



# FOR LEASE - East Tampa +/-6.5 AC Usable Acres

5515 CAUSEWAY BLVD TAMPA, FL 33619 | LAND FOR LEASE



## OFFERING SUMMARY

Available:	December 1st 2025
Lease Rate:	Inquire for Pricing
Usable Acres:	6.5 AC
Total SF:	1,672 SF
Zoning:	Commercial Intensive (CI)
Site Features:	Two separate buildings, covered storage shed, fenced, lit, secured

## PROPERTY OVERVIEW

One of East Tampa's most functional and well-located Industrial Outdoor Storage (IOS) opportunities! Situated on  $\pm 9.3$  total acres with  $\pm 6.5$  usable acres, the property offers exceptional functionality for outdoor storage, fleet operations, and contractor uses.

The site includes two small buildings totaling  $\pm 1,762$  SF and a covered storage shed, ideal for on-site office or light service use, and features a stabilized, fenced, and illuminated yard suitable for heavy equipment, trucks, and material storage. Zoned Commercial Intensive (CI), the property accommodates a wide range of industrial and commercial operations—from transportation and logistics to construction services and equipment rental.

Strategically positioned in Tampa's heavy industrial corridor, 5515 Causeway Blvd offers immediate access to Causeway Blvd, U.S. 41, I-4, and the Selmon Expressway, providing direct connectivity across the Tampa Bay region. The property is just 5 miles to I-4, 6 miles to Port Tampa Bay, and 12 miles to Tampa International Airport.

Ideal users include trucking and transportation companies, truck repair and fleet maintenance facilities, equipment rental and heavy machinery storage operations, utility contractors and infrastructure-related users, roofing, fencing, landscaping, and materials yards, fuel, piping, tubing, and steel fabrication companies, container storage, distribution, and service fleets.

The property's size, zoning, and accessibility make it a premier option for IOS users, contractors, and fleet-based operations needing secure outdoor functionality with fast access to Tampa's core industrial network. Available December 1st, 2025.

Ryan McGimsey  
813.763.1004  
Ryan@bounat.com

**bounat**  
Boutique Firm | National Reach





## Additional Photos

EAST TAMPA IOS - 6.5 USABLE AC YARD | LAND FOR LEASE



Ryan McGimsey  
813.763.1004  
Ryan@bounat.com

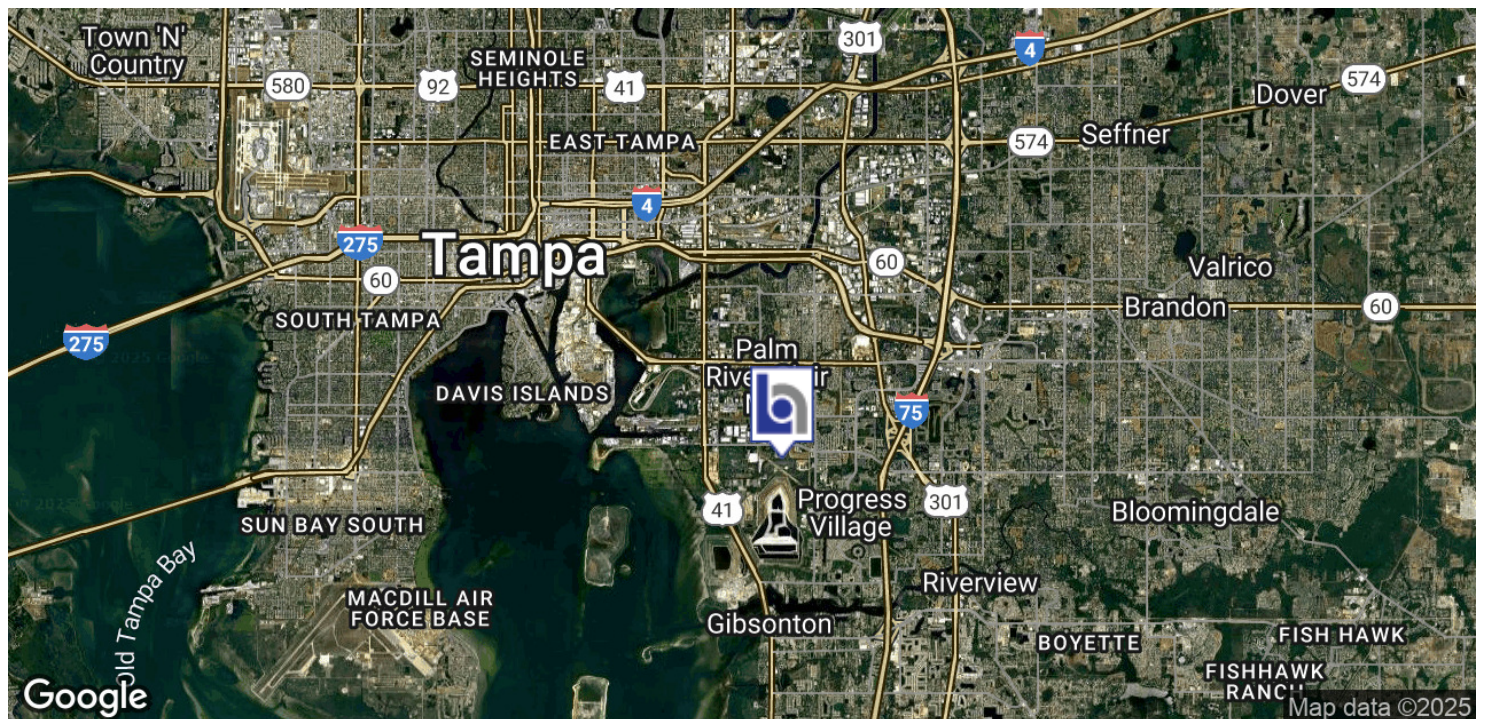
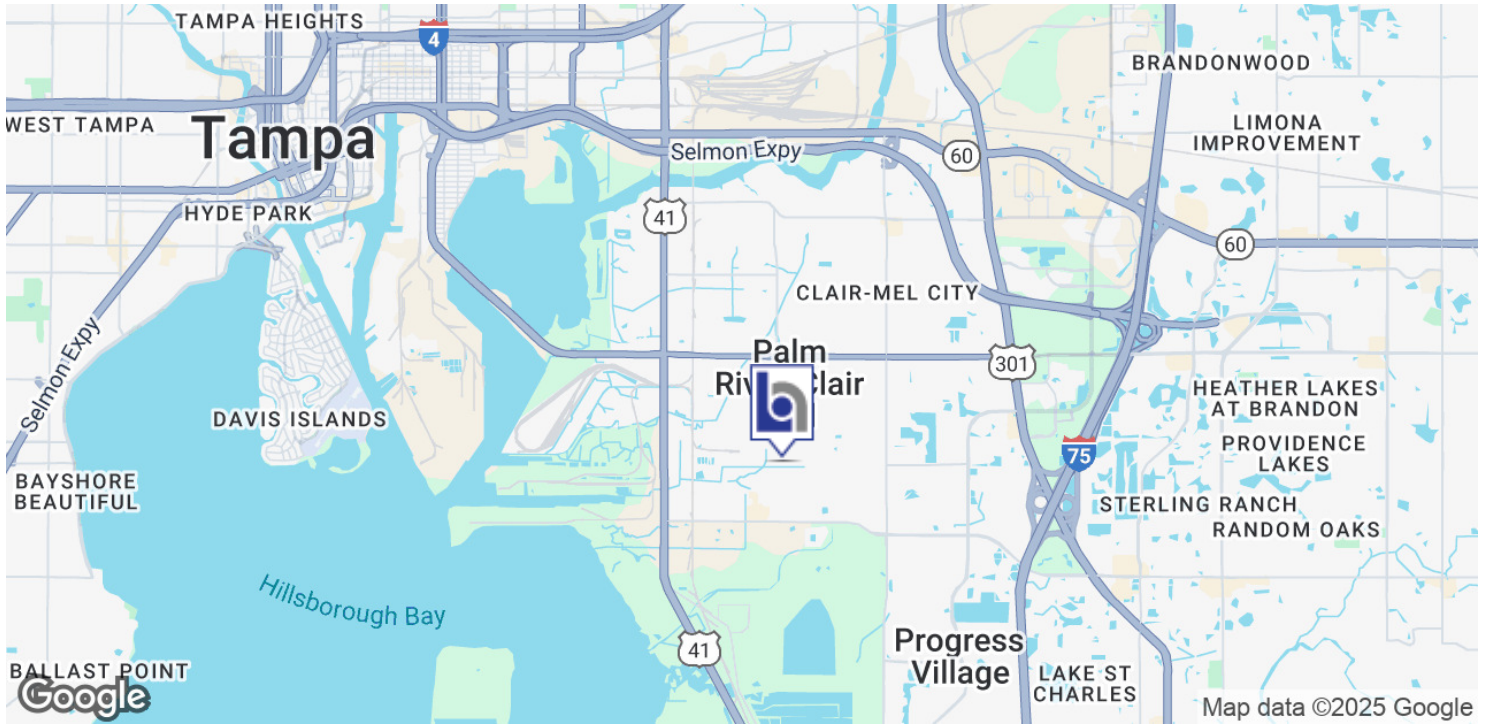
**bounat**  
Boutique Firm | National Reach





# Location Map

EAST TAMPA IOS - 6.5 USABLE AC YARD | LAND FOR LEASE



Ryan McGimsey  
813.763.1004  
Ryan@bounat.com

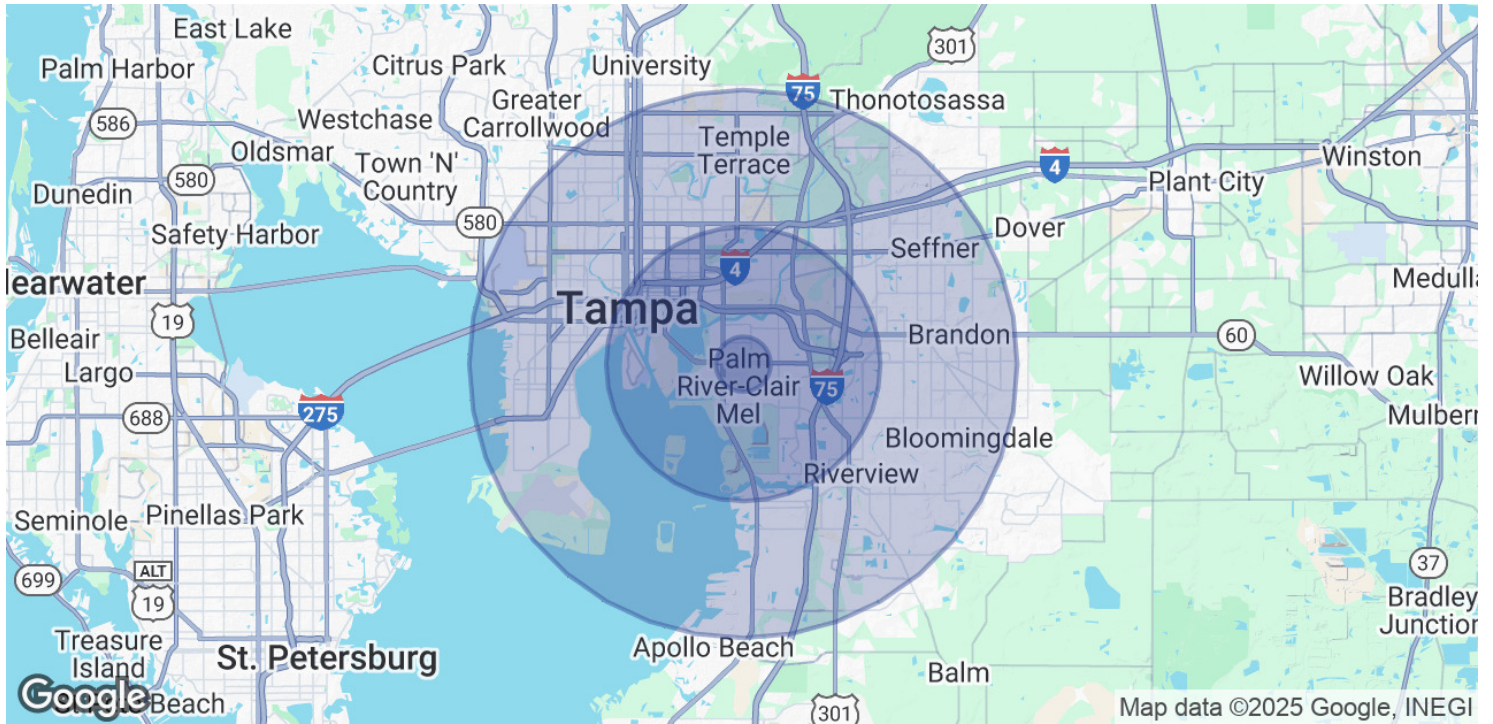
**bounat**  
Boutique Firm | National Reach





# Demographics Map & Report

EAST TAMPA IOS - 6.5 USABLE AC YARD | LAND FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,405	158,828	815,790
Average Age	41	38	39
Average Age (Male)	40	37	38
Average Age (Female)	41	39	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	836	64,676	318,325
# of Persons per HH	2.9	2.5	2.6
Average HH Income	\$72,917	\$83,965	\$97,592
Average House Value	\$286,043	\$349,199	\$398,594

Demographics data derived from AlphaMap

Ryan McGimsey  
813.763.1004  
Ryan@bounat.com

**bounat**  
Boutique Firm | National Reach