



COLD STORAGE  
LOGISTICS  
TAMPA, FL

3601  
EAST 3RD AVENUE

TAMPA, FL

DEVELOPED BY:





## PROPERTY OVERVIEW

### ***Newly completed cold storage warehouse with over 100,000 SF available***

Tampa Cold Storage Logistics is Tampa's newest cold storage warehouse. The building can be leased as a whole (108,864 SF) or divided into 3 separate units (42,136 SF, 36,939 SF, and 29,789 SF). The warehouse has temperature capabilities from -10° F to 38° F.

The building has a prime location just 2.2 miles from Port

Tampa Bay and 10 miles from Tampa International Airport. A CSX Rail line runs directly behind the building which is only 2.8 miles from CSX Intermodal Tampa. With its central location and proximity to I-4, this location provides access to over half of the state's population in only 3 hours.





## BUILDING OVERVIEW

- › 108,864 SF Building (85,440 SF warehouse / 14,254 SF refrigerated dock / 9,170 SF office)
- › Building available as a whole or demised to 3 separate units of 42,136 SF, 36,939 SF, and 29,789 SF



- › Front-loading building
- › 17 dock doors fully equipped with vertical levelers, communication lighting, and trailer door inswing capabilities
- › Warehouse demised to 3 separate spaces allowing for multiple temperature options
- › Highway visibility enhancing brand awareness





Warehouse Temperature  
-10° F to 38° F



Dock Area Temperature  
34° F to 38° F



40' Clear Height



11 Trailer Drops



133' Truck Court



Motion Sensor  
Lighting



Immediate  
Access to I-4

### ***Why Tampa:***

The exceptional access to major thoroughfares allows users at the property to reach a population of 9.3 million people in a 2-hour drive, equating to 43% of Florida's population.

- According to US Census data, the population

grew by 2.7 million over the past decade (2010-2020). Double the rate of the overall US Population.

- Approximately 900 people are moving to the Tampa area daily.

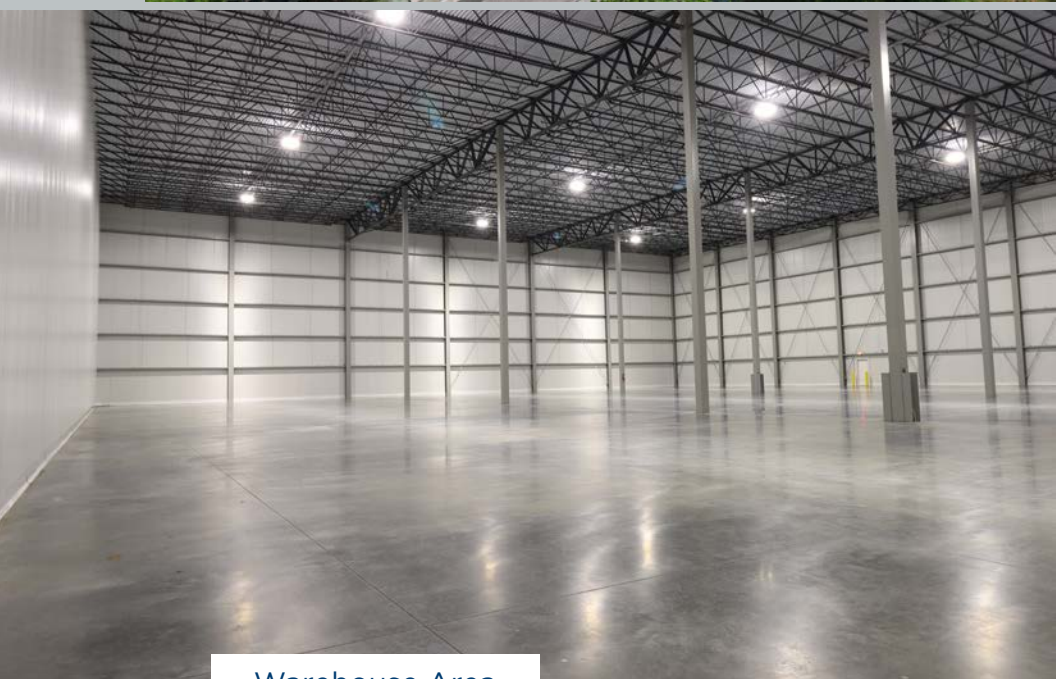
Bird's Eye Facing SW



Cold Dock Area



Warehouse Area



Truck Court



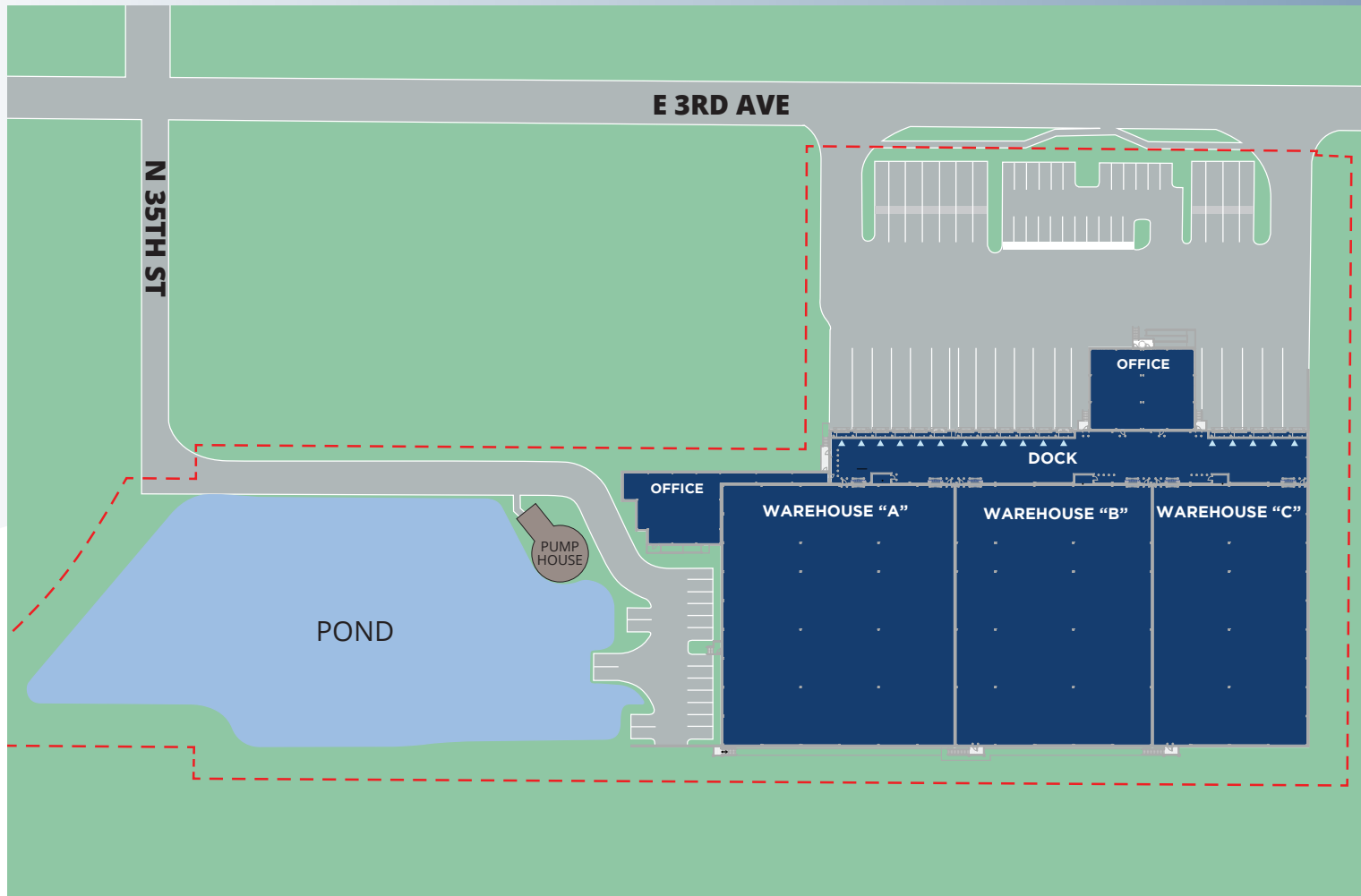


- › Immediate access to I-4
- › 2.2 miles to Port Tampa Bay
- › 10.3 miles to Tampa International Airport
- › 2.8 miles to CSX Intermodal



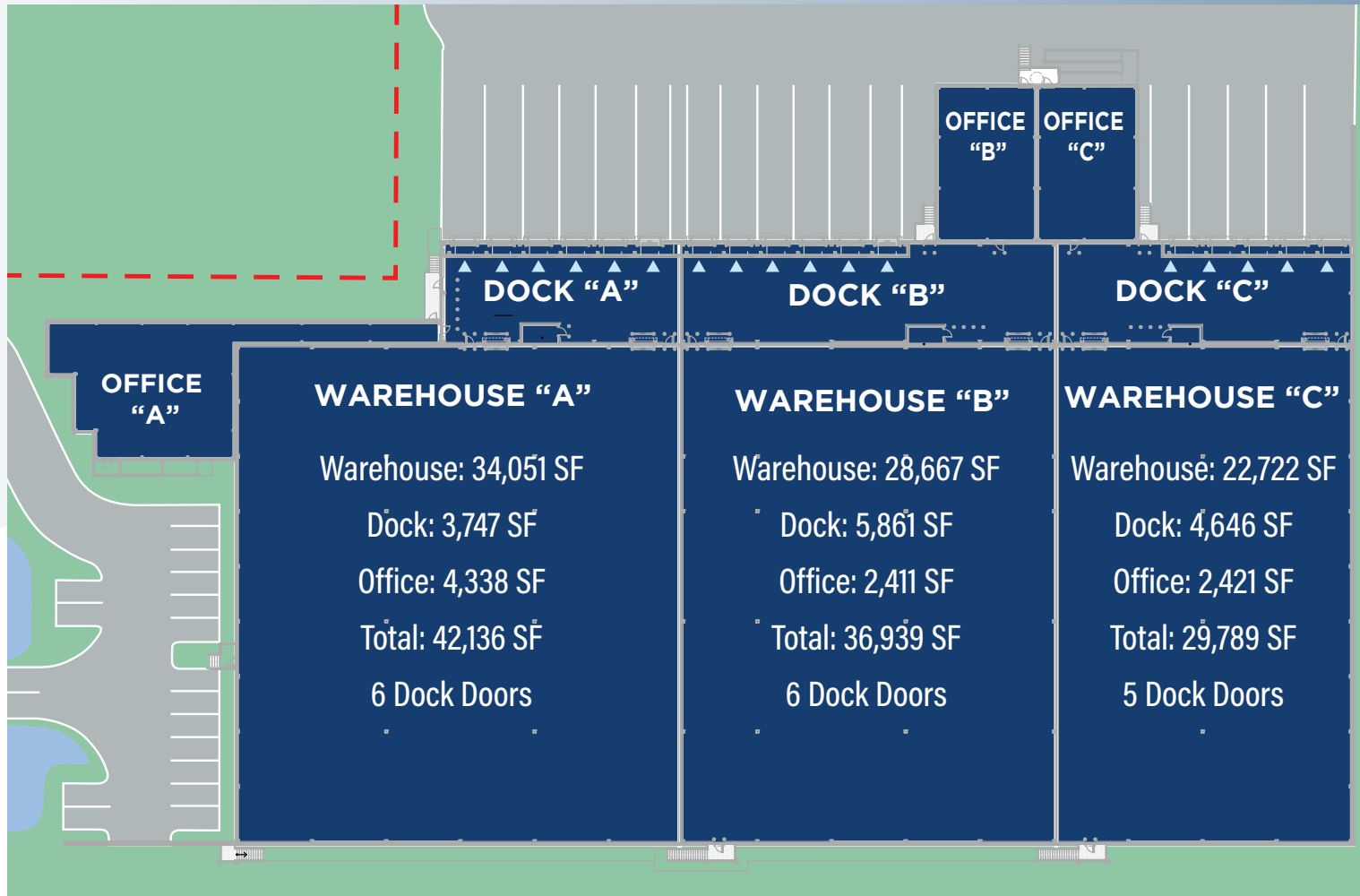
# SITE PLAN

- › Total Building Area: 108,864 SF
- › Total Warehouse (-10° to 38°): 85,440 SF
- › Total Dock (34° to 38°): 14,254 SF
- › Total Office Space: 9,170 SF





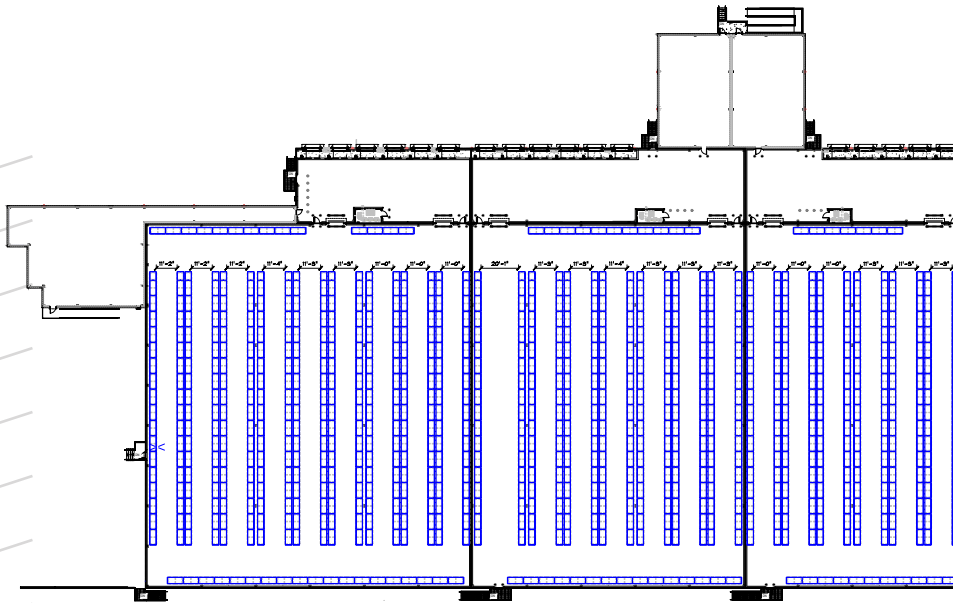
# BUILDING PLAN







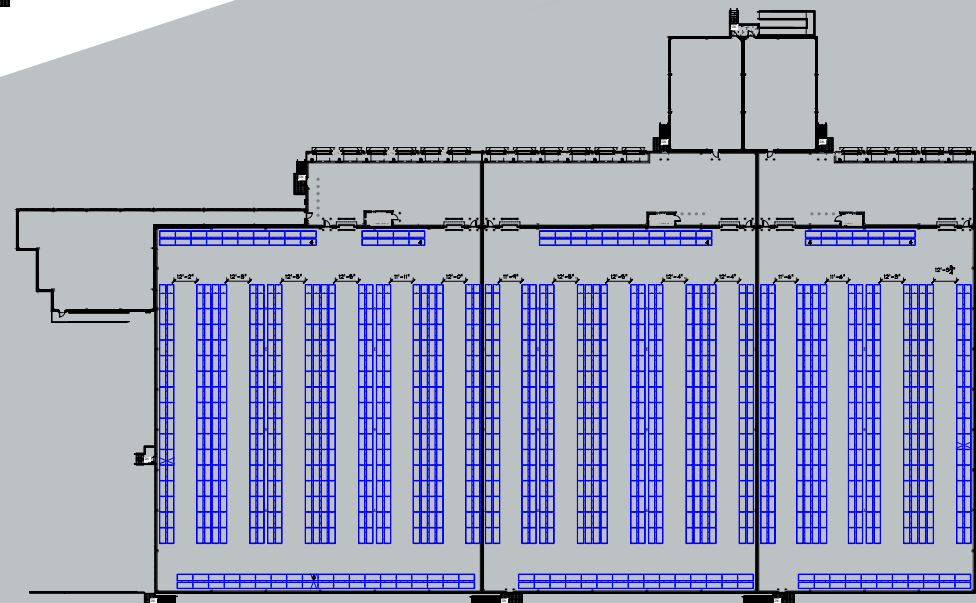
# SAMPLE RACKING PLANS



## Single Deep Configuration

- › Warehouse A: 4,788
- › Warehouse B: 3,728
- › Warehouse C: 3,150

**Total Positions: 11,666**



## Double Deep Configuration

- › Warehouse A: 6,300
- › Warehouse B: 5,216
- › Warehouse C: 4,116

**Total Positions: 15,632**

# 3601 EAST 3RD AVENUE

TAMPA, FL



## CONTACT US

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