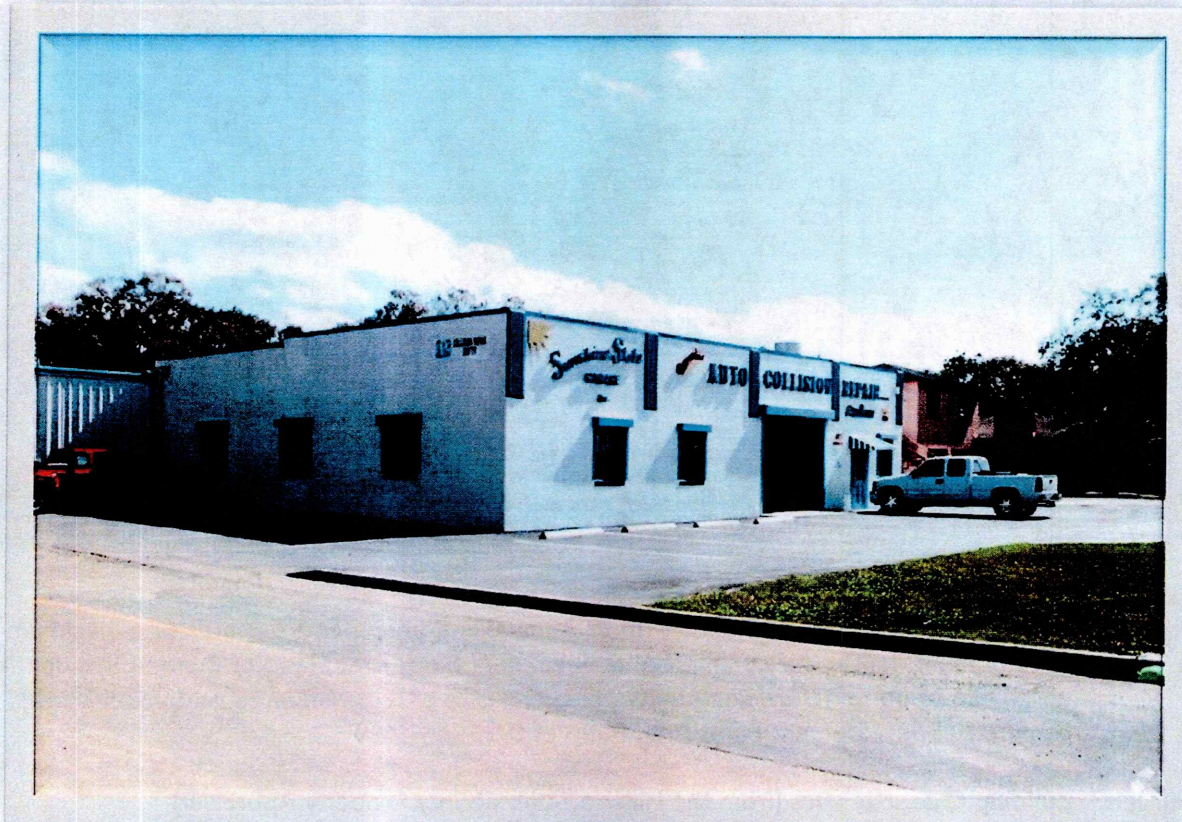


JRESJacob Real Estate
Services, Inc.**AVAILABLE FOR LEASE – IMMEDIATE OCCUPANCY****SUNSHINE STATE GARAGE****COMMERCIAL – OFFICE/WAREHOUSE – OUTSIDE STORAGE**407 North 22nd Street, Tampa, FL. 33605

The iconic looking Sunshine State Auto Collision Repair and Towing building and adjacent yard pictured above is offered for lease and is available for immediate occupancy. Located in the Palmetto Beach Historic District just east of the Port of Tampa and Downtown Tampa's Central Business District and just south of Ybor City, the property is well located to serve port related businesses and the burgeoning residential development and redevelopment activity that is occurring in the surrounding areas. After more than 70 years in business at this location, the Castellano family has closed their towing business and body shop at this location.

Address: 407 N 22nd Street, Tampa, FL. 33605

Access: The property is located on the southeast corner of Long Street with North 22nd Street which abuts the Selmon Expressway 21st Street on-ramp to the north. There is a signalized intersection on the south side of the property at Durham Street and North 22nd Street that permits left-turn access to the site via North 24th Street.

Size:

| | | |
|-----------|----------------------------|-----------------------|
| Building: | Office/Warehouse Building: | 4,134 sq. ft., heated |
| | Attached Canopied Areas: | 2,751 sq. ft. |
| | Other Canopied Area: | 1,624 sq. ft. |

Land: 202.5' frontage by 193.96' deep; 39,276 sq.ft. or 0.9 acres±

Zoning: City of Tampa PD, Planned Development and RS-50, Residential, Single Family 50 ft. on the easternmost Lot 5, Block 5. Planned Development permits the existing uses on the site.

Jacob Real Estate Services, Inc. 813-258-3200 jjacob@jres.net or joejacob@jres.net

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FOR LEASE

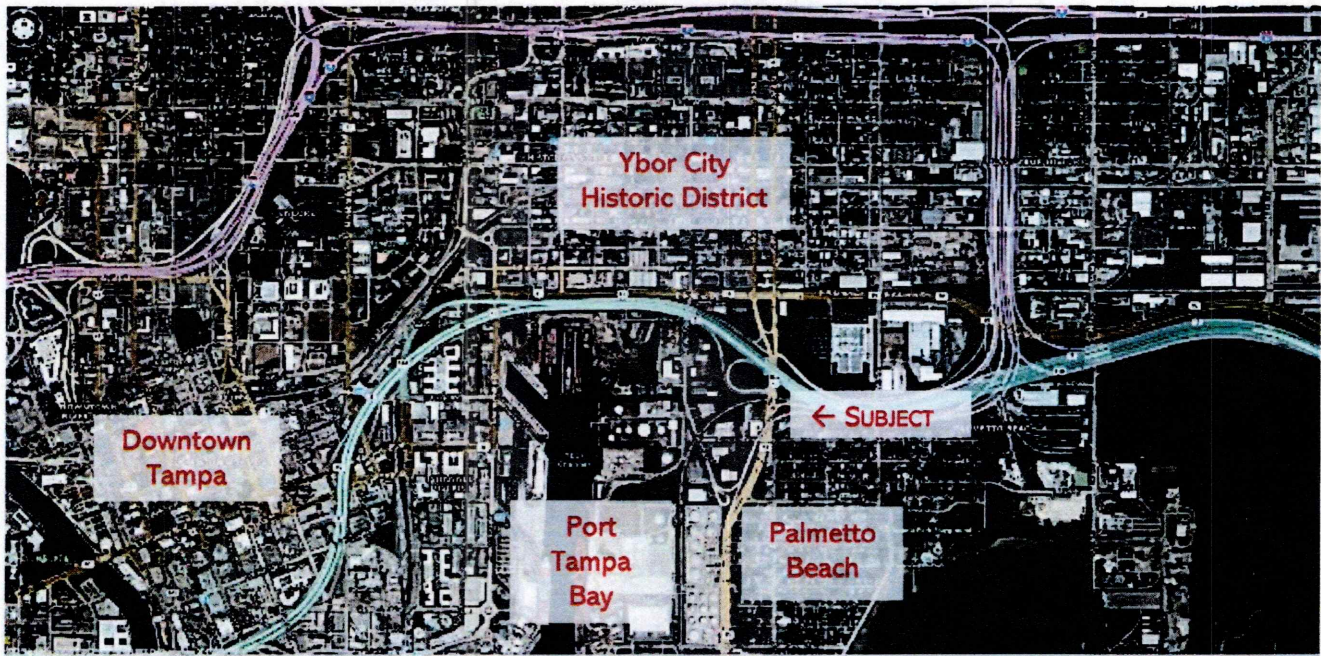
COMMERCIAL – OFFICE/WAREHOUSE – OUTSIDE STORAGE

Immediate Occupancy

407 North 22nd Street, Tampa, FL. 33605

Pictometry Aerial from www.hcpafi.org

North ↑



Comprehensive

Land Use Plan: Community Commercial-35 allows up to 35 dwelling units per gross acre or a maximum development density for commercial development Floor Area Ratio of 2.0 and Residential-10 which allows up to 10 dwelling units per gross acre or a maximum development density for commercial development Floor Area Ratio of 0.35.

Improvements: Building Characteristics (from the Hillsborough County Property Appraiser)

Type: 65 | AUTO SERVICE/REPAIR GARAGE

Year Built: 1953

Construction Details:

| Element | Code | Construction Detail |
|-------------------|------------|---------------------------|
| Class | C | Masonry Or Concrete Frame |
| Exterior Wall | 7 | Masonry Frm: Stucco |
| Roof Structure | 4 | Truss (Wood/Metal) |
| Roof Cover | 4 | Blt.Up Tar & Gravel |
| Interior Walls | 1 | Masonry Or Minimum |
| Interior Flooring | 2 | Concrete Finished |
| Heat/Ac | 0 | None |
| Plumbing | 3 | Typical |
| Condition | 3 | Average |
| Stories | 1.0 | |
| Units | 1.0 | |
| Wall Height | 15.00 feet | |

The rear yard is fenced with six foot high chain link fencing with barbed wire at the top and two vehicular gates that provide access. There is approximately 4,800 sq.ft. of asphalt paving and another 7,128 sq.ft. of concrete paved flatwork.

Parking: 14 asphalt paved standard spaces with additional surface parking available in the front and parking for many more vehicles in the fenced yard in back.

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Area Map from www.openstreetmap.org



| Real Estate Taxes: | Folio #s: | Address: | 2023 Assd Val. | 2022 Taxes |
|--------------------|-------------|---------------------------|---------------------|-------------------|
| | 190420-0000 | 407 N 22 nd St | \$231,001.00 | \$3,784.86 |
| | 190419-0000 | 2211 LONG St | \$128,974.00 | \$1,037.40 |
| | 190418-0000 | 2215 LONG St | \$ 49,875.00 | \$ 401.41 |
| | | | \$409,850.00 | \$4,223.57 |

Traffic Counts By Streets (from CoStar):

| Collection Street: | Cross Street – Direction: | Traffic Volume | Count Year | Distance from Subject |
|----------------------|---------------------------|----------------|------------|-----------------------|
| N 22nd St | Long St -S | 31,999 | 2022 | 0.06 mi |
| @Crosstown Xpressway | N 22nd St - NW | 63,626 | 2022 | 0.09 mi |
| ON 22nd St | E Clark St - S | 33,618 | 2022 | 0.11 mi |
| Crosstown Xpressway | Crosstown Expy - S | 36,285 | 2022 | 0.12 mi |
| Crosstown Expy | N 22nd St - W | 2,575 | 2020 | 0.13 mi |
| North 22nd St | Corrine St - S | 30,835 | 2020 | 0.17 mi |
| South 20th Street | Durham St | 29,946 | 2022 | 0.05 mi |
| ©Crosstown Expy | N 22nd St - SE | 3,636 | 2022 | 0.19 mi |
| Xtown Express Lanes | N 22nd St - E | 10,989 | 2022 | 0.20 mi |

Made with TrafficMetrix® Products

Flood Zone:

Flood Risk Area/High Risk Areas

FEMA Flood Zone: **AE**: The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

Floodplain Area:1 in 100-year – Property is in the Special Flood Hazard Area*

FEMA Map Identifier: **12057C0358J** FIRM ID: **12057C**

FIRM Panel Number: **0358J**

FEMA Map Date: Oct 7, 2021

*An area having special flood, mudflow or flood-related erosion hazards and shown on a Flood Hazard Boundary Map (FHBM) or a Flood Insurance Rate Map (FIRM) Zone A, AO, A1-A30, AE, A99, AH, AR, AR/A, AR/AE, AR/AH, AR/AO, AR/A1-A30, V1-V30, VE or V. The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. For the purpose of determining Community Rating System (CRS) premium discounts, all AR and A99 zones are treated as non-SFHAs. Zone

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Utilities: City of Tampa Service Area. TECO provides electric and gas service in Palmetto Beach and Frontier and Spectrum provide cable television service.

Boundary Survey:

↑ North



The property is offered for lease by James T. Burt, II, Esquire, Supervisor, pursuant to an Order for Judicial Supervision of Winding-Up of Mary C. Castellano, LTD and to Enforce Other Provisions of Settlement Agreement dated August 7th, 2023, in Case No: 22-CA-004968, Division I, in the Circuit Court of the Thirteenth Judicial Circuit In and For Hillsborough County Florida.

Lease Rate: Asking \$11,200.00 per month on a triple net basis subject to background checks. While the property is offered for lease to a single tenant, it is possible to subdivide the property to be leased to multiple tenants.

Tools & Equipment related to autobody and frame repair located onsite may be available for purchase from the owners if desired.

Property is offered for lease in its as-is, where-is condition, and any interested party shall be afforded an opportunity to inspect the property.

The real estate is also currently offered For Sale and is listed with:

Tina Marie Eloian, CCIM, Florida Commercial Group, 813-935-9600, or
Tina@Floridacommercialgroup.com

For additional information or to schedule a tour, contact:

Joe Jacob, joejacob@jres.net or 813-758-5282 or
Jim Jacob, jjacob@jres.net, 813-245-7717

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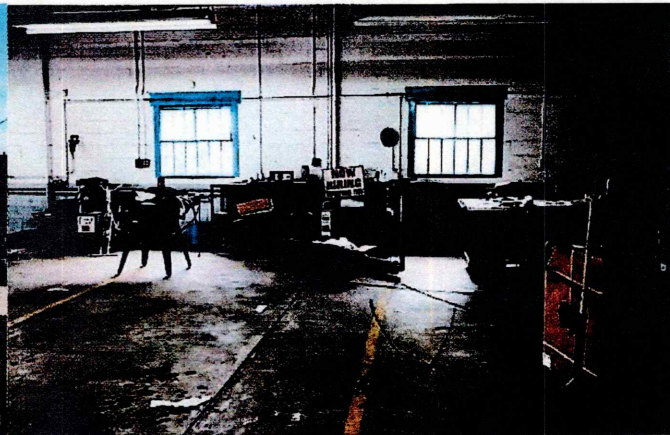
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Photos:

12/01/2022 Pictometry Aerial from www.hcpaf1.org

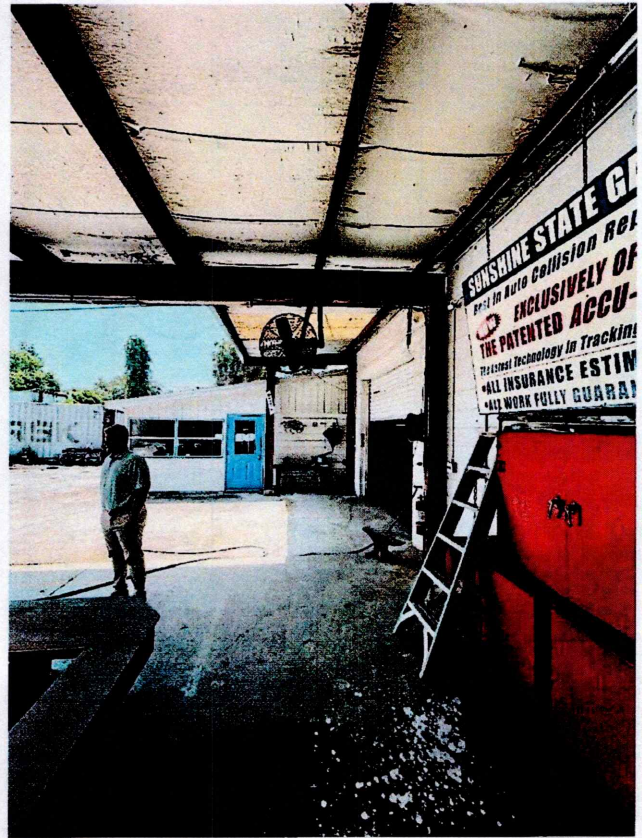


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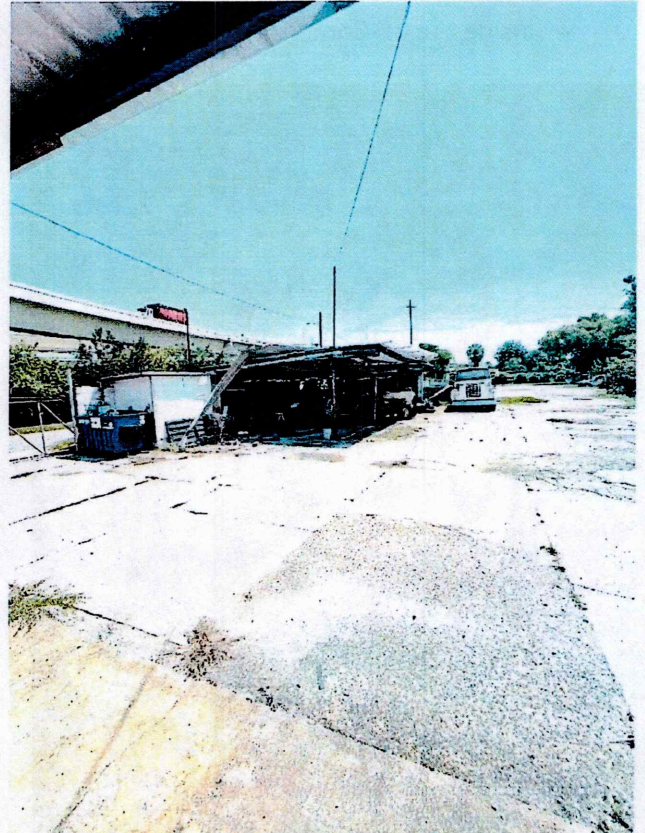
↑ Covered Work Area back of body shop



↑ Looking south toward paint booth



Rear Yard Looking to the West ↑

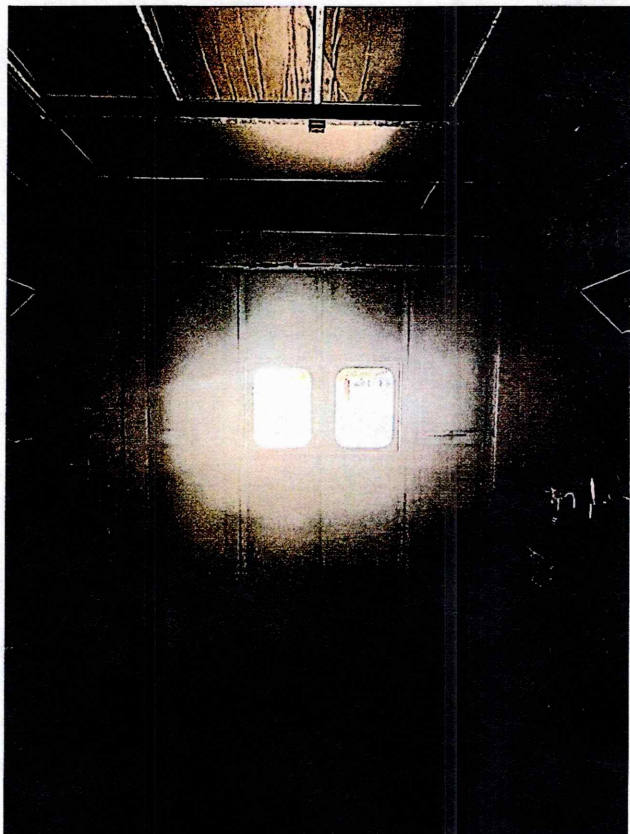


↑ Rear Yard Looking to the East

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Paint Booth Photos ↓



↓ Inside the SE Corner of Body Shop – Paint Mixing Area and Mezzanine Storage Area above



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