



PANTHER
CAPITAL GROUP



For Sale -
4101 Causeway Blvd, Tampa, FL 33619



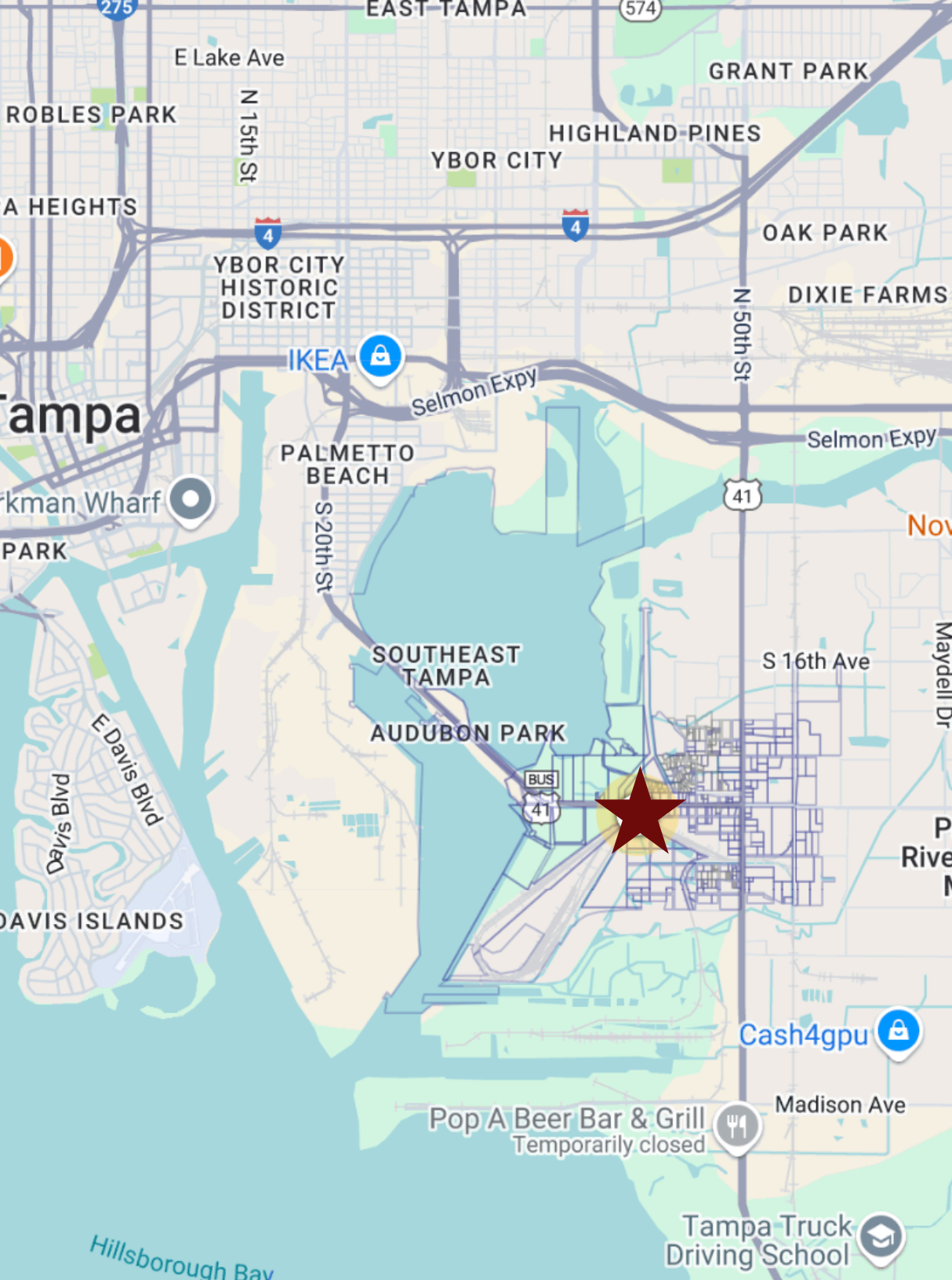
INVESTMENT SUMMARY

4101 Causeway Blvd, Tampa, FL 33619, offers a prime investment opportunity with a 9,600 SF industrial building on a 2.91-acre lot, listed at \$4,000,000. Strategically located in Tampa's thriving industrial corridor, the facility features six 14-foot grade-level doors, IH & CI zoning, and is delivered vacant, making it ideal for owner-users or investors seeking to capitalize on Tampa's growing demand for industrial space. The large lot provides ample room for outdoor storage or future development, while its immediate accessibility to major transportation routes enhances its appeal for logistics and distribution operations. With competitive pricing and strong market fundamentals, this property presents significant potential for stable cash flow and long-term value appreciation.

PROPERTY SUMMARY

Offering Price	\$4,000,000.00
Building SF	9,600 SF
Grade Level Doors	(6) 14' Doors
Lot Size	2.91 AC
Occupancy	Delivered Vacant
Zoning	IH & CI
Canopies	Canopy 1: 2,500 SF
	Canopy 2: 4,300 SF
	Canopy 3: 2,000 SF
	Metal Shed: 1,230 SF





LOCATION SUMMARY

Major Highways:

I-75: ~0.5 miles away, offering excellent regional and interstate access.

Selmon Expressway (SR 618): ~2.5 miles away, providing efficient east-west connectivity.

Port Tampa Bay: ~5 miles away, ideal for shipping and maritime logistics.

Tampa International Airport: ~12 miles northwest, facilitating air cargo and executive travel.

Rail Access:

CSX Intermodal Yard: Located nearby for rail freight connectivity.

Industrial Parks and Distribution Centers:

Causeway Distribution Center: Within 3 miles, housing multiple industrial tenants.

Downtown Tampa: ~5 miles away for business services and amenities.

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT GUILLERMO DE NICOLAS FOR MORE DETAILS.

EXCLUSIVELY PRESENTED BY:



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