interpreting environmental consultant reports. His career success stems from delivering thorough, responsive service to clients and approaching every property deal as if it were his own investment. Shane has facilitated transactions from Pinellas to Polk Counties and northward to Citrus and Marion Counties. In 2025, Shane celebrates his ninth year in the commercial real estate industry.

**Jack Wynne**, Broker Associate – St. Petersburg  
**Specialties:** Office, Industrial, Automotive

Jack holds a B.A. in Economics from SUNY Oneonta University in New York. He brings a distinctive skill set to the real estate market, having facilitated transactions totaling over 700,000 square feet in sales and leasing across diverse property types, including office spaces, industrial sites, auto care facilities, warehouses, and land. His outstanding expertise earned him the prestigious Commercial and Investment Real Estate Certification (CIREC) in 2017, an accolade achieved by fewer than 4% of real estate professionals. Prior to relocating to St. Petersburg, Jack co-founded a thriving boutique commercial real estate firm in Manhattan. Now residing in South Pasadena, he serves clients throughout Pinellas County, Pasco County, Hillsborough County, and the surrounding regions.



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