



INDUSTRIAL WAREHOUSE & OFFICE

FOR LEASE

7211 Anderson Rd, Tampa, FL 33634

OFFERING MEMORANDUM

INDUSTRIAL WAREHOUSE & OFFICE

7211 ANDERSON RD, TAMPA, FL 33634

INVESTMENT HIGHLIGHTS:

- 14,850-SF Warehouse and Separate 1,641-SF Office Building With 12 Parking Spaces
- +/-1.14 Acre Lot With M-Manufacturing Zoning, Allowing For a Wide Range of Industrial Uses
- Warehouse has a 20' 5" Clear Height and Includes 3 12' x 12' Roll Up Doors With One at Dock Height and One additional 7' x 7' Door along the side of the property.
- Warehouse Also Features a Mezzanine Level, Packaging Room and Two Restrooms
- Office Area Features a Lobby/Reception Space, Meeting Room, Kitchen/Break Room and Two Restrooms
- Lot is Fully Fenced With Two Gated Points of Ingress and Egress Onto Anderson Rd & W Crenshaw St
- Property Has Clean Environmental / Phase 1 From July 2018 & Survey

LOCATION HIGHLIGHTS:

- Hard, Signalized Corner Location Along Anderson Road, Seeing 9,900+ Vehicles Per Day
- Located in an Extremely Dense Industrial Corridor 1.5 Miles From Tampa International Airport
- Convenient Freight Logistics In the Area With Easy Access to Rail, Truck and Air Services Within 3 Miles
- 1 Mile From FL-589/Veterans Expressway, With 81,000+ VPD
- Within a 20-Minute Drive to Tampa International Airport, Raymond James Stadium and 20-Minute Drive to Downtown Tampa, University of South Florida, and Busch Gardens
- Strong and Growing Demographics: Population of 102,900+ Within 3-Miles and Projected to Increase By 2028 | Daytime Population Exceeding 352,800 Within 5-Miles

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OFFERING SUMMARY

LIST PRICE
\$24,000/MO

PRICE/SF
\$17.46
INC. NNN



PROPERTY DESCRIPTION	
YEAR BUILT:	Warehouse: 1979, Office: 1950
ZONING:	M (Manufacturing)
PARCEL NO:	U-29-28-18-ZZZ-000000-98360.0
LOT SIZE:	+/-1.14-AC
GLA:	Warehouse: 13,236-SF Packing Room: 1,614-SF Mezzanine: TBD Office Building: 1,640-SF TOTAL COMBINED: 16,490-SF
DOORS: CLEAR	4 Roll Up Doors: 3, 12'x12' With one at Dock Height and 1, 7'x7'
HEIGHT:	20' 5"
RESTROOMS:	2 in Warehouse and 2 in Office
PARKING:	+/-12 Surface Spaces
TYPE OF LEASE:	NNN

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SUBJECT PHOTOS



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INTERIOR PHOTOS



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LOCATION OVERVIEW

TAMPA-ST. PETE METRO OVERVIEW

Tampa Bay refers both to a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro contains over 3.2 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Tampa, the county seat of Hillsborough County, is the most populous city, with nearly 406,000 people, and is situated northeast of the bay. St. Petersburg follows, with over 255,000 residents, and it is located on the peninsula near the mouth of the bay. Robust job growth during 2021 and 2022 attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.



METRO HIGHLIGHTS



FAVORABLE BUSINESS CLIMATE

Relatively low cost-of-living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



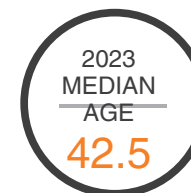
DIVERSE ECONOMY

High-tech industries as well as the tourism, military, finance and seaborne commerce segments drive the region's economy.

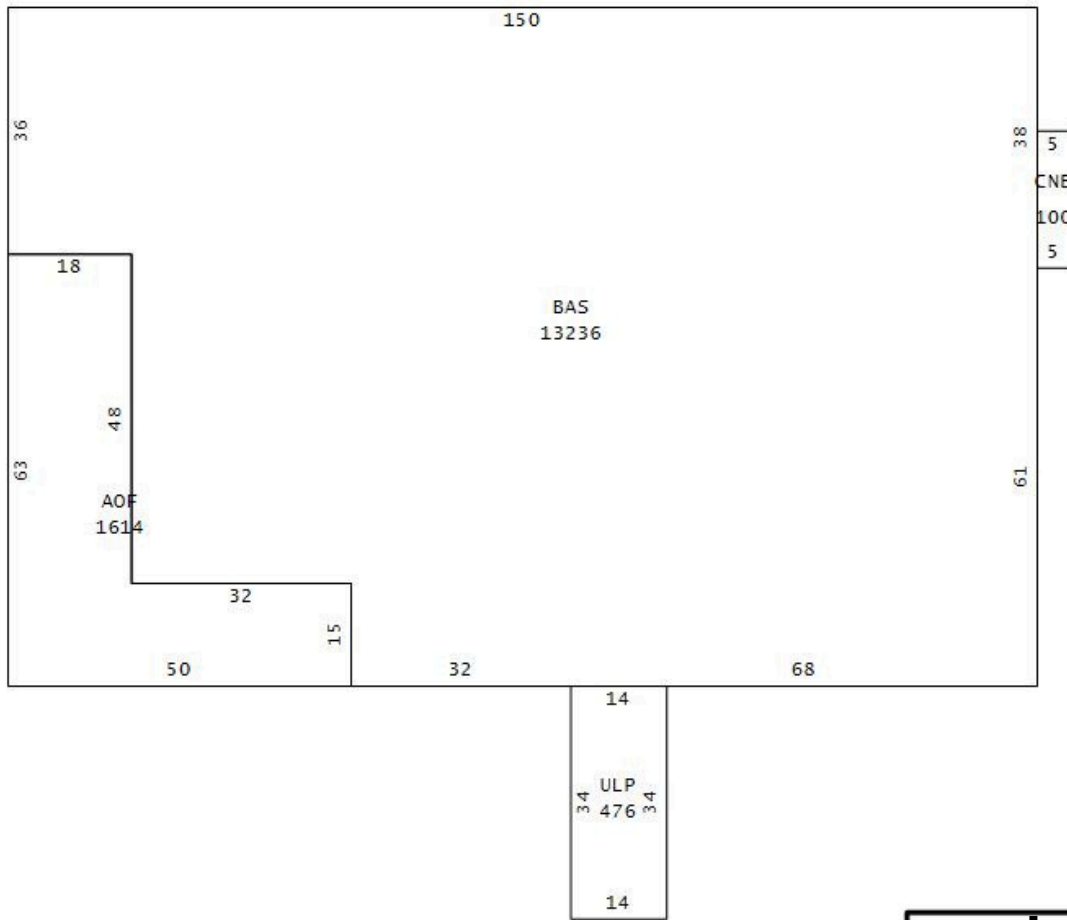
ECONOMY HIGHLIGHTS

- Local ports contribute to a major presence in the shipping, distribution and logistics industry.
- Tampa is home to multiple Fortune 500 companies, an economic hub for the entire state of Florida.
- One of the fastest growing economies in the nation, Tampa's GDP from 2022 to 2023 rose by 4.3%, placing it among the fastest-growing large US metro areas.

DEMOGRAPHIC HIGHLIGHTS



WAREHOUSE



OFFICE

