

6801 N 54th Street For Sale



OFFERING FLYER



THE OFFERING

Sale Price:	\$3,999,000
Price Per Square Foot:	\$160.09 / Per SqFt
Zoning:	X, A
RBA:	24,980 SqFt
Parcel #:	<u>U-34-28-19-ZZZ-000001-40430.0</u>

INVESTMENT HIGHLIGHTS

- Ideal for manufacturing or warehousing
- Situated on a secure, fully fenced 1.2 acre lot in East Tampa
- Offers prime connectivity minutes from I-4, I-75 for seamless logistics, easy access to Port of Tampa, and Tampa International Airport.
- Freestanding building offers a fully air-conditioned environment throughout, consisting of 7,500sqft of dedicated manufacturing area with 20ft clear heights, two dock high doors, one roll-up door with ramp, a 1,500sqft mezzanine and complemented by a 1,200 Amp 3-Phase electrical service ready for heavy machinery requirements.
- Enhanced by 2008/2012 renovations, including a 2012 roof replacement, office spaces, conference room, large assembly/flex area, and ample storage areas.
- Class property perfectly fit for a business seeking a functional, high value space in Tampa's thriving market.

CONTACT LISTING AGENTS FOR DETAILS

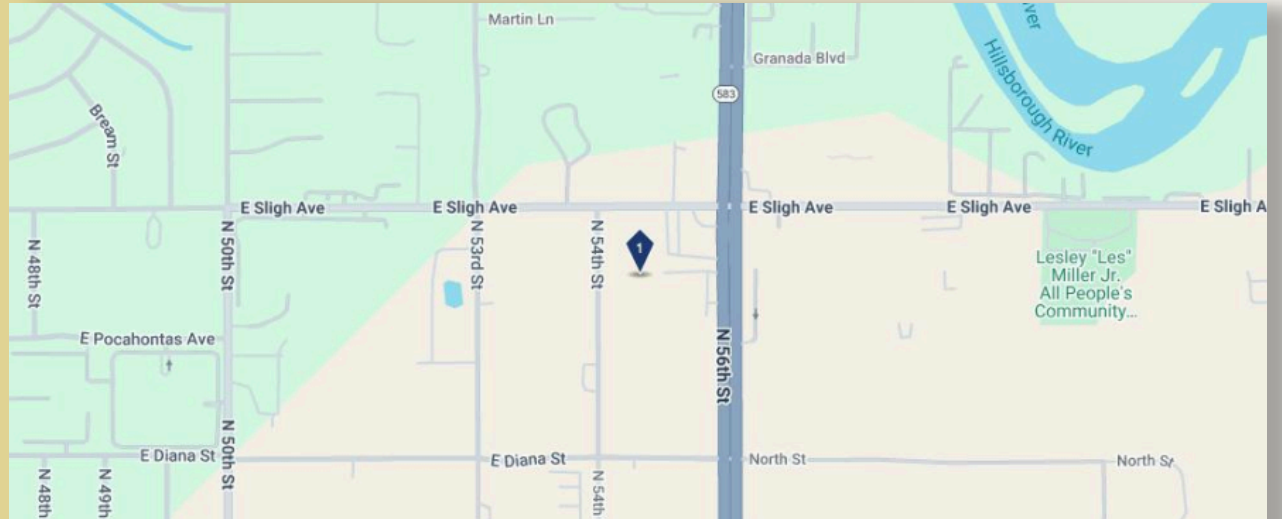


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LOCATION INFORMATION



LOCATION OVERVIEW

Prime Connectivity:

- Located at 6801 N 54th St, Tampa, FL 33610, this property offers unmatched access to major transportation hubs. Just 5 miles from I-4 and 7 miles from I-75, it supports efficient distribution across the region.
- 10-minute drive to Tampa International Airport (8 miles) and 15-minute drive to the Port of Tampa (12 miles), ideal for logistics and export operations.

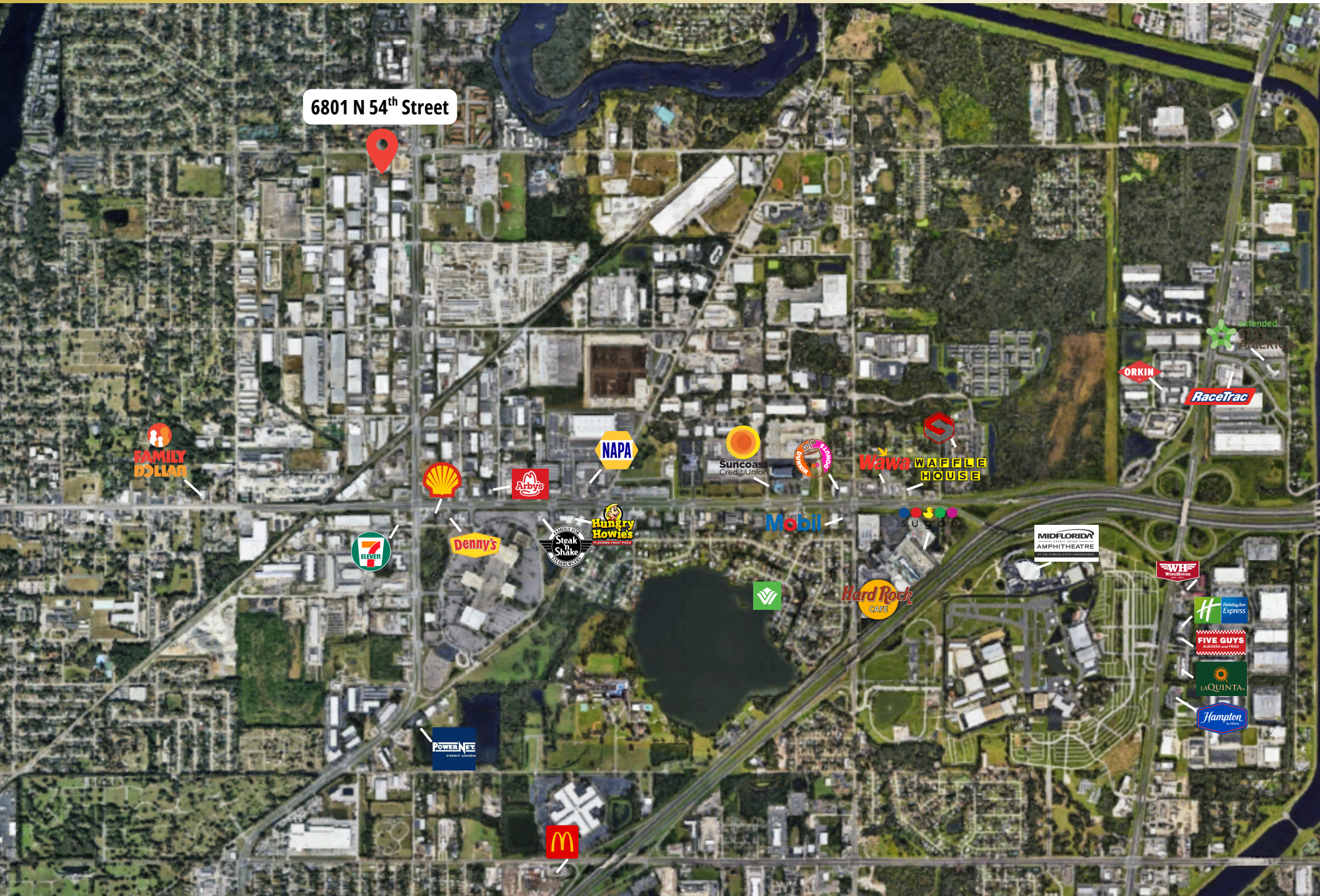
Surrounding Area:

- Situated in East Tampa's industrial corridor, surrounded by warehousing, manufacturing, and distribution facilities, including the Tampa Commerce Center (5 miles).
- Proximity to retail and dining along E Hillsborough Ave (1 mile) and residential neighborhoods, supporting employee commute and client access.

Market Context:

- Tampa's industrial market remains robust, with a vacancy rate of 6.0% (Q3 2025) and average asking rents at \$10-12 PSF triple-net for Class C properties.
- East Tampa submarket benefits from growing demand for flex/warehouse space, driven by logistics and manufacturing growth, with sales activity up 15% year-over-year.

AERIAL MAP



ADDITIONAL PHOTOS



DEMOGRAPHICS

	1 MILE	3 MILES
POPULATION	10,670	95,981
HOUSEHOLDS	4,225	35,736
MEDIAN AGE	34.20	35.10
MEDIAN HH INCOME	\$46,192	\$42,209
DAYTIME EMPLOYEES	4,583	42,244

POPULATION GROWTH '24-'29	↑ 9.33%	↑ 9.20%
HOUSEHOLD GROWTH '24-'29	↑ 9.51%	↑ 9.40%

MARKET CONDITIONS

CURRENT

YOY CHANGE

VACANCY RATES

Subject Property

0.0%



0.0%

Submarket 1-3 Star

5.0%



0.9%

Market Overall

7.2%



1.7%

MARKET ASKING RENT PER AREA

Subject Property

\$13.59/SF



-11%

Submarket 1-3 Star

\$12.76/SF



5.0%

Market Overall

\$12.89/SF



5.0%

SUBMARKET LEASING ACTIVITY

12 Mo. Leased

2,714,231 SF



202.6%

Months on Market

5.5



0.2 mo

SUBMARKET SALES ACTIVITY

12 Mo. Sales Volume

\$243M

\$366.02M

Market Sale Price Per Area

\$154/SF

\$143/SF

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