

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-34-28-19-ZZZ-000001-40430.0

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

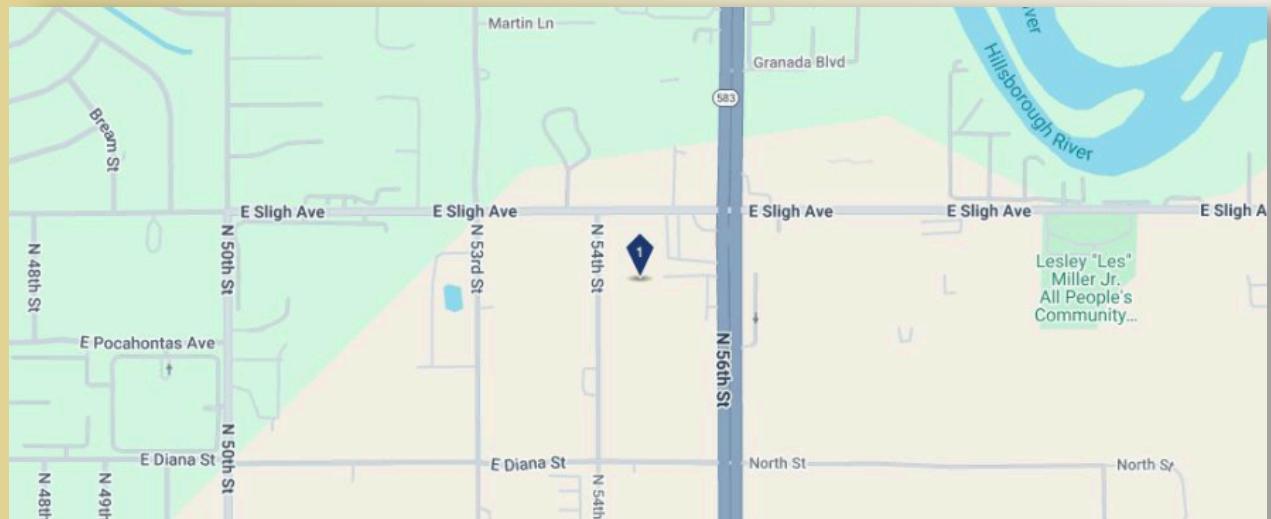


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LOCATION INFORMATION



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.

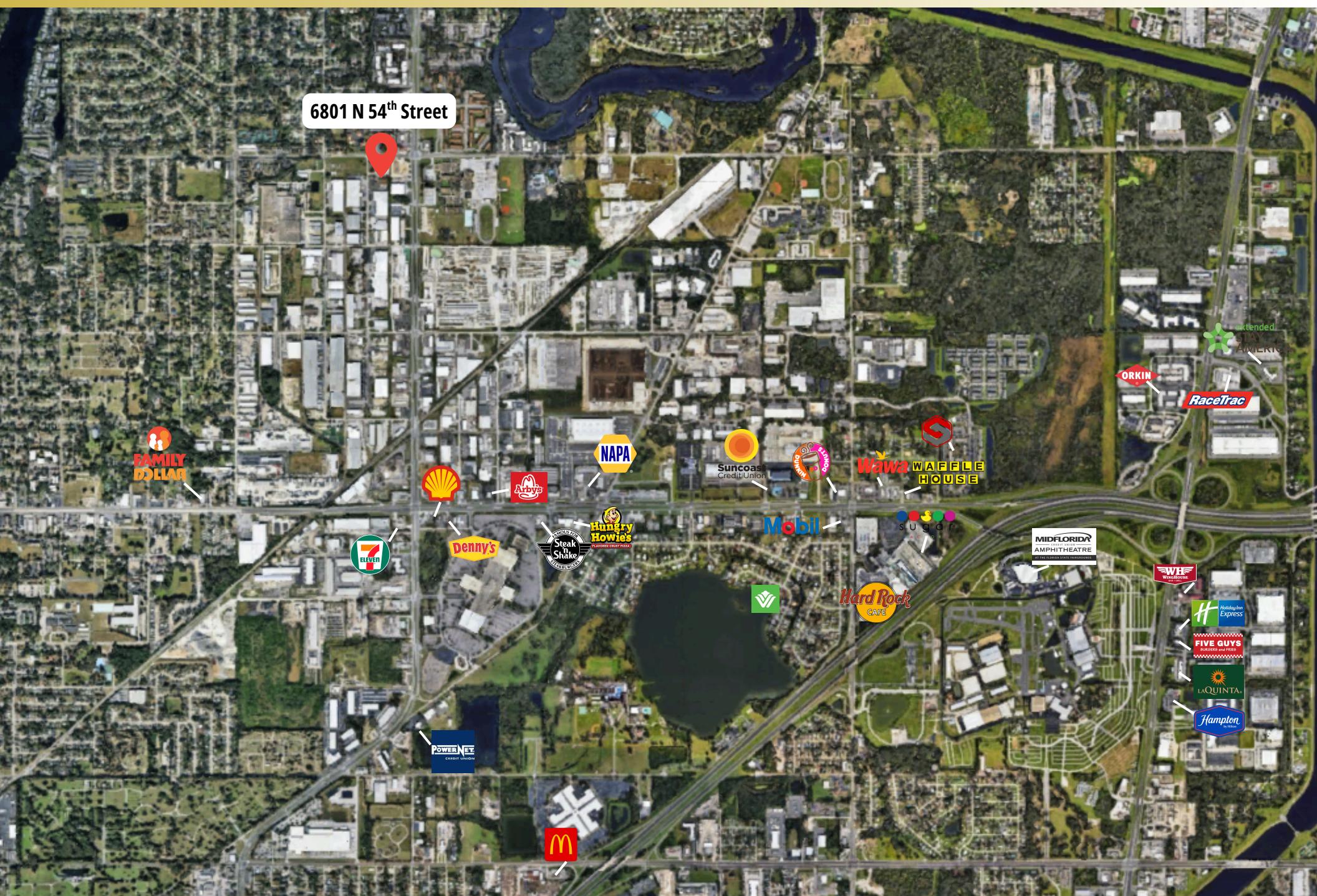
Surrounding Area:

- 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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