



# FOR SALE OR LEASE

28,230 SF Industrial Warehouse | Manufacturing Facility | 1020–1030 S 86th St



## Industrial Property For Sale or Lease | East Tampa 1020–1030 S 86th Street, Tampa, FL 33619

Lamm Properties Inc. is pleased to present a highly functional two-building industrial complex totaling 28,230 SF, available For Sale or Lease, located in the heart of the East Tampa industrial corridor with direct frontage and visibility along the Lee Roy Selmon Crosstown Expressway.

The property features 17,444 SF currently vacant and available for immediate occupancy at 1020 S 86th Street, while the adjacent 10,786 SF building is leased and occupied, providing in-place income. This configuration offers a compelling opportunity for an owner-user, partial user with future expansion, or an investor seeking stable cash flow with upside.

The available building includes ±1,680 SF of renovated two-story office space, (2) oversized grade-level doors, and clear heights ranging from approximately 16'6" to 21'4". The warehouse is equipped with heavy power (1,200 AMP / 3-phase / 480V), making it suitable for a wide range of industrial, manufacturing, fabrication, and service-industrial users.

The current owner has invested approximately \$500,000 in capital improvements across both buildings, including HVAC upgrades, LED lighting, plumbing and sanitary line improvements, insulation repairs, structural work, and fresh interior and exterior paint—resulting in a well-maintained, move-in-ready asset.

In addition to building income, the property benefits from ancillary billboard income of approximately \$18,000 per year, further enhancing overall cash flow. The site is located within an Opportunity Zone and offers excellent access to I-75, I-4, US-301, SR-60, and Port Tampa Bay, making it an ideal logistics and distribution location.

This is a rare opportunity to acquire or lease a high-visibility industrial property in a supply-constrained East Tampa submarket with strong fundamentals and long-term upside.

### Contact for more information:

**Jeff Lamm | 813.300.5266 | [jeff.lamm@lammproperties.net](mailto:jeff.lamm@lammproperties.net)**

Website: [www.lammproperties.net](http://www.lammproperties.net)

Tampa Office: 100 S Ashley Dr, Suite 600-2505, Tampa, FL 33602

*Lic. Real Estate Broker*



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## Property Specifications

- **Address:** 1020-1030 S 86th Street, Tampa, FL 33619
- **Availability:** For Sale or Lease
- **Total Building Size:** 28,230 SF (two buildings)
- **Available Space:** 17,444 SF (vacant)
- **Occupied Space:** 10,786 SF (leased)
- **Office Area:** ±1,680 SF renovated two-story office
- **Clear Height:** 16'6" - 21'4"
- **Available Space Loading:** (2) oversized grade-level doors (14'x16' and 12'x16')
- **Power:** 1,200 AMP / 3-Phase / 480V
- **Construction:** Block and metal
- **Total Site Size:** ±1.56 acres
- **Zoning:** M (Manufacturing)
- **Parking:** On-site parking with outdoor storage overflow capability
- **Renovations:** Approx. \$500,000 in recent capital improvements (HVAC, LED lighting, plumbing, sanitary line, insulation, structural, interior/exterior paint)
- **Additional Income:** Billboard income approximately \$18,000 per year
- **Location Highlights:** Direct frontage and visibility on the Lee Roy Selmon Crosstown Expressway
- **Opportunity Zone:** Yes
- **Access:** Minutes to I-75, I-4, US-301, SR-60, and Port Tampa Bay

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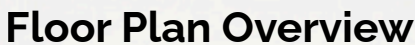
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# Floor Plans



- Two-building industrial configuration provides flexibility for an owner-user, partial user, or investor with in-place income
- **Suite 2 - 1020 S 86th Street (Vacant Building):**
  - ±17,444 SF available for immediate occupancy
  - Functional warehouse layout with wide clear spans and efficient column spacing
  - Two-story office components positioned at the front of the buildings, allowing separation of office and warehouse operations
  - Grade-level doors strategically located to support drive-in loading, staging, and efficient circulation
- **Suite 1 - 1030 S 86th Street (Leased Building):**
  - ±10,786 SF fully leased and income-producing
  - 5-year lease in-place expiring 2030
- Clear heights ranging from approximately 16'6" to 21'4" accommodate a variety of industrial, manufacturing, and service uses
- Floor plans allow for clean operational flow, flexible racking or equipment layouts, and minimal wasted space
- Configuration supports future expansion or re-tenanting flexibility without disrupting existing income

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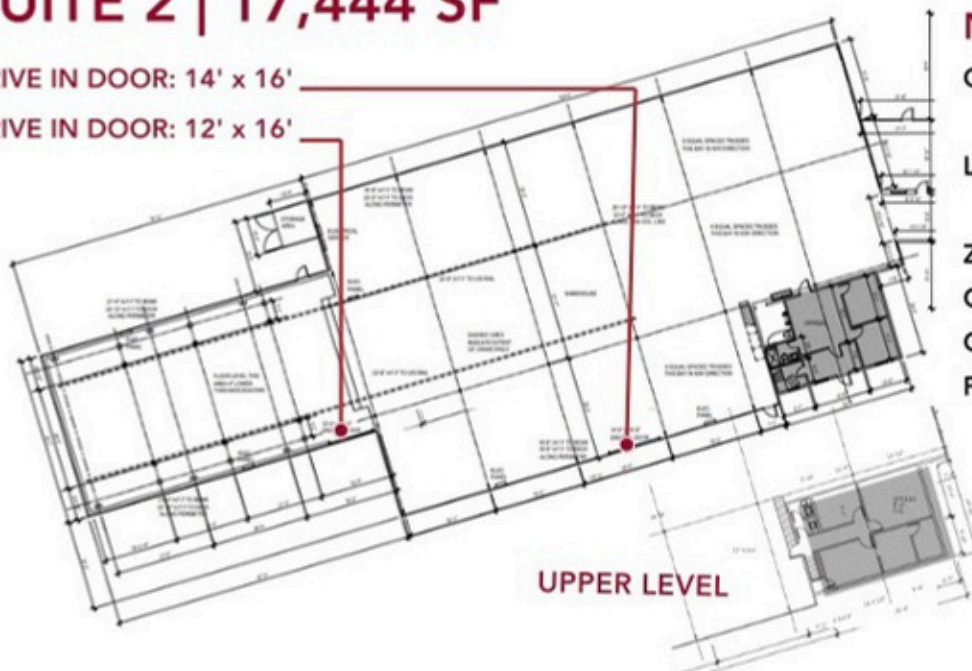
## 17,444 SF for Lease



### SUITE 2 | 17,444 SF

DRIVE IN DOOR: 14' x 16'

DRIVE IN DOOR: 12' x 16'



#### NEWLY RENOVATED

OFFICE SF: ±840 1st Floor

±840 2nd Floor

LOADING: (2) Grade Level Doors

Can add more door positions

ZONED: Manufacturing

CONSTRUCTION: Block and Metal

CLEAR HEIGHT: 16'6" - 21'4"

POWER: 3-Phase, 1,200 AMPS, 480v

Can be split

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## Warehouse



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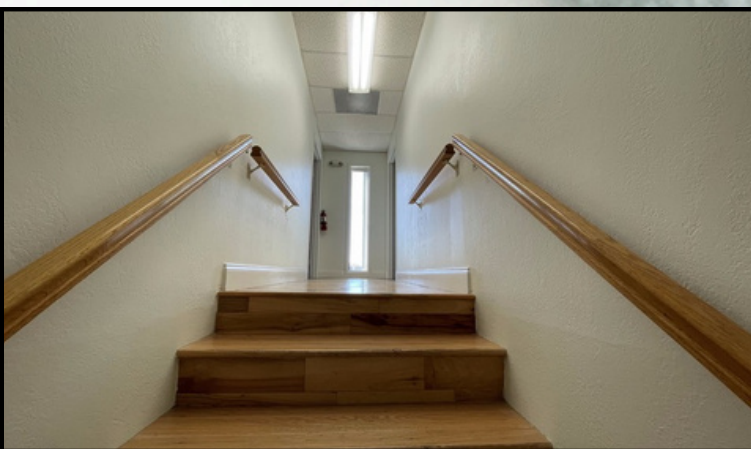
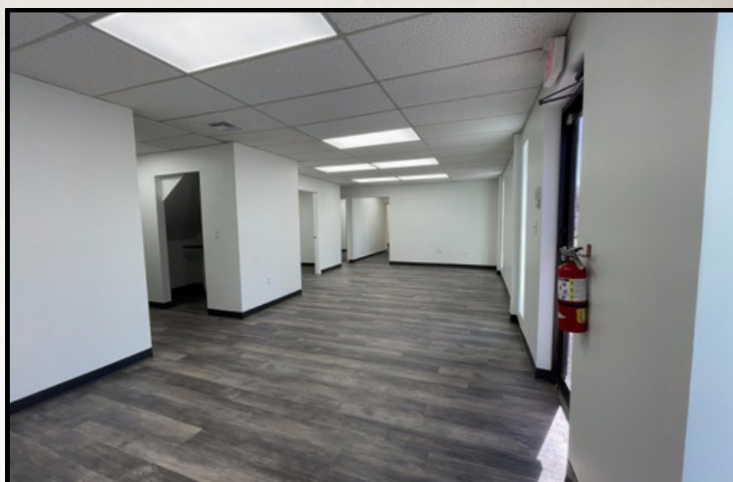
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## Offices



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## Location



- Direct frontage and visibility on the Lee Roy Selmon Crosstown Expressway
- Immediate access to US-301, connecting directly to I-75 and I-4
- Central East Tampa location with efficient access to downtown Tampa, Port Tampa Bay, and Tampa International Airport
- Strong connectivity to SR-60 serving the Westshore, Airport, and Brandon submarkets
- Located within a well-established East Tampa industrial corridor with limited new supply
- Excellent regional distribution access across Tampa Bay, Central Florida, and statewide markets
- Proximity to major population centers and labor pools in Tampa, Brandon, Riverview, and Plant City

### DISTANCES

0.5 miles	2 miles	7.1 miles
1.3 miles	4.3 miles	13.6 miles
1.4 miles	5.1 miles	



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