



CAUSEWAY BLVD

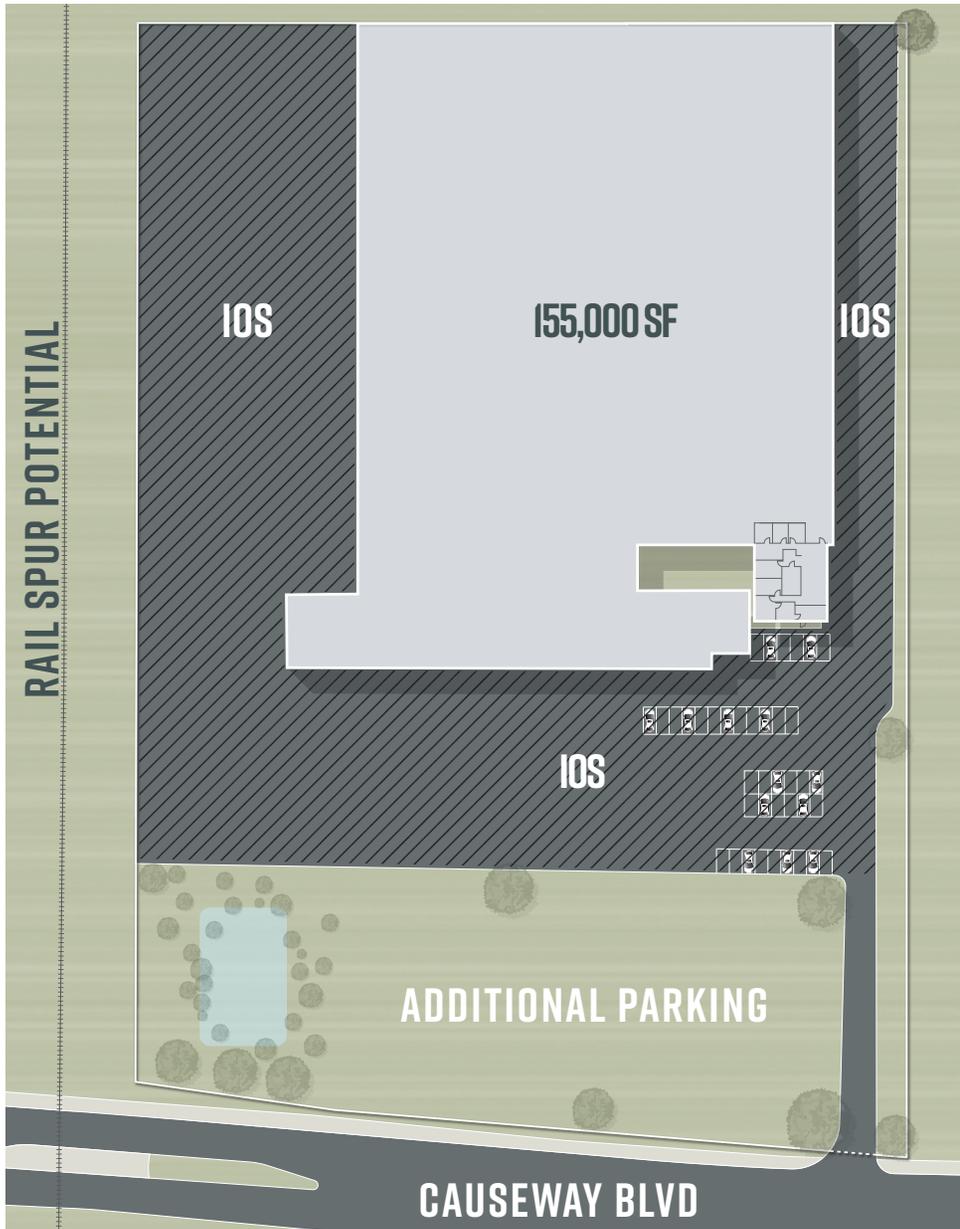
5210 CAUSEWAY BLVD

TAMPA, FL 33619

155,000 SF
FOR LEASE
OR SALE

CBRE

PROPERTY HIGHLIGHTS



9.55 acres total

3 acres of industrial outdoor storage (IOS)

155,000 SF (including 3,500 SF of office and mezzanine)

25' clear height

7 oversized grade-level doors (25'w x 16'h)

3 Big Ass Fans

1,800A, 3-phase power

Throughput access from either east or west side

Significant employee parking that can increase IOS

Zoned M

Built in 1975, new roof in 2022 (with warranty), additional extensive renovations (including facade and doors) completed in 2023

Securitized by means of private drive and fenced

Rail possible

Prime eastside location

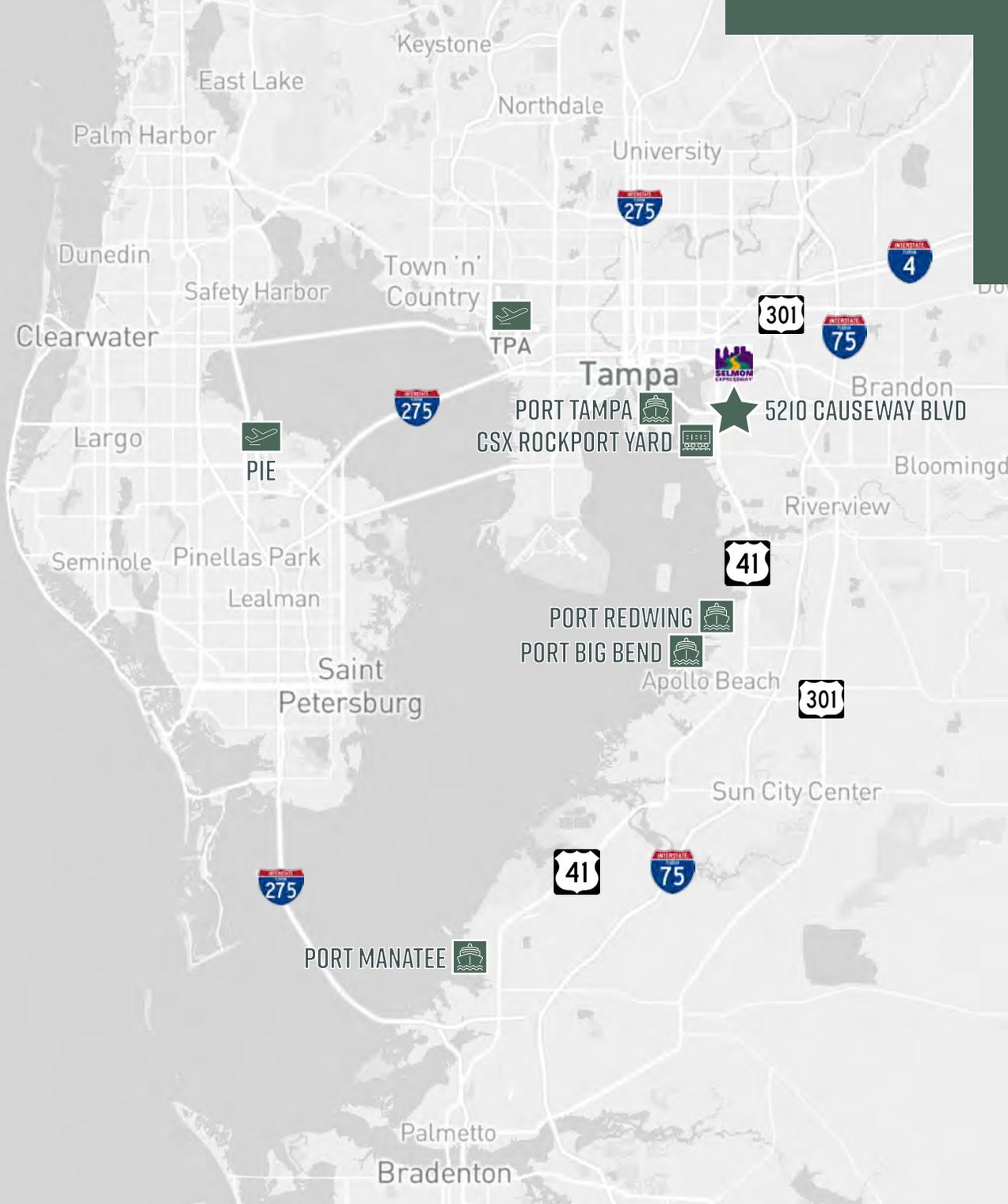
Port proximity

Available on or about August 1, 2026

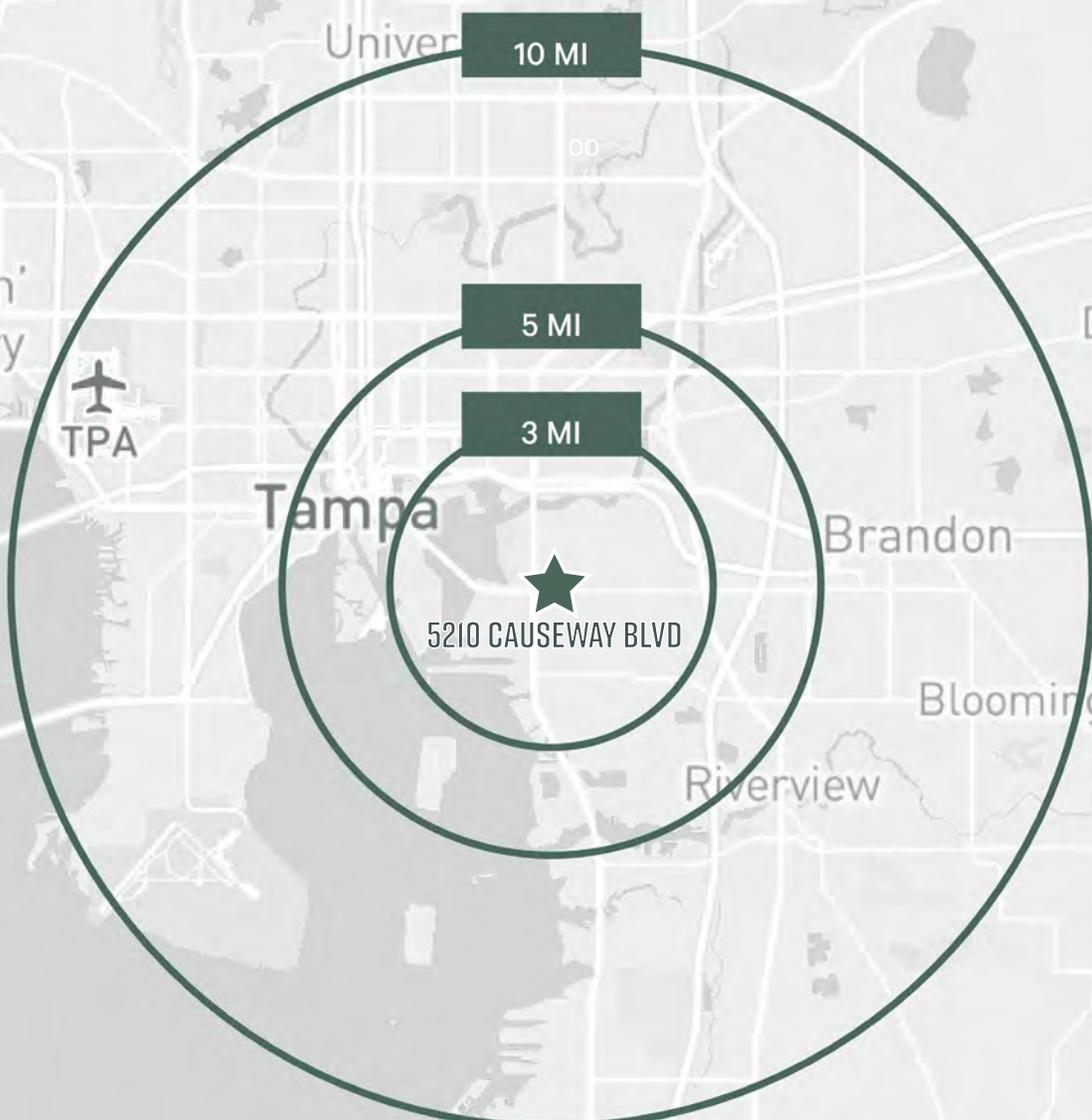
LOCATION HIGHLIGHTS

DRIVE TIMES

U.S. Highway 41	2 MINS
Selmon Expressway	5 MINS
CSX Rockport Yard	6 MINS
U.S Highway 301	6 MINS
I-75	7 MINS
I-4	7 MINS
I-275	8 MINS
Port of Tampa	12 MINS
Tampa Int'l Airport (TPA)	14 MINS
Port Big Bend	14 MINS
Port Redwing	16 MINS
St. Pete-Clearwater Int'l Airport (PIE)	24 MINS
Port Manatee	40 MINS



AREA DEMOGRAPHICS



POPULATION (2025)

3 Miles
37,452

5 Miles
37,452

10 Miles
37,452

POPULATION (2030)

3 Miles
39,886

5 Miles
181,473

10 Miles
843,941

BUSINESSES (2025)

3 Miles
1,995

5 Miles
11,611

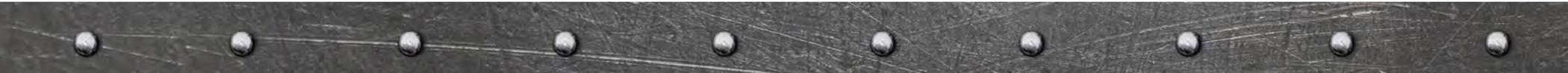
10 Miles
39,209

EMPLOYEES (2025)

3 Miles
22,172

5 Miles
144,809

10 Miles
429,223



DOWNTOWN TAMPA



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CBRE