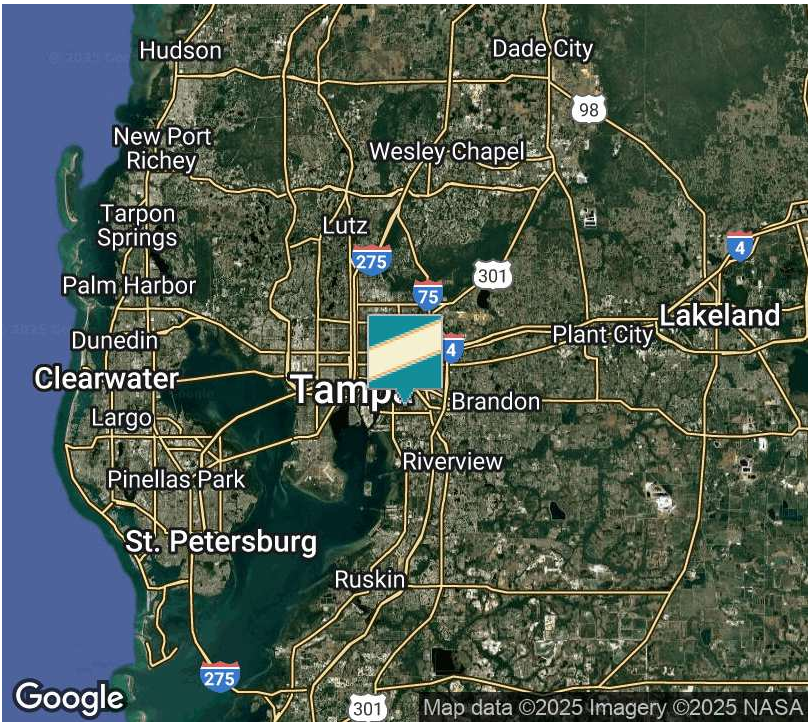
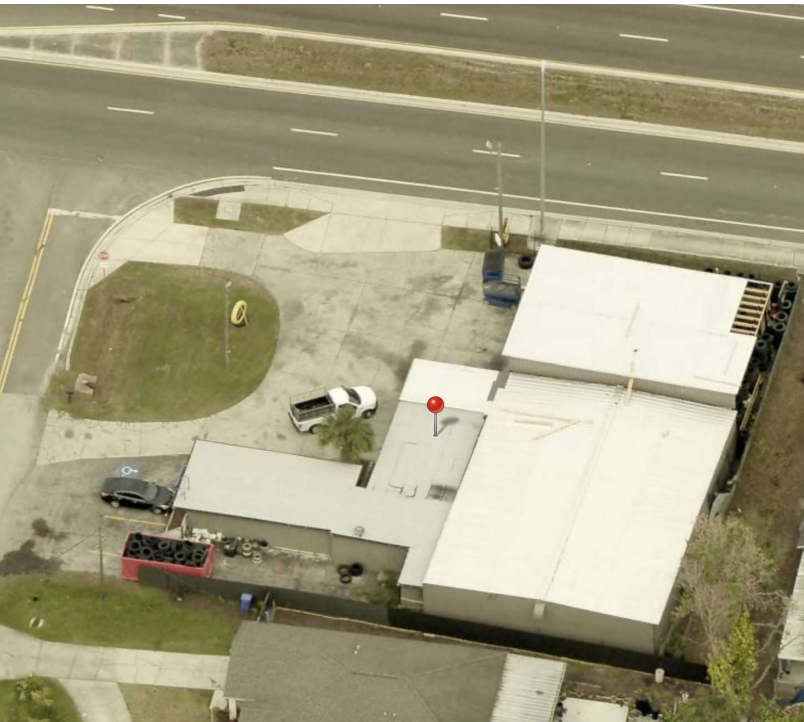




CI-ZONED TAMPA WAREHOUSE W/ OFFICE

6301 Causeway Blvd, Tampa , FL 33619

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	6,345 SF
Lease Rate:	\$6,750.00 per month (MG)
Lot Size:	0.34 Acres
Year Built:	1986
Building Size:	6,345 SF
Zoning:	CI Commercial Intensive
Market:	Tampa-St. Petersburg- Clearwater (Tampa Bay MSA)
Submarket:	East Tampa / Palm River-Clair Mel Industrial Submarket

PROPERTY OVERVIEW

CI-zoned industrial property offers a total of 6,345 SF, featuring 1,217 SF of fully renovated office space, 4750 SF of enclosed warehouse and newly constructed industrial overhead structure with direct site access. The property is equipped with 3-phase power and supports a wide range of commercial and industrial uses, including distribution, fabrication, logistics, and automotive. Located in a strategic industrial corridor with excellent transportation access, this space is ideal for businesses seeking functional, flexible space in one of Tampa’s most active commercial zones.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
6301 Causeway Blvd	\$6,750 per month	6,345 SF

George William

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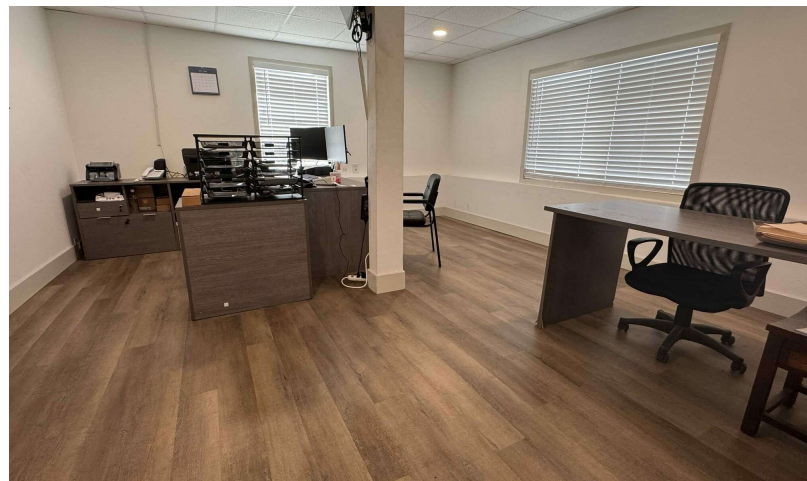
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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS

- \$6,750/month – incredibly low rate per square foot, well below market
- 6,345 SF which includes 1217 sf of office
- 2- Drive In Overhead doors
- Power: 3-phase electrical service for heavy industrial equipment
- Zoning: Commercial Intensive (CI)
- FULLY RENOVATED IN 2024
- Lot Size: Approximately 0.34 acres
- Situated in Tampa's heavy industrial corridor with immediate access to Causeway Blvd, U.S. 41, I-4, and the Selmon Expressway
- Proximity to Major Transport Hubs: Minutes to Port of Tampa, Downtown Tampa, I-275, and Tampa International Airport
- Points of Interest Nearby: Port Tampa Bay, Downtown Tampa (Amalie Arena, Riverwalk, Florida Aquarium), Ybor City Historic District, Westshore Business District
- Located in a fast-growing metro with strong population and business growth, providing long-term stability for industrial users



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PROPERTY DESCRIPTION

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This site is ideally suited for a wide range of commercial and industrial businesses, including automotive repair shops, car dealerships, used car sales, vehicle rental agencies, auto detailing, tire and alignment centers, RV and trailer service businesses, and fleet maintenance operations. It's also an excellent fit for contractors and service providers such as HVAC companies, plumbers, electricians, roofers, general contractors, landscapers, painters, fencing companies, septic installers, solar panel installers, and pool service businesses. The property accommodates heavy equipment repair and storage, equipment rental companies, tree service operations, dumpster and waste removal businesses, and concrete or asphalt contractors. Additionally, the site is well-suited for metal fabrication, welding shops, cabinet makers, sign companies, logistics and distribution businesses, stone and granite fabricators, event rental storage, and other trade-related enterprises. With ample outdoor space and a new canopy structure, it's also perfect for mobile service fleets, utility contractors, pest control companies, boat detailing, and other operations that benefit from weather-protected exterior workspaces.

LOCATION DESCRIPTION

6301 Causeway Blvd is strategically located in the heart of East Tampa, just minutes from major transportation arteries including I-75, I-4, and the Selmon Expressway, providing direct access to Downtown Tampa (less than 15 minutes), the Port of Tampa, Ybor City, Brandon, and Tampa International Airport. Situated along a heavily traveled commercial corridor with over 30,000 vehicles per day, the property benefits from strong visibility and accessibility. Nearby points of interest include the Florida State Fairgrounds, the MidFlorida Credit Union Amphitheatre, and the bustling Port Tampa Bay industrial zone. Surrounded by a mix of industrial users, contractors, logistics companies, and auto-related businesses, this location is ideal for service-based tenants seeking exposure, convenience, and proximity to the greater Tampa Bay workforce and customer base.



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ADDITIONAL PHOTOS



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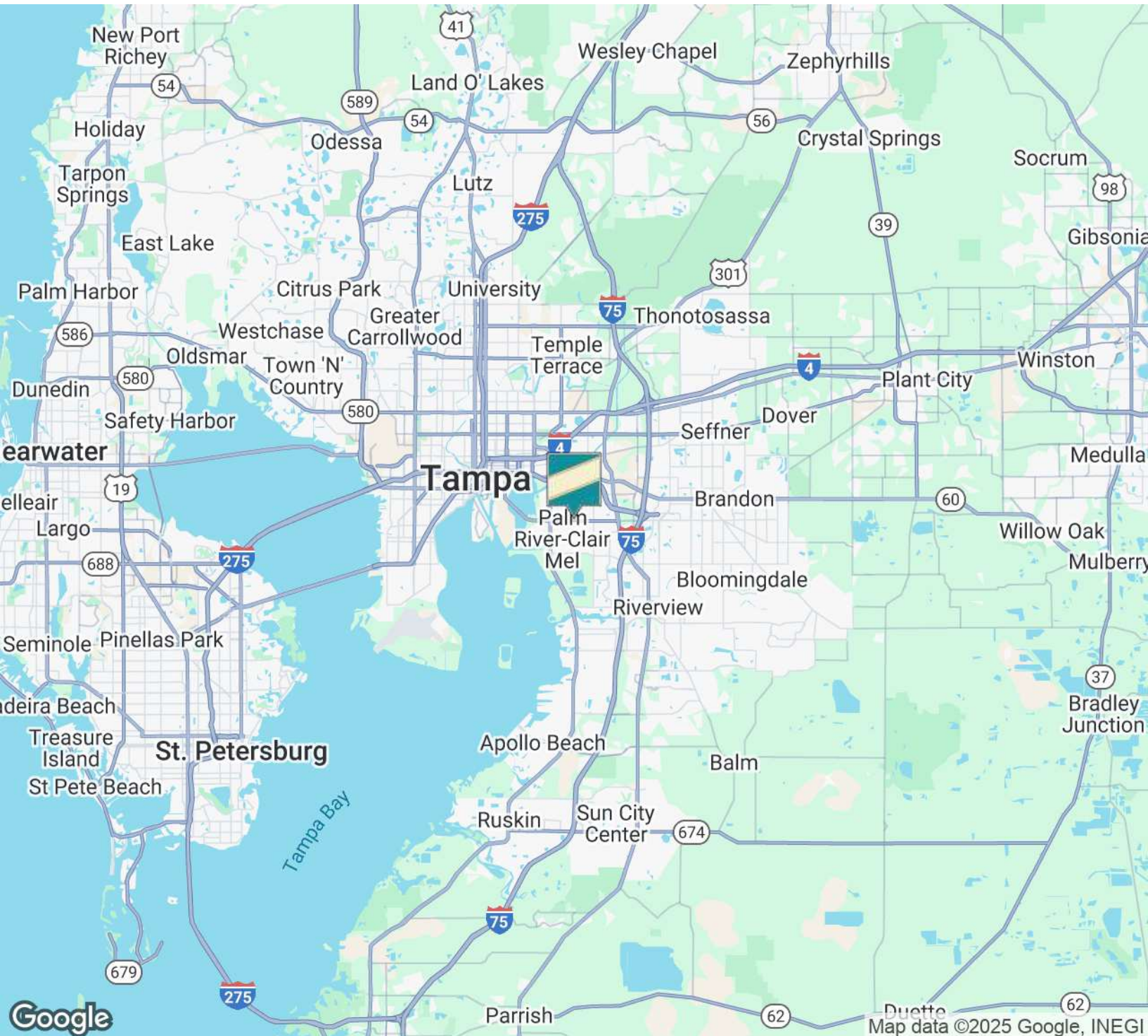
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LOCATION MAP



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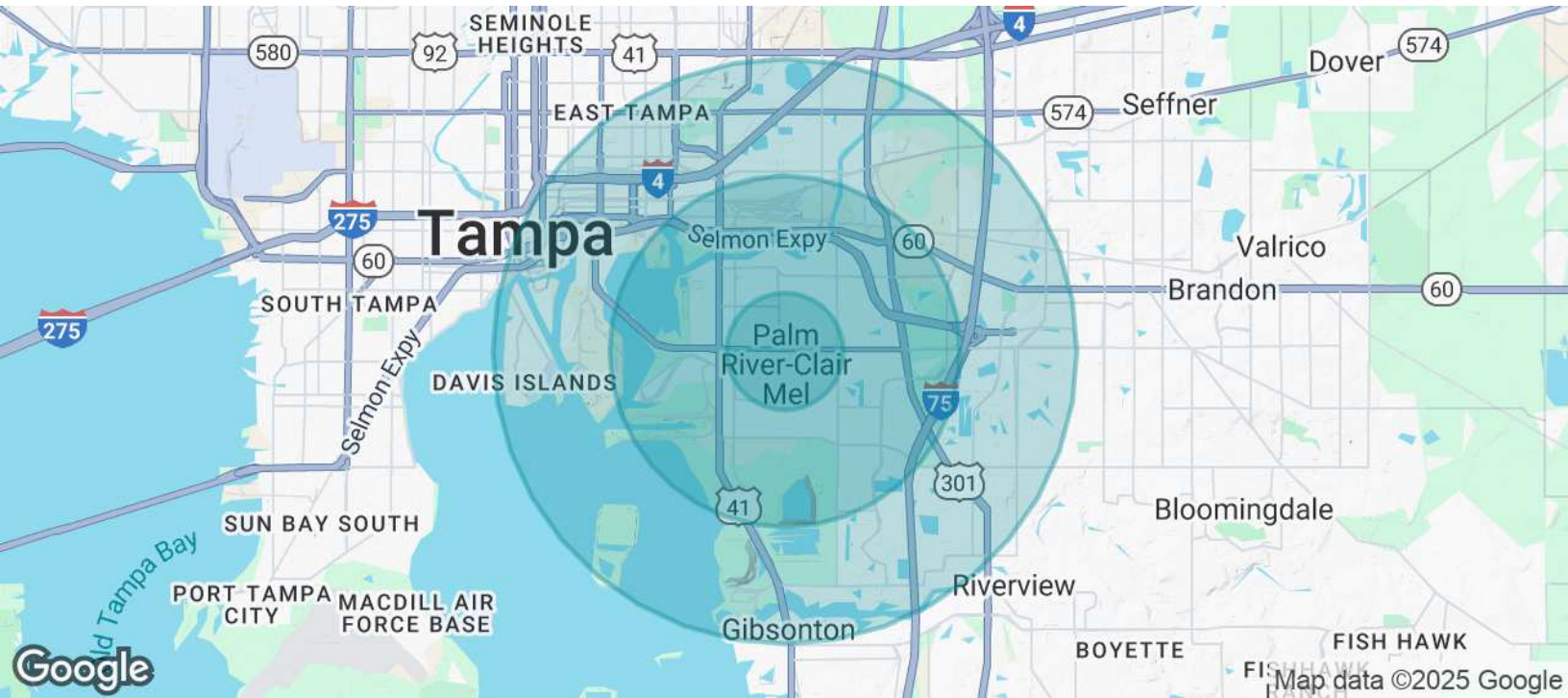
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,946	41,605	149,531
Average Age	39.8	33.8	34.9
Average Age (Male)	34.7	32.2	34.1
Average Age (Female)	46.9	35.6	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,831	16,837	64,594
# of Persons per HH	2.7	2.5	2.3
Average HH Income	\$49,557	\$59,801	\$66,014
Average House Value	\$124,352	\$130,305	\$207,566

2020 American Community Survey (ACS)

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ADVISOR BIO & CONTACT 1

GEORGE WILLIAM

Senior Broker Associate



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PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

Areas of Expertise:

- Investment and income producing properties
- Sale of businesses
- Retail Sales and Leasing
- Industrial Sales and Leasing
- Self Storage
- Gas Stations and Convenience Stores

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