

Central Dover Cold Storage and Distribution Facility

3120 North Dover Road, Dover, Florida 33527

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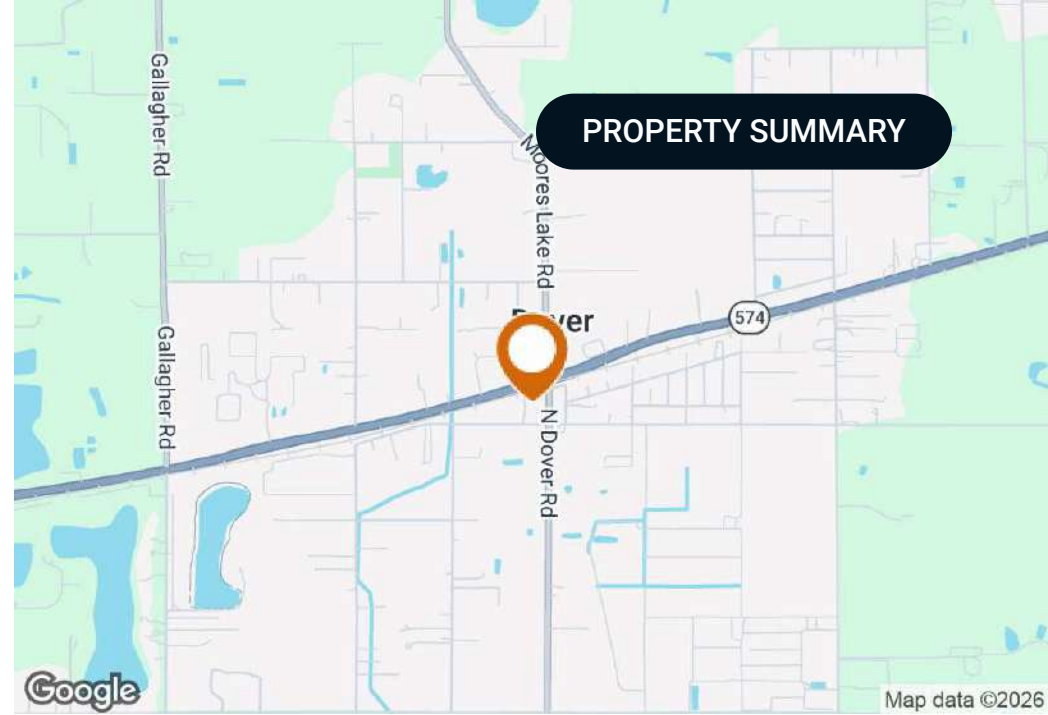
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Offering Summary

| | |
|-------------------------|-------------------------------|
| Sale Price: | \$6,187,500 |
| Combined Building Size: | 52,539 SF |
| Lot Size: | 5.68 Acres |
| Price / SF: | \$117.77 |
| PIN: | U-05-29-21-31B-000000-00012.0 |
| Traffic Count: | 13,900 ± Cars/Day |
| Power: | 3 Phase |
| Dock Doors: | 7 |
| Drive-In Doors: | 4 |

Property Overview

Strategically located in the growing Dover area, this property offers a compelling opportunity for industrial and refrigerated/cold storage investors. With reliable retail occupancy at the corner and approximately 52,539 SF of industrial and cold storage space, it provides a turnkey investment with immediate income potential. The facility is equipped with 3-phase power, 7 dock-high doors, and 4 drive-in bays, supporting efficient operations for food, pharmaceutical, and logistics users. With its functional layout, strong occupancy, and strategic positioning, the property presents a well-located, income-generating asset in a high-demand market.

Property Highlights

- Strategically located in central Dover for logistical efficiency
- Stable occupancy for immediate income potential
- State-of-the-art refrigerated and cold storage facilities for diverse industry needs
- Versatile layout and efficient design for seamless operational activities
- 7 docks doors and 4 drive-in doors
- 3 Phase power

LOCATION DESCRIPTION



Location Description

Located at 3120 North Dover Road in Dover, this property sits in a central position within eastern Hillsborough County, offering a balance of rural character and regional connectivity. North Dover Road provides direct access to key east-west corridors, including State Road 60 just minutes to the south, linking efficiently to Brandon, Plant City, and the greater Tampa area.

The site also benefits from proximity to Interstate 4 to the north, one of Central Florida's primary transportation arteries connecting Tampa and Orlando. Additional access to major routes such as Dr Martin Luther King Jr Blvd supports convenient local travel throughout the Dover and Seffner areas.

Positioned in the heart of Dover, the property is surrounded by a mix of agricultural land, rural residences, and ongoing growth, offering accessibility without sacrificing the area's quieter, more open setting.



14' Clear Height

(3) 10' x 10' Dock Doors

Dock Door

20' Clear Height

2 Dock Doors

23' Clear Height

Drive In

Drive-In (14'x14')

Dock Door

Drive-In

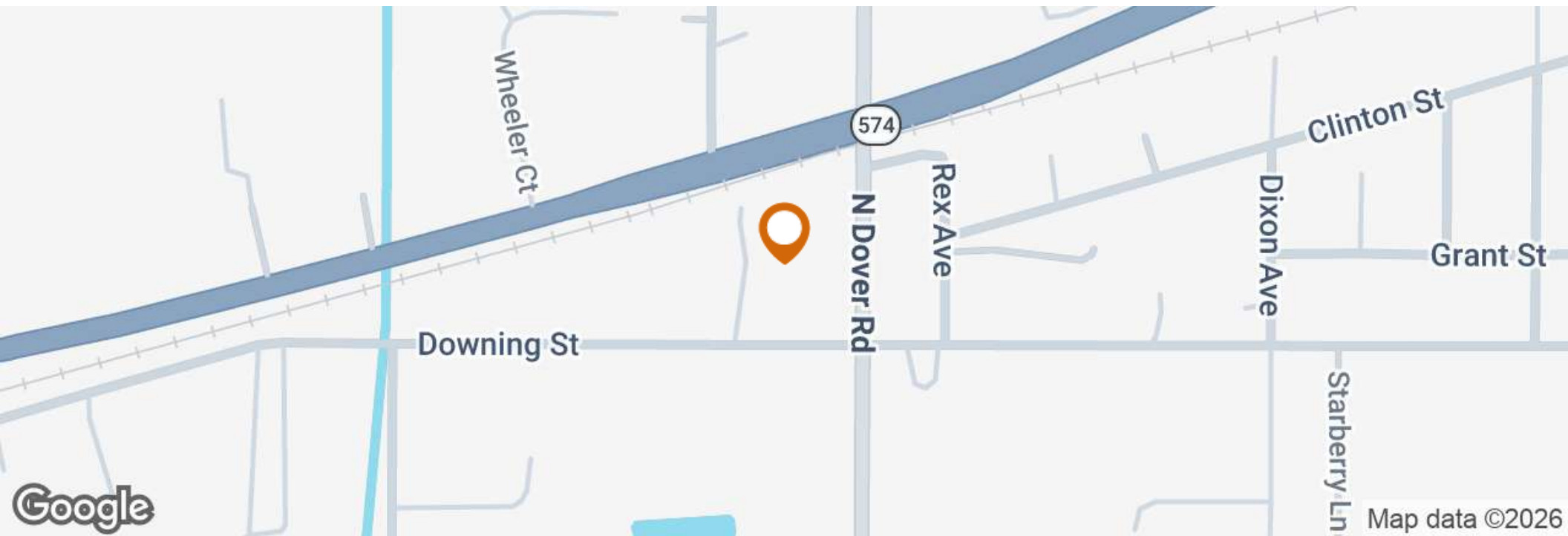
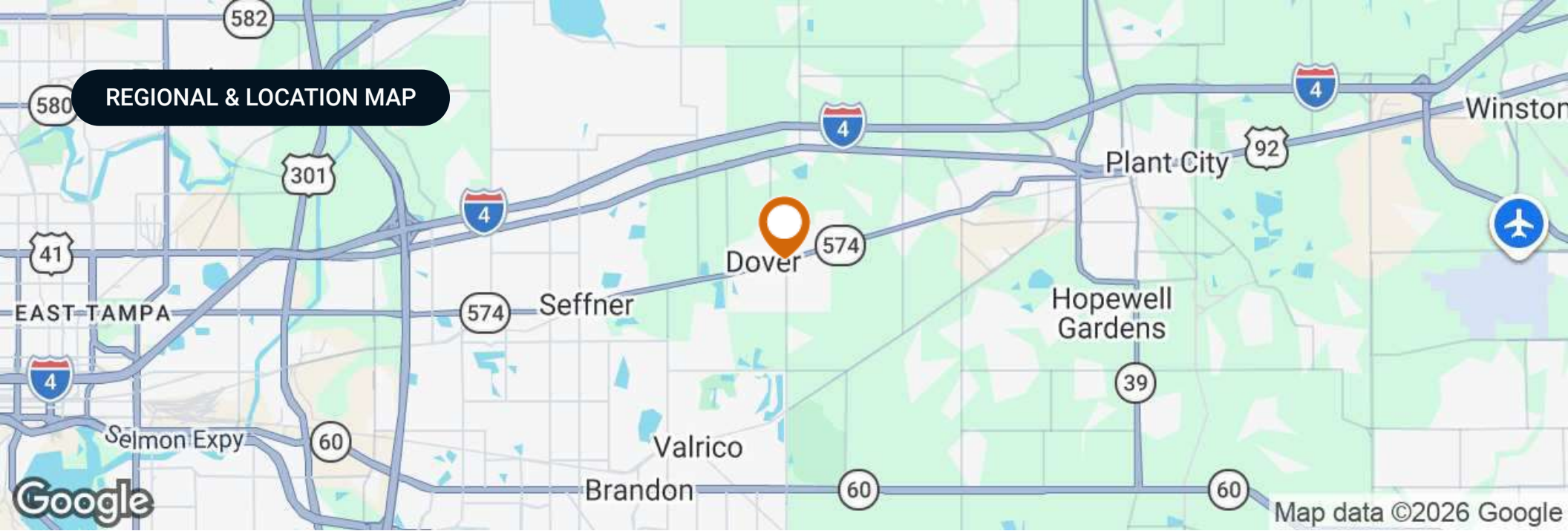
Drive-In

Central Tampa
(30 ± Minutes) 



E Martin Luther King Jr Blvd





PROPERTY MAP



SAUNDERS
REAL ESTATE

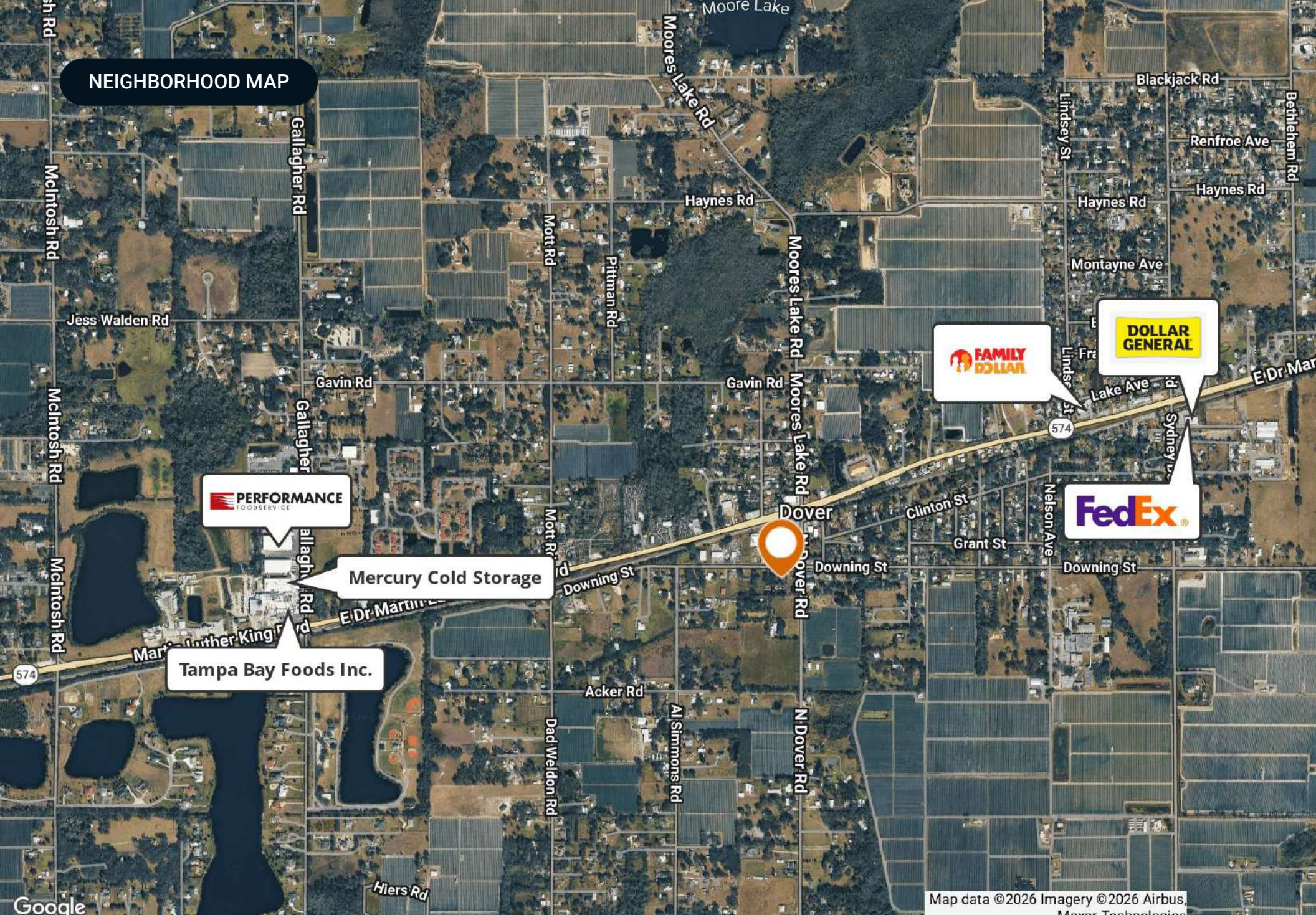
Dover Road

Polygon



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NEIGHBORHOOD MAP



PERFORMANCE
FOODSERVICE

Mercury Cold Storage

Tampa Bay Foods Inc.

FAMILY
DOLLAR

DOLLAR
GENERAL

FedEx

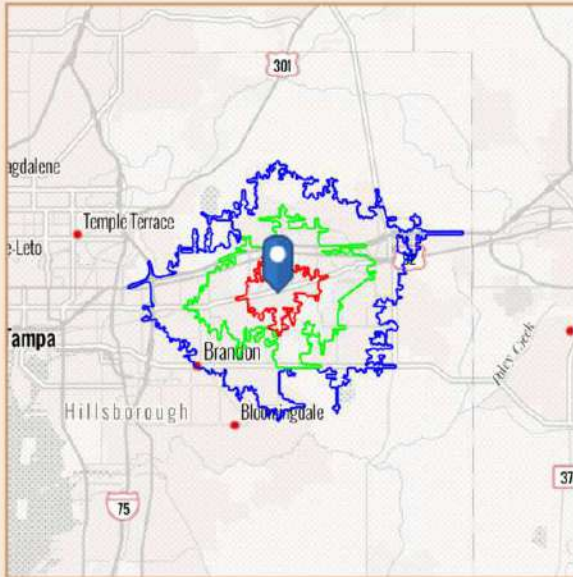
Google

Map data ©2026 Imagery ©2026 Airbus,
Maxar Technologies

BENCHMARK DEMOGRAPHICS

3120 N Dover Rd, Dover, Florida, 33527

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



| AGE SEGMENTS | DRIVE TIME | | | GEOGRAPHY | | | |
|---------------------|------------|-----------|-----------|------------------------------------|---|-------------------|-------------|
| | 5 mins | 10 mins | 15 mins | Counties Hillsborough County | CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area | States Florida | USA |
| 0 - 4 | 7.09% | 5.57% | 5.46% | 5.34% | 4.70% | 4.69% | 5.39% |
| 5 - 9 | 6.69% | 5.92% | 5.81% | 5.69% | 5.08% | 5.03% | 5.75% |
| 10 - 14 | 9.13% | 6.53% | 6.49% | 5.99% | 5.40% | 5.34% | 5.98% |
| 15 - 19 | 8.72% | 7.03% | 6.68% | 6.67% | 5.84% | 5.84% | 6.47% |
| 20 - 34 | 22.08% | 19.88% | 19.75% | 21.46% | 18.51% | 18.43% | 20.33% |
| 35 - 54 | 23.77% | 25.70% | 25.61% | 26.30% | 25.01% | 24.41% | 25.20% |
| 55 - 74 | 18.18% | 22.55% | 22.90% | 21.36% | 25.41% | 25.55% | 22.82% |
| 75+ | 4.32% | 6.80% | 7.27% | 7.24% | 10.06% | 10.74% | 8.05% |
| HOUSEHOLD INCOME | | | | | | | |
| <\$15,000 | 14.8% | 6.4% | 7.7% | 8.7% | 8.2% | 8.0% | 8.3% |
| \$15,000-\$24,999 | 15.8% | 6.1% | 5.8% | 5.5% | 5.8% | 5.8% | 5.9% |
| \$25,000-\$34,999 | 5.4% | 5.8% | 6.9% | 6.0% | 6.6% | 6.7% | 6.3% |
| \$35,000-\$49,999 | 11.4% | 9.3% | 9.7% | 9.2% | 10.4% | 10.5% | 9.8% |
| \$50,000-\$74,999 | 11.0% | 15.5% | 16.7% | 16.5% | 16.9% | 16.9% | 15.6% |
| \$75,000-\$99,999 | 14.8% | 14.8% | 13.9% | 12.8% | 12.8% | 12.9% | 12.5% |
| \$100,000-\$149,999 | 6.9% | 19.7% | 19.1% | 18.4% | 18.3% | 18.4% | 17.8% |
| \$150,000-\$199,999 | 6.8% | 10.7% | 9.9% | 8.9% | 8.8% | 8.7% | 9.8% |
| \$200,000+ | 13.0% | 11.7% | 10.4% | 14.1% | 12.0% | 12.1% | 14.0% |
| KEY FACTS | | | | | | | |
| Population | 4,127 | 38,474 | 147,884 | 1,569,833 | 3,385,153 | 23,027,836 | 339,887,819 |
| Daytime Population | 4,308 | 33,261 | 124,292 | 1,620,635 | 3,364,494 | 22,846,618 | 338,218,372 |
| Employees | 1,774 | 18,670 | 72,292 | 794,459 | 1,636,712 | 10,832,721 | 167,630,539 |
| Households | 1,154 | 12,805 | 52,700 | 605,715 | 1,406,545 | 9,263,074 | 132,422,916 |
| Average HH Size | 3.45 | 2.95 | 2.78 | 2.54 | 2.36 | 2.43 | 2.50 |
| Median Age | 32.0 | 38.9 | 39.4 | 38.5 | 43.2 | 43.6 | 39.6 |
| HOUSING FACTS | | | | | | | |
| Median Home Value | 356,378 | 398,857 | 374,403 | 427,559 | 404,577 | 416,969 | 370,578 |
| Owner Occupied % | 66.5% | 77.0% | 72.9% | 61.3% | 67.0% | 67.2% | 64.2% |
| Renter Occupied % | 33.5% | 23.0% | 27.1% | 38.8% | 33.0% | 32.8% | 35.8% |
| Total Housing Units | 1,263 | 13,880 | 55,613 | 648,302 | 1,564,169 | 10,635,372 | 146,800,552 |
| INCOME FACTS | | | | | | | |
| Median HH Income | \$55,496 | \$84,874 | \$79,545 | \$81,652 | \$78,083 | \$78,205 | \$81,624 |
| Per Capita Income | \$24,414 | \$37,188 | \$37,319 | \$44,836 | \$45,617 | \$44,891 | \$45,360 |
| Median Net Worth | \$111,400 | \$295,082 | \$256,020 | \$201,691 | \$245,761 | \$253,219 | \$228,144 |



Hillsborough County

FLORIDA



| | | | |
|--------------------|---------------|-------------------|--|
| Founded | 1834 | Density | 1,400.5 (2019) |
| County Seat | Tampa | Population | 1,521,410 (2023) |
| Area | 1,051 sq. mi. | Website | hillsboroughcounty.org |

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.

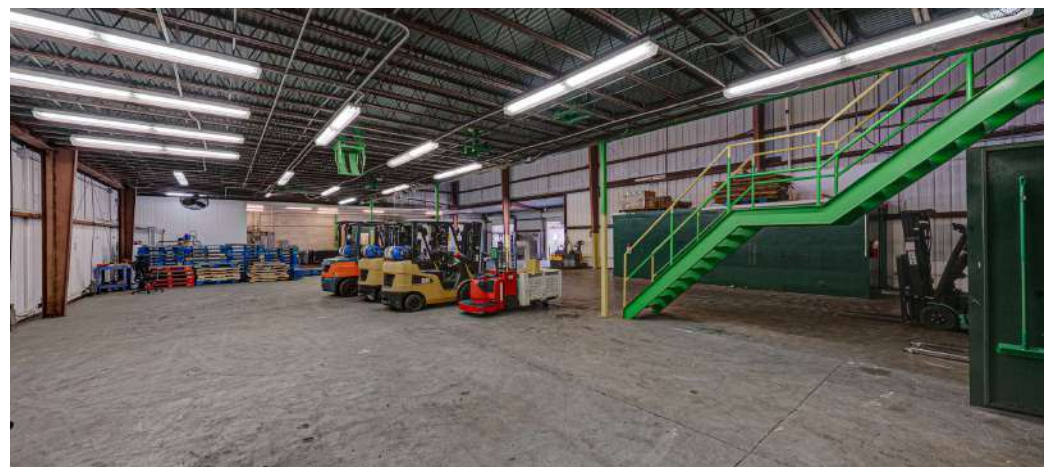
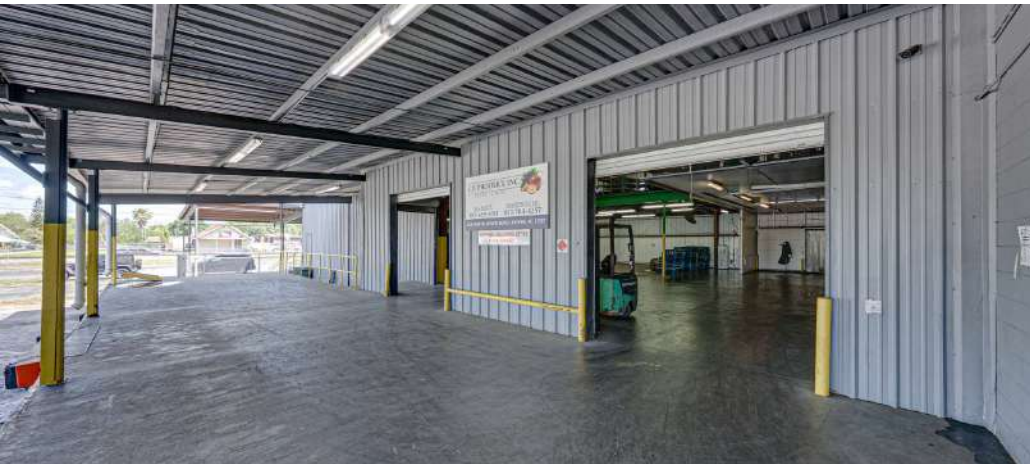
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



Jerrod Parker

Advisor

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Professional Background

Jerrod Parker is an Advisor at Saunders Real Estate, operating out of the firm's Lakeland headquarters while specializing in development land and investment properties throughout Central Florida.

A 7th-generation Floridian, Jerrod comes from a family deeply rooted in the region's agricultural and civic communities. His family is well known throughout Central Florida. Jerrod's father serves as the Director of the Florida Strawberry Growers Association, and his grandfather served on the Hillsborough County School Board for more than twenty years. Members of his immediate family are also active board members for the Florida Strawberry Festival, reflecting a long-standing connection to Florida agriculture and community leadership.

After earning his bachelor's degree from Florida Southern College, Jerrod began his professional career in Hillsborough County's public education system. He later transitioned into the agricultural industry, where he worked as a Certified Crop Advisor providing consulting services to farmers and ranchers throughout Central Florida. This experience gave him firsthand knowledge of the region's agricultural operations, land use considerations, and the economic factors shaping rural property ownership.

Today, Jerrod focuses on commercial development land, public infrastructure sites, and investment properties positioned within Central Florida's fastest-growing corridors. His work frequently involves identifying and marketing land opportunities near expanding residential communities, major transportation routes, and institutional anchors such as hospitals, schools, and municipal facilities.

With active development occurring along the Tampa-to-Orlando corridor, Jerrod works with landowners, developers, and investors to position properties for uses including medical offices, commercial projects, residential communities, and public infrastructure facilities. His background in agriculture, combined with his understanding of regional growth patterns and development entitlements, allows him to accurately evaluate both current land use and future development potential.

Living in Polk County, Jerrod remains actively engaged in the local business and development community. In his free time, he enjoys hosting dinners with family and friends, serving his local church, and outdoor activities.

ADVISOR BIOGRAPHY



Ryan McGimsey

Advisor

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Professional Background

Ryan McGimsey serves as an Advisor at Saunders Real Estate. He is a Florida native who was raised in Plant City.

Prior to joining Saunders, Ryan navigated the diverse world of real estate, wearing multiple hats as an active mortgage loan originator for residential properties, while negotiating clients' needs in commercial real estate transactions. In his earlier professional life, he served as a freight broker, collaborating with companies nationwide in the intricate web of shipping and closely working with warehousing and 3PL companies.

Ryan's passion for real estate was further fostered when he embarked on a transformative project during the pandemic: purchasing and refurbishing a historic commercial building from the 1920s in Downtown Plant City.

A graduate of the University of South Florida, Ryan received his degree in Finance. Outside of work, he holds dear the moments spent with his wife and two children, whether on or off the ball field.

Ryan specializes in:

- Commercial Development
- Industrial
- Medical
- Office

Education

- Q3 CoStar Power Broker Recipient (2025)

ADVISOR BIOGRAPHY



Keaton Greene

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Professional Background

Keaton Greene is an Associate Advisor and Research Analyst at Saunders Real Estate. Based in Tampa, he is active across Florida and North Georgia

Keaton has contributed to projects ranging from \$300 thousand to over \$65 million, including more than 25 ground-up and redevelopment assignments, as well as numerous industrial, retail, and office investment sales and lease transactions during his time at Avison Young. He began his career on the analytical side of the business, where he built a strong foundation in underwriting, market research, and deal execution before transitioning into brokerage, where he now represents clients in land and development opportunities.

His expertise lies in building thoughtful, high-impact marketing strategies that maximize property exposure, elevate media quality, and accelerate speed to market. Keaton leverages detailed demographic, political, and financial data to inform positioning, market entry, and investment strategy tailored to each property.

Keaton's introduction to real estate began at age 15, working alongside his father on build-to-suit retail and office construction projects throughout the greater Atlanta area. That early exposure, combined with his analytical background and client-facing experience, has shaped a well-rounded approach to the business as he continues to grow his brokerage platform. He is an alumnus of the University of North Georgia's Mike Cottrell College of Business and a licensed real estate professional.

Keaton specializes in:

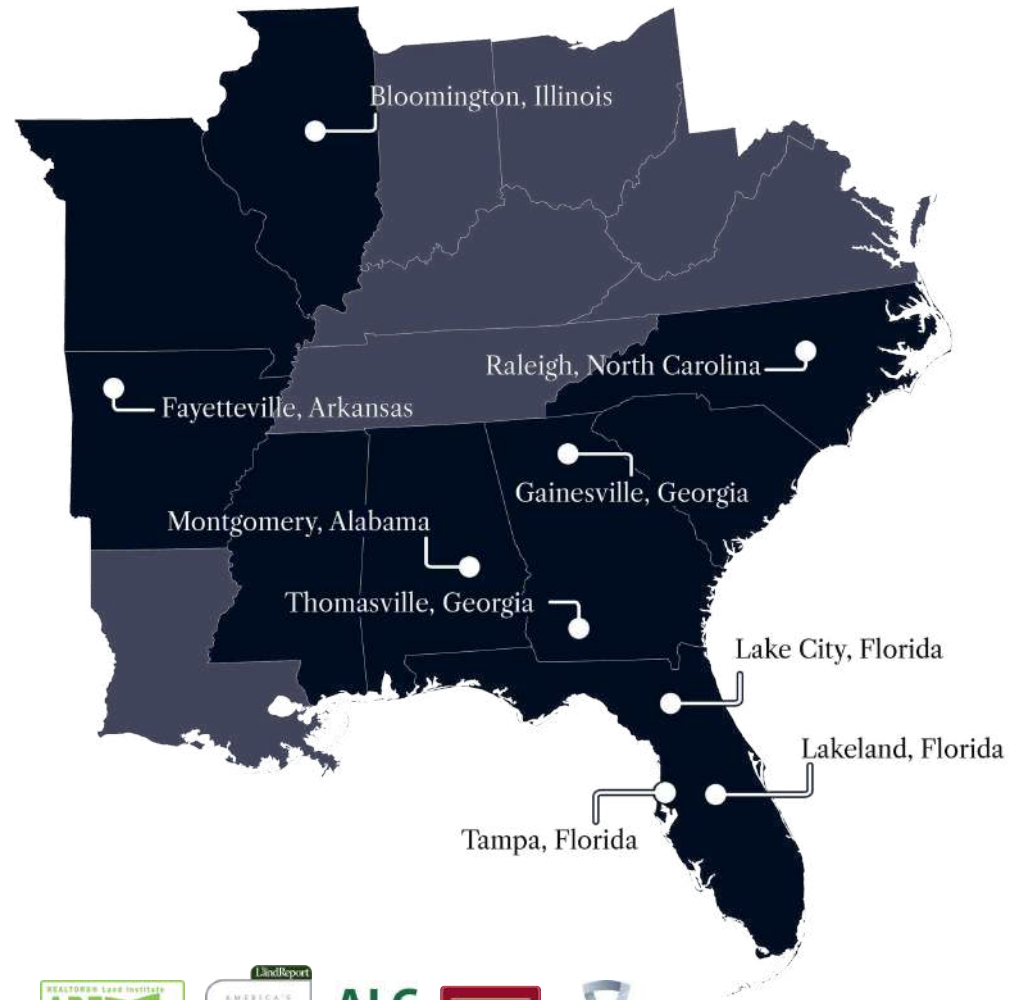
- Commercial Development

Memberships

- Society of Real Estate Professionals (SOREP)



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