



Tampa Bay Advanced Production Facility

13750 Repron Blvd Tampa FL 33626

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 www.cprteam.com



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01

PROPERTY OVERVIEW

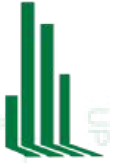
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PRIME FEATURES

- ✓ Irreplaceable site, located centrally in Tampa Bay
- ✓ Property being sold as vacant / available
- ✓ 21'± Clear Height
- ✓ FM Global inspected and assessed
- ✓ Capacity for expansion or additional development
- ✓ Ideal for Electronics, Pharma, Medical Devices, Cosmetics, Supplements, and Food and Beverage

CLICK HERE FOR



DRONE VIDEO

REPTRON BLVD

RACE TRACK RD



GENERAL SUMMARY

BUILT IN

1996

SITS ON A

38+/-

ACRE PARCEL

Total Size

157,819

SF



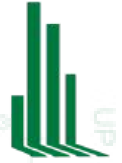
The KETA property sits on a 38± acre parcel, of which a minimum of **20.55± acres are buildable/usable**, with the potential for additional vertical expansion (contiguous or free-standing).

The **existing 157,819 GSF facility** – at one time fully occupied by Kimball Electronics – was later demised to accommodate up to three occupants:

- Kimball Electronics has retained the largest (center) portion (97,000± SF), through 9/2025.
- SmartScience Laboratories, Inc. occupies the north 29,000± SF, vacating on or before 11/30/2025.
- The southernmost 32,000± SF unit was recently vacated, and can be easily returned with the (current) Kimball space, or remain for separate occupancy.

With its central location, **access to a wide spectrum of labor** and unique attributes, this versatile property offers unparalleled speed-to-market for a “tech-centric” operator in Tampa Bay.





HIGHLIGHTS



157,819± SF on 38± AC



**Fully Air-
Conditioned**



**7 - 10'x8' Dock High
3 - 10'x10' Drive-In w/Ramp**
Capacity for Additional Doors



**790± parking
spaces**



**New TPO Roof installed
in 2016**
20-year, NDL warranty



Flood Zone X



**5,000 amps 480v 3-Phase
2000 kVA transformer**



**Fully Sprinklered
3 Zones**



*Information herein is not warranted and subject to change without notice.
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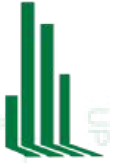
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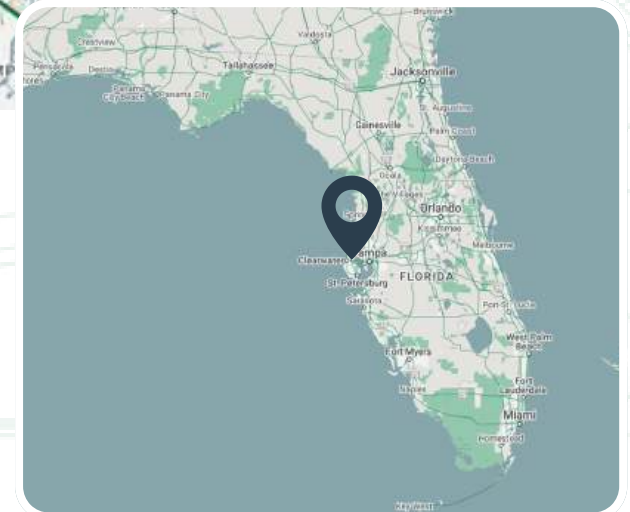
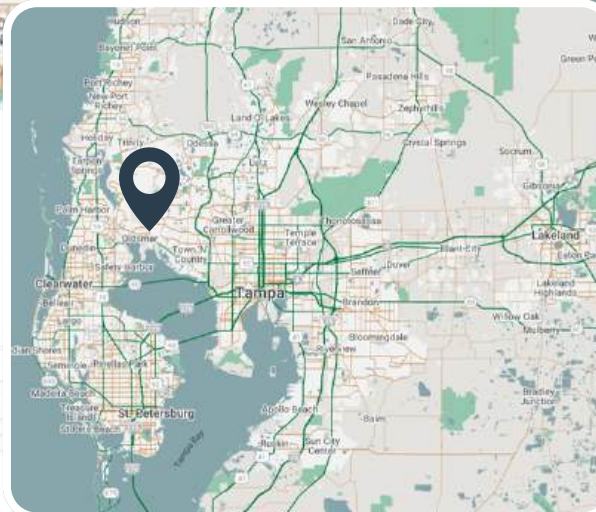
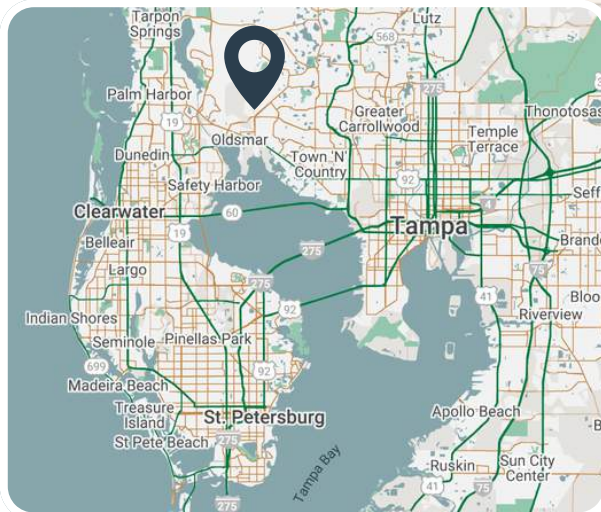
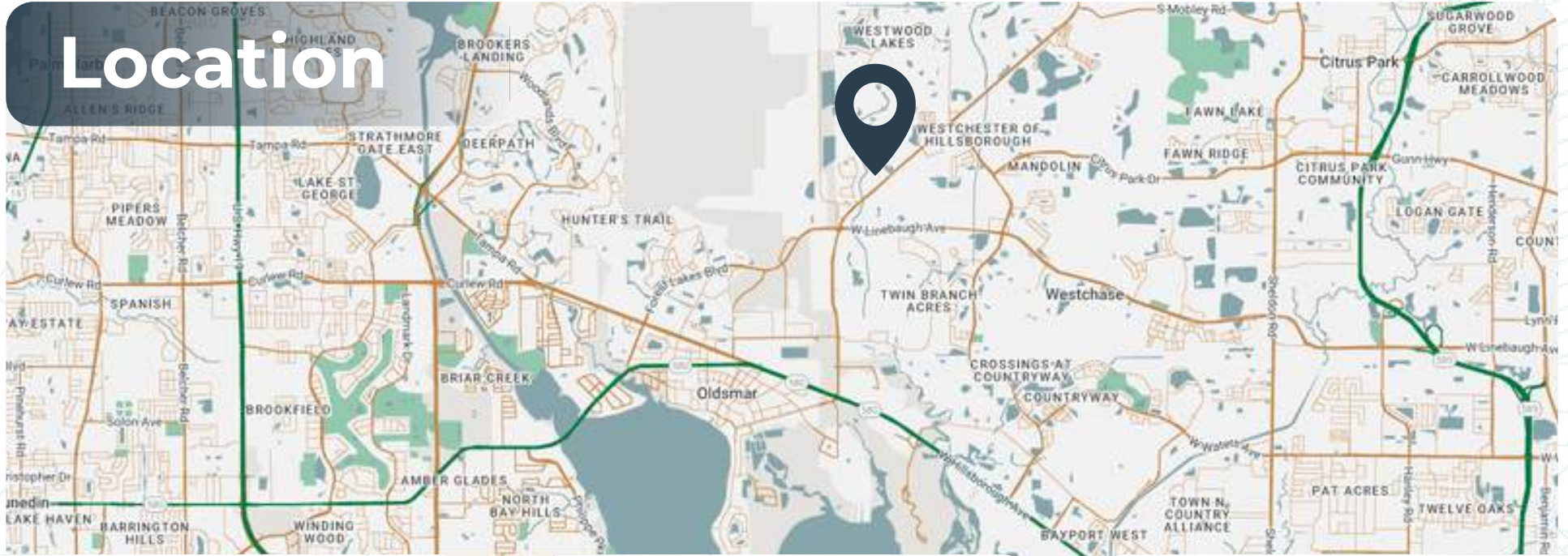
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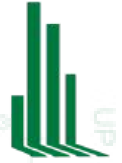
Location





02

CAPITAL IMPROVEMENTS



ROOF REPLACEMENT



The project involved the removal and replacement of the existing roofing system. The scope of work includes:

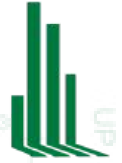
- Demolition
 - Extract and remove old insulation, curbs, and flashings
- Installation
 - Provide and mechanically anchor new polysocyanurate roof insulation
 - Install a new 60 mil TPO membrane overlay with RhinoBond fastening system
 - Ensure the roofing system meets FM 1-135 wind uplift standards

This project enhanced the roof's insulation and durability, ensuring it meets current safety and performance standards.

Date of Improvement: 05/05/2016

Warranty: 20 years - Valid until 05/2036

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ELECTRICAL INFRASTRUCTURE



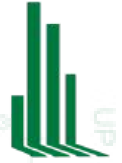
The facility is equipped with 5,000 amps of service – two connected 480-volt panels [2,000amp/3,000amp] – ample reliable and efficient power for varied manufacturing operations, and with the ability to increase capacity. (TEC's primary service capacity is currently 13.2 KV; existing 2000 kVA transformer at 277/480V at facility.)

Kimball's current space is also equipped with two (2) parallel 480-volt duct line systems strategically placed (linear) across the entire ceiling of the production floor, facilitating the seamless delivery of power to different areas. This advanced infrastructure enhances the accessibility and functionality of the entire production floor, optimizing workflow and maximizing operational productivity.

Latest infrared scanning was performed September 2024.

Date of Improvement: 04/20/2023

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ADDITIONAL IMPROVEMENTS



LED Lighting Upgrade

Replacement of Linear - 6 lamp lighting fixtures
Installed 227 Linear Fluorescent - T5 (150w per fixture)
Existing fixture description: 4ft X 6 Lamps

Date of
Improvement:
08/16/2021



In-Rack Sprinkler System Upgrade

The in-rack supply piping branches and heads have been removed, but the main feed, connection points, and fire riser remain in place.

Date of
Improvement:
12/12/2023

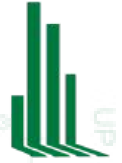


HVAC System Overhaul

30 HVAC units replaced
1 HVAC unit was repaired
Total Building Tonnage: 512±

Date of
Improvement:
2016 - 2020

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ADDITIONAL IMPROVEMENTS



Fire Alarm Replacement Panel

- Remove the existing Gamewell 7100 FACP
 - Install new Gamewell FCI S-3
 - Install new Remote Annunciators & Black Boxes
- Replace duct detectors to reconfigure for split zones with individual identification; separate 3 zoned pull stations

Date of
Improvement:
08/16/2021



Parking Lot Sealing/Restriping (~85%)

Sealed with 2 coats - spray application.
Re-striped parking lot (422 stalls, 5 reserved, 8 visitor, 17 disabled)
Installed new metal ADA signs

Date of
Improvement:
09/08/2020

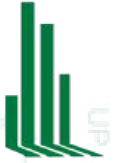


Painting Building Exterior

Walls, ramps, rails, overhangs, and polls were repainted

Date of
Improvement:
11/30/2021

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ADDITIONAL IMPROVEMENTS

Blower Exhaust System

Single stack system to connect all production exhausts. This system helps improve efficiency and temperature control in production.

Date of Improvement:
06/01/2020

Building Access Control

Designed to ensure secure and controlled entry to our facilities via key card access at all entry points, and a centralized monitoring system that logs all access events. This system helps maintain a high level of security and track any unauthorized access attempts.

Date of Improvement:
10/15/2021

Fire Pump Room Electrical Controller

Replaced the old controllers for the main fire pump and the jockey pump, controllers were original from 1996.

Date of Improvement:
11/18/2021

Cummins DFAB Generator

The generator has been removed, but the exterior concrete pad and service disconnect is in place, and all impacted electrical panels marked.

Date of Improvement:
2000

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03

Site Plan



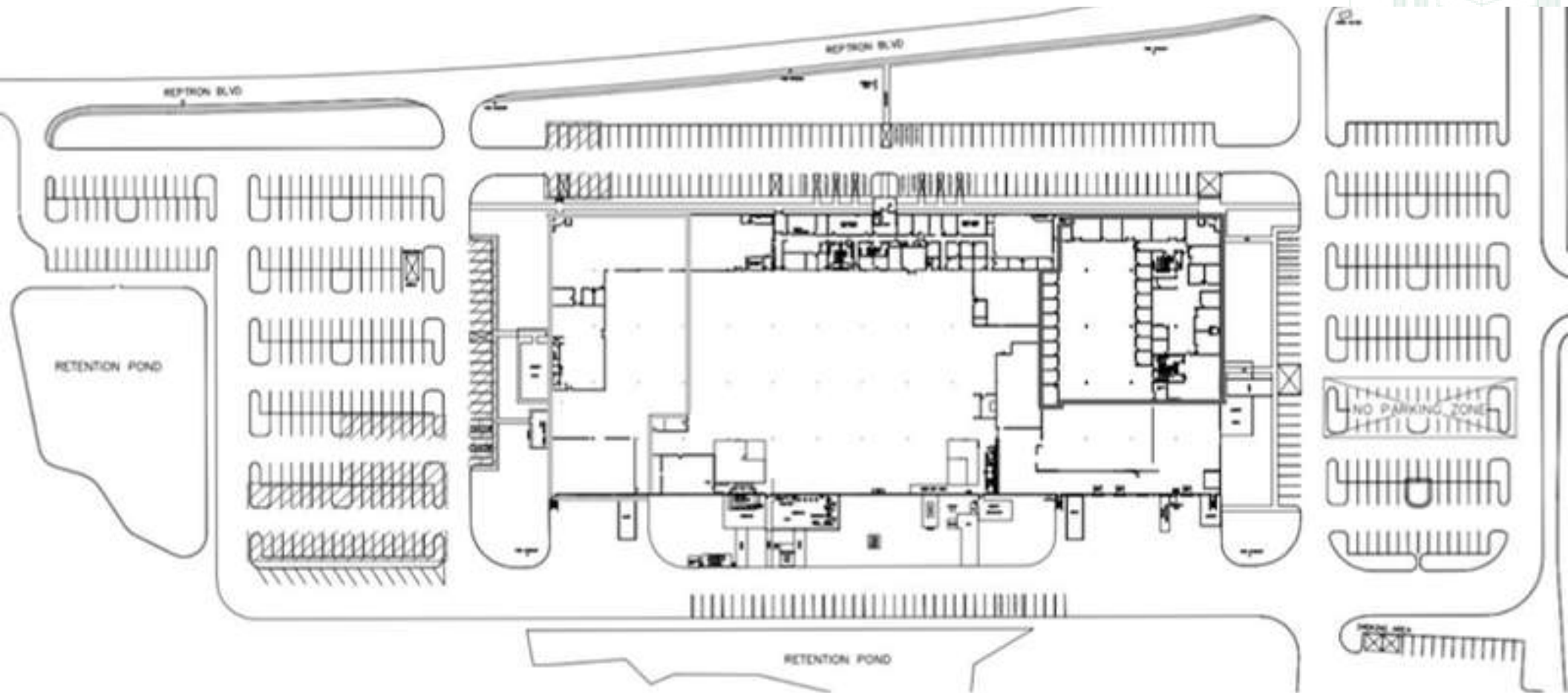
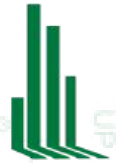
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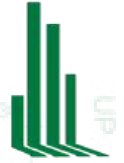
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04

DEMOGRAPHIC DATA



DEMOGRAPHIC SUMMARY

13750 Repron Blvd, Tampa, FL
RING OF 1 MILE



KEY FACTS



6,088
Population

40.7 Median Age



2,307
Households

\$89,954
Median Disposable Income



EDUCATION

5.9% No High School Diploma

14.5% Some College/Associate's Degree

19.2% High School Graduate

60.4% Bachelor's/Grad/Prof Degree



INCOME



\$106,605
Median Household Income



\$55,162
Per Capita Income



\$284,610
Median Net Worth



EMPLOYMENT



88.5%
White Collar

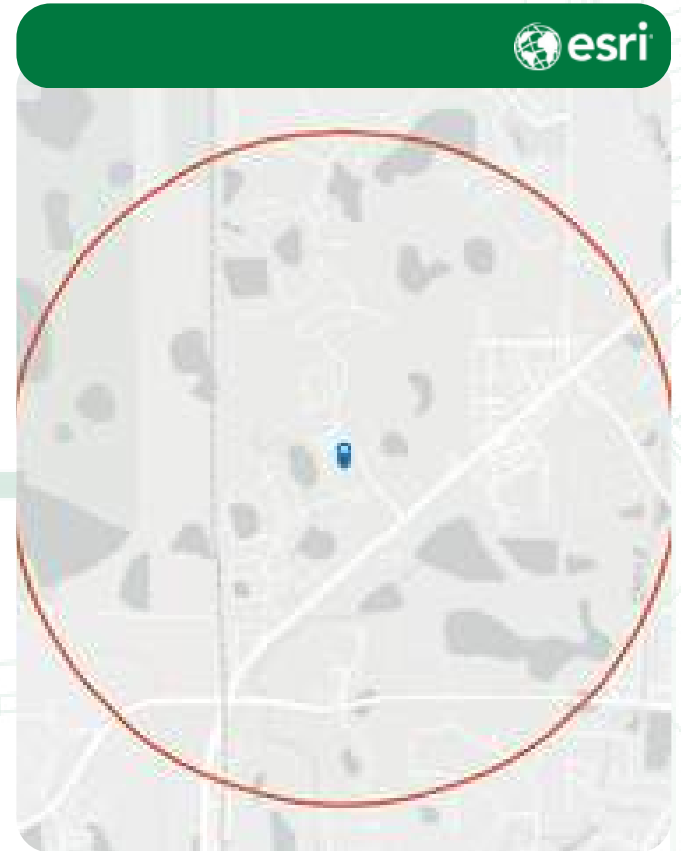


4.9%
Blue Collar

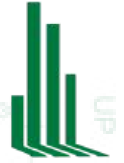


7.9%
Services

3.2% Unemployment Rate



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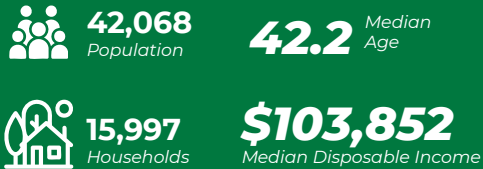


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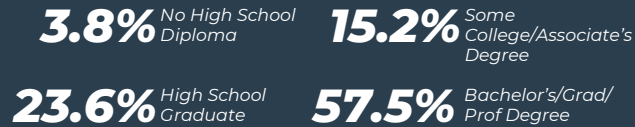
13750 Repton Blvd, Tampa, FL
RING OF 3 MILES



KEY FACTS



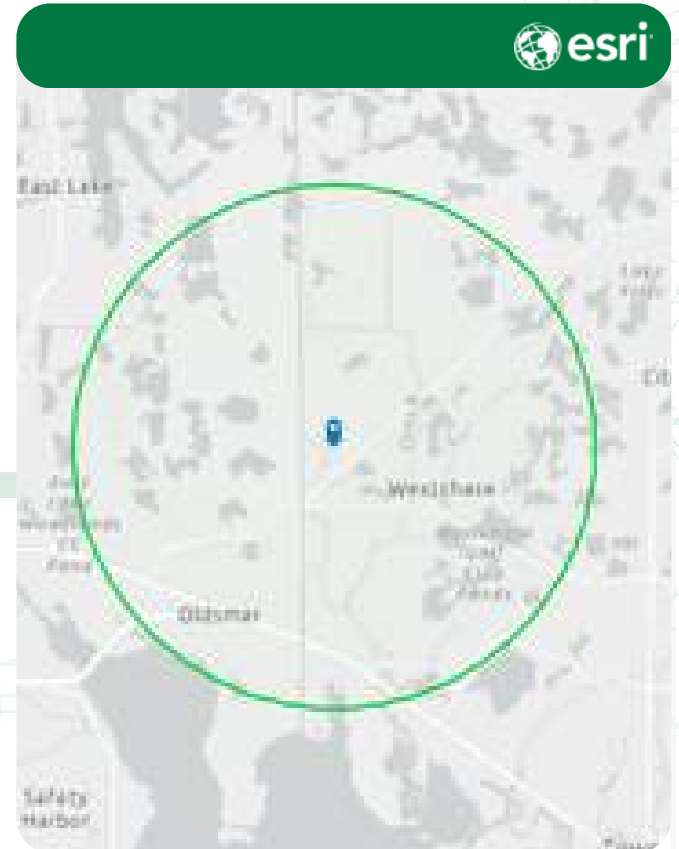
EDUCATION



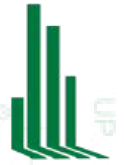
INCOME



EMPLOYMENT



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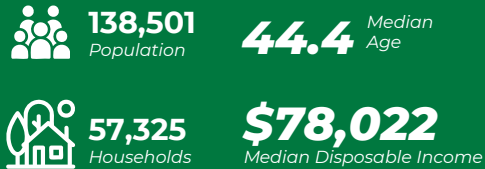


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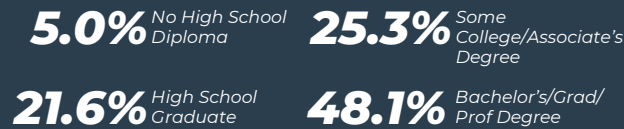
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RING OF 5 MILES



KEY FACTS



EDUCATION



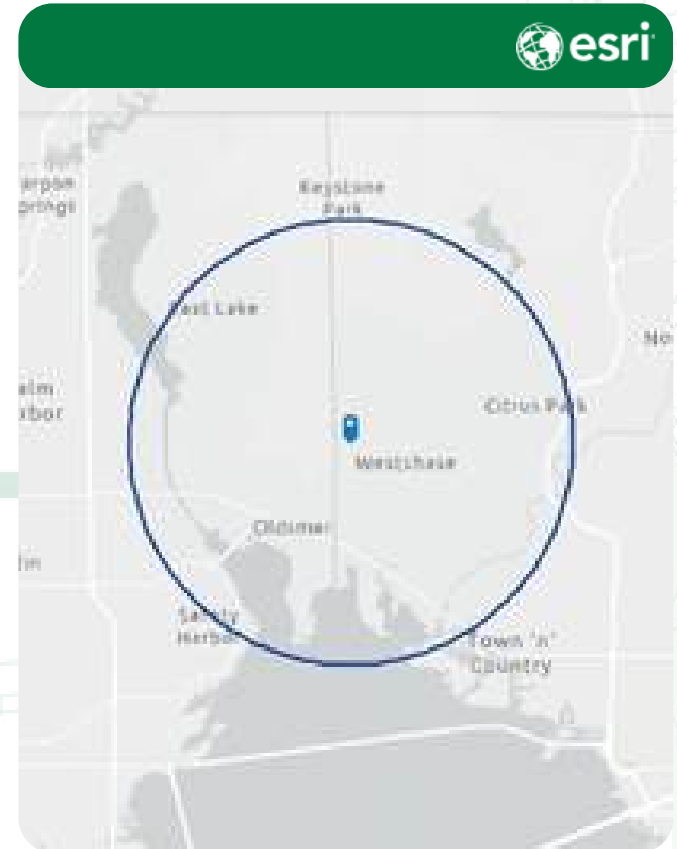
INCOME



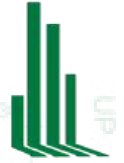
EMPLOYMENT



3.3% Unemployment Rate



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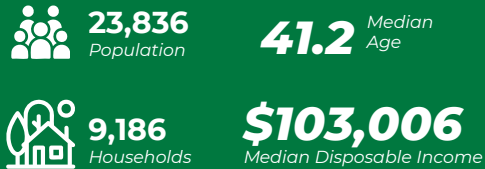


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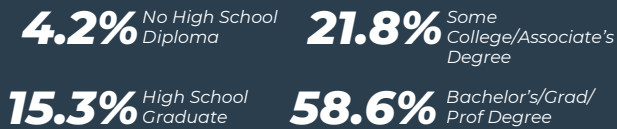
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DRIVE OF 10 MINUTES



KEY FACTS



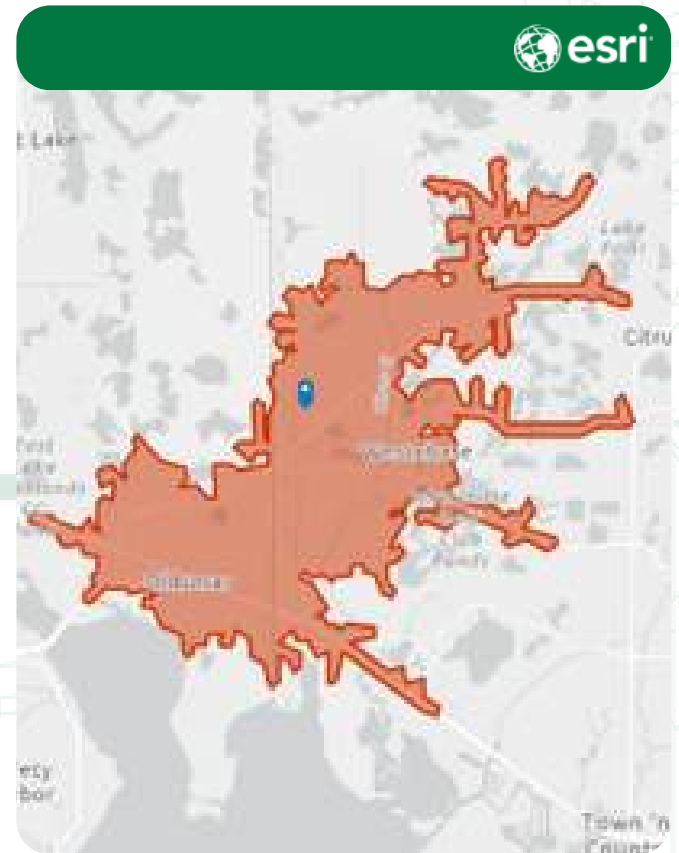
EDUCATION



INCOME



EMPLOYMENT



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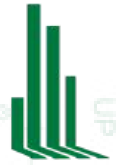
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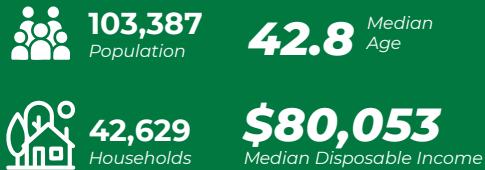


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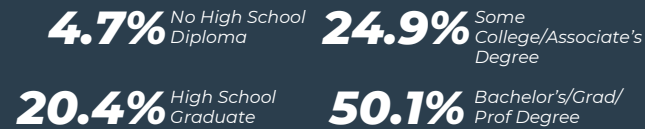
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DRIVE OF 15 MINUTES



KEY FACTS



EDUCATION



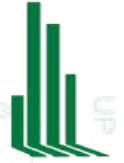
INCOME



EMPLOYMENT



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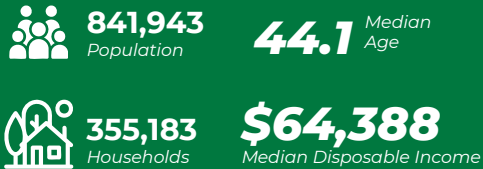


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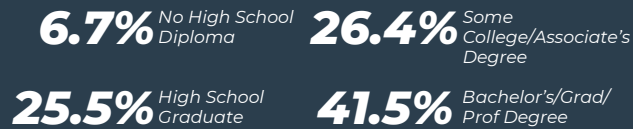
13750 Repton Blvd, Tampa, FL
DRIVE OF 30 MINUTES



KEY FACTS



EDUCATION



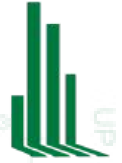
INCOME



EMPLOYMENT



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The Kimball Electronics - Tampa (KETA) facility offers a ready-to-use, high- tech environment designed for Electronics Manufacturing Services (EMS) and Rapid Prototyping Services (RPS). The facility is equipped with advanced infrastructure, ensuring seamless integration, cost savings, and operational efficiency—enabling streamlined production and innovation.

Located in the heart of Tampa Bay, KETA provides an unparalleled opportunity for specialized manufacturers to plug in and start operating immediately, eliminating the time and expense of building from the ground up.



05

LISTING TEAM

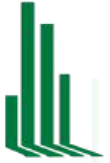
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