



21.6k SF Multi-Tenant Industrial | Tampa MSA

2007 Wood Ct, Plant City, Florida 33563

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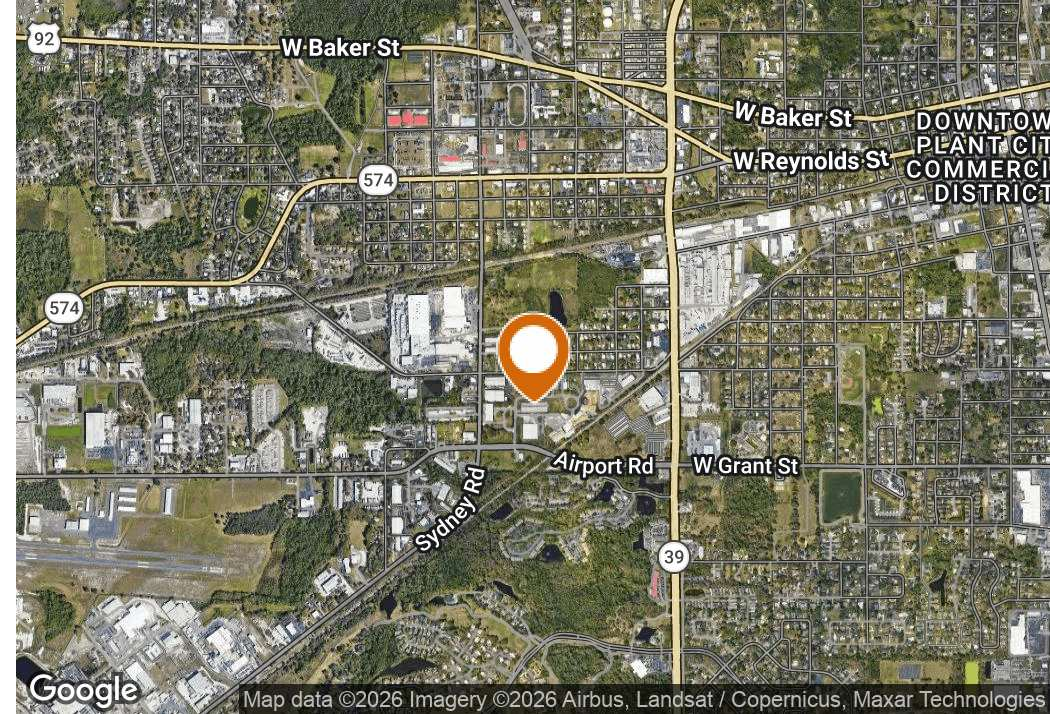
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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$4,320,000
Building Size:	21,600 SF
Post-Rollover Transitional Cap Rate:	6.4%
Units:	5x
Grade Doors:	5x (12' x 12') 1x (12' x 14')
Clear Height:	20'
Fire Sprinklers:	Yes
Power:	3P 200A
Sewer/Water:	Public
Year Built:	1998/2011
Zoning:	Light Industrial (PD)
PIN:	P-31-28-22-58X-000000-00013.0

Property Overview

Located 2 ± miles from Interstate 4, this 21,600 SF multi-tenant industrial building is 83% occupied, offering in-place income with a clear path to owner-user occupancy.

Staggered lease expirations allow a buyer to grow into the building over time. With one existing vacancy (3,600 SF) and additional suites rolling through 2026, an owner-user can control up to ±10,800 SF (50%) by year-end 2026 while maintaining income from remaining tenants.

Ideal for an owner-user seeking to establish a long-term footprint while offsetting occupancy costs through existing income. The staggered lease profile also provides mark-to-market upside through phased rollover at current market rents.

Property Highlights

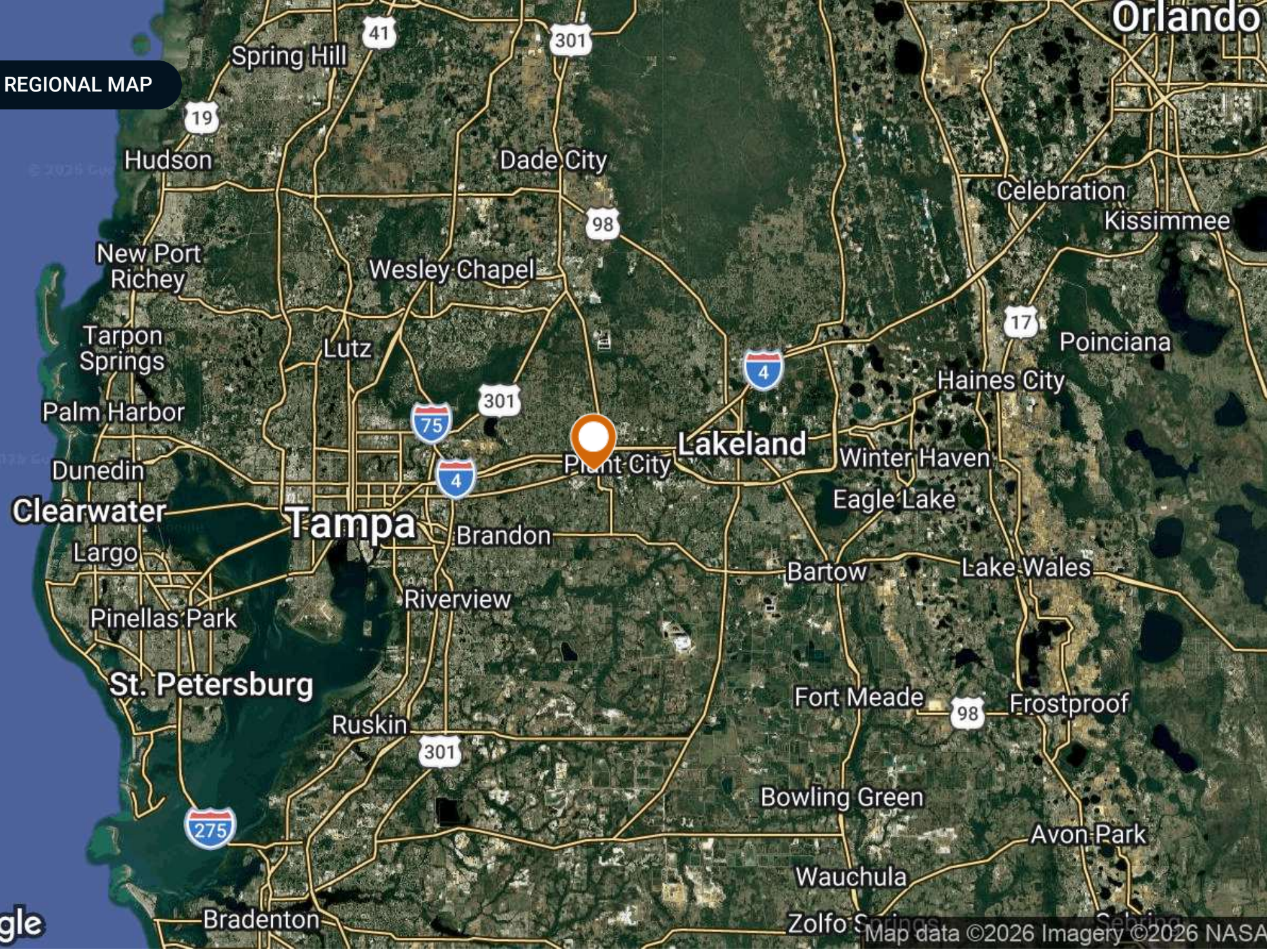
- Light Industrial (PD) Zoning
- 5 units
- 20' Clear Height
- 3 Phase 200 Amps
- Public utilities
- Mezzanine and second story office buildout



SECTION 2

Location Information

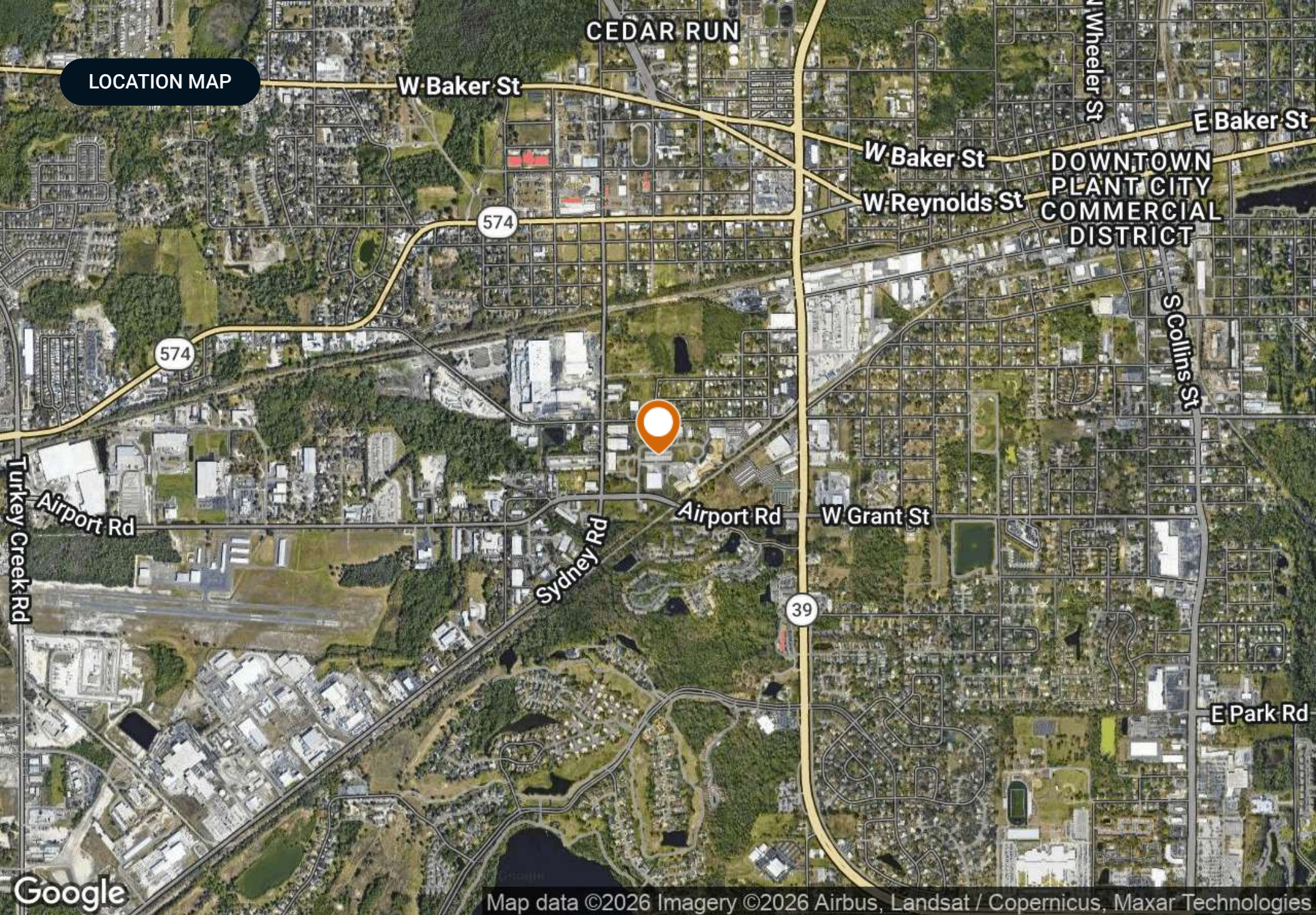
REGIONAL MAP



Google

Map data ©2026 Imagery ©2026 NASA

LOCATION MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies



SECTION 3
Pro Forma & Plans

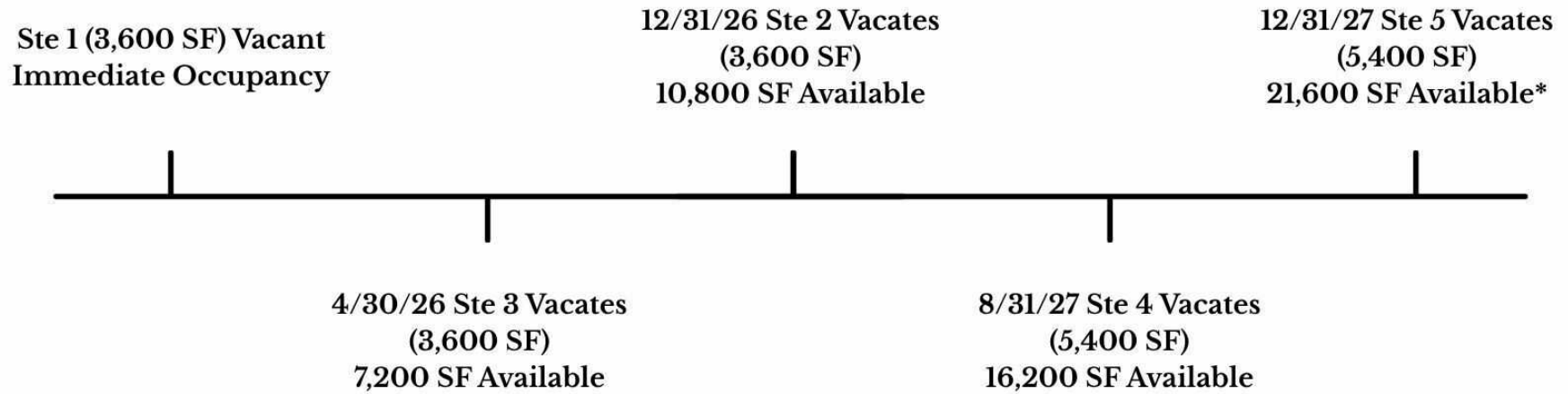
PRO FORMA (AS IS / POST-ROLLOVER 2027)

As Is						Post-Rollover / Transitional Pro Forma (2027)					
Tenant	SF	Annual Rent	\$/SF	Lease Start	Lease End	Tenant	SF	Annual Rent	\$/SF	Lease Start	Lease End
Vacant (Ste 1)	3,600	N/A	N/A	N/A	N/A	Tenant (Ste 1)	3,600	\$54,000.00	\$15.00	N/A	N/A
E3 Solutions (Ste 2)	3,600	\$40,800.00	\$11.33	1/1/22	12/31/26	Tenant (Ste 2)	3,600	\$54,000.00	\$15.00	1/1/27	N/A
HydroMax (Ste 3)	3,600	\$43,200.00	\$12.00	5/1/19	4/30/26	Tenant (Ste 3)	3,600	\$54,000.00	\$15.00	5/1/26	N/A
Jamco (Ste 4)*	5,400	\$57,600.00	\$10.67	4/12/19	8/31/27	Jamco (Ste 4)*	5,400	\$69,600.00	\$12.89	4/12/19	8/31/27
Montrose (Ste 5)*	5,400	\$53,838.00	\$9.97	1/1/23	12/31/27	Montrose (Ste 5)*	5,400	\$55,728.00	\$10.32	1/1/23	12/31/27
	21,600						21,600				
Gross Revenue						Gross Revenue					
Potential Base Rent:		\$195,438.00				Potential Base Rent:		\$287,328.00			
Reimbursement Revenue:		\$17,961.24				Reimbursement Revenue:		\$50,171.42			
Effective Gross Income:		\$213,399.24				Effective Gross Income:		\$337,499.42			
Operating Expenses						Operating Expenses					
Property Tax:		\$24,006.95	\$1.11			Property Tax:		\$24,727.16	\$1.14		
Property Insurance:		\$21,600.00	\$1.00			Property Insurance:		\$21,816.00	\$1.01		
Maintenance:		\$8,000.00	\$0.37			Maintenance:		\$8,000.00	\$0.37		
Management:		\$5,863.14	\$0.27			Management:		\$8,619.84	\$0.40		
Total Operating Expenses:		\$59,470.09	\$2.75			Total Operating Expenses:		\$63,163.00	\$2.92		
Net Operating Income:		\$153,929.15				Net Operating Income:		\$274,336.42			
Purchase Price:		\$4,320,000				Purchase Price:		\$4,320,000			
\$/SF:		\$200.00				\$/SF:		\$200.00			
In-Place Cap Rate:		3.6%				Post-Rollover / Transitional Pro Forma (2027) Cap Rate:		6.4%			
Jamco (Ste 4) rate increases to \$5800/mo (\$69,600/yr) on 9/1/26*						Pro forma assumes lease rollover at expiration with backfill to a NNN structure at current market rent.					
Montrose (Ste 5) currently pays \$17,961/year in reimbursements (2026), increasing 3.5% annually per lease (\$18,590 in 2027). Montrose has 5-Yr option with 3.5% annual escalation in base and additional rent*											

Pro forma assumes lease rollover at expiration with backfill to a NNN structure at current market rent. STE 4 rent increases to \$5800/mo on 9/1/26. STE 5 pays additional rent reimbursements, with both base rent and additional rent increasing 3.5% annually. The lease also includes a 5-year option period with the same annual increases applying.

Available Occupancy Timeline

50% of the building available by End of 2026



Ste 5 has One 5-YR Option*

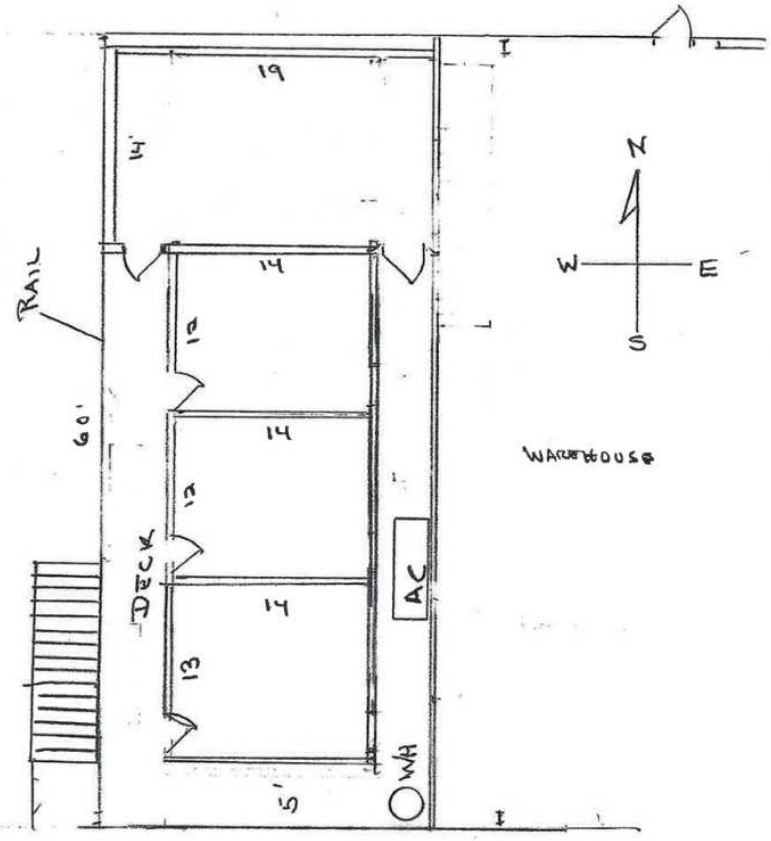
LEASE COMPS

Lease Comps						
Address	SF Leased	\$/SF Rate	Lease Type	Commencement	Source	
1802 Corporate Center Ln Ste. A, Plant City	3,000	\$15.00	NNN	Dec-25	CoStar	
1802 Corporate Center Ln Ste. D, Plant City	3,000	\$15.00	NNN	Nov-25	CoStar	
1806 Turkey Creek Rd, Plant City	3,664	\$17.19	NNN	Apr-25	CoStar	
2900 James L Redman Pkwy, Plant City	5,000	\$15.00	NNN	Jun-24	CoStar	
4017 Frontage Rd, Plant City	10,000	\$14.50	NNN	Oct-25	CoStar	
4255 N Frontage Rd, Lakeland	10,000	\$13.92	NNN	Feb-25	CoStar	

2007-2
FIRST FLOOR

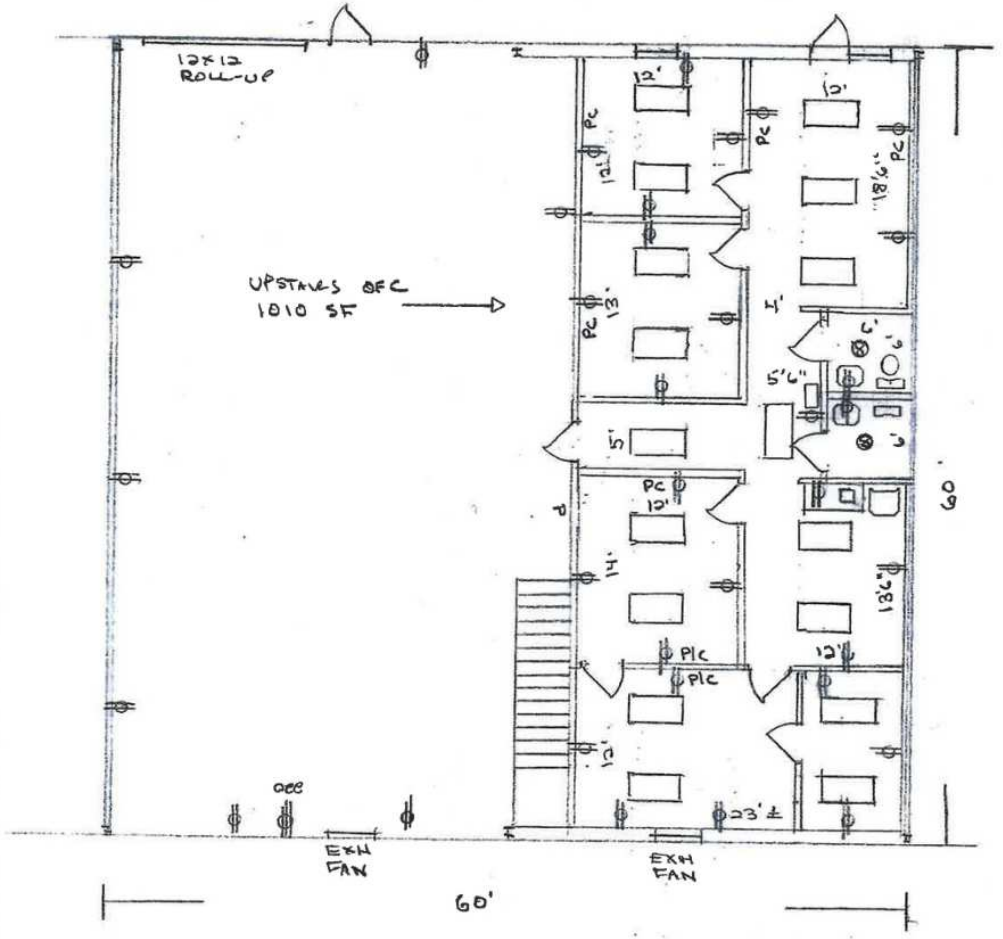
FLOOR PLAN

2007-2
SECOND FLOOR



SECOND FLOOR PLAN B

SCALE = 1" = 10'



All units feature a similar or comparable layout and configuration.

SITE PLAN

S & J Construction, Inc.

Certified General Contractors

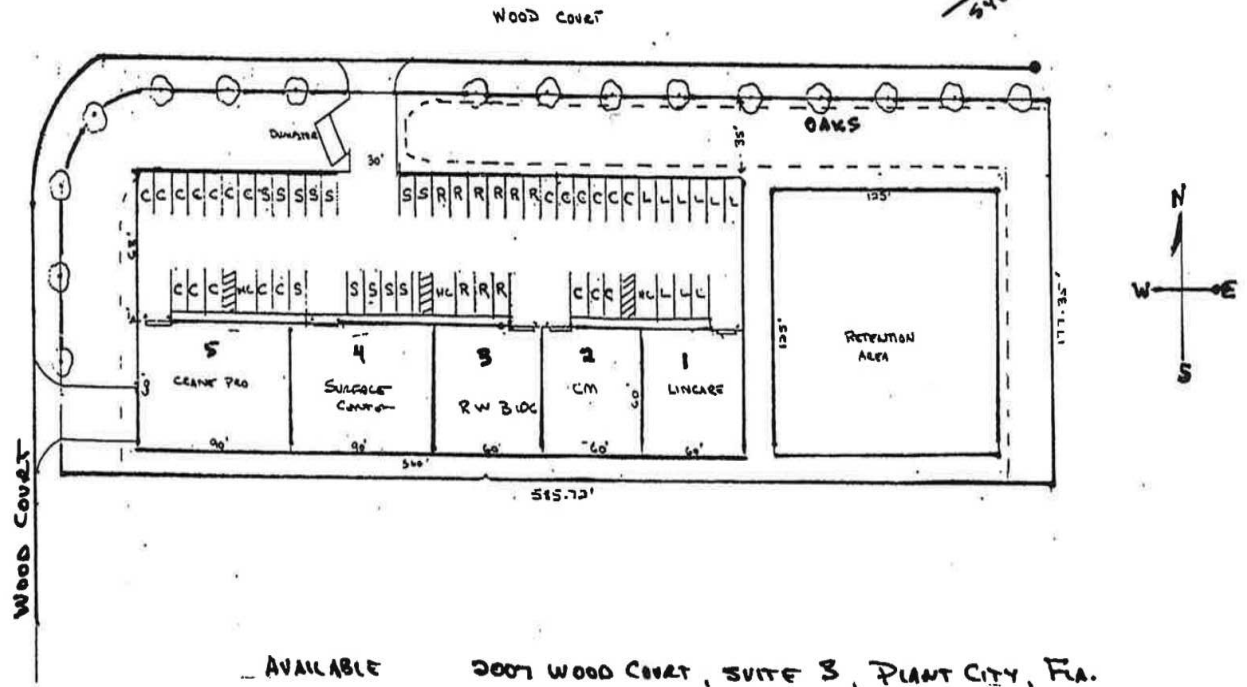
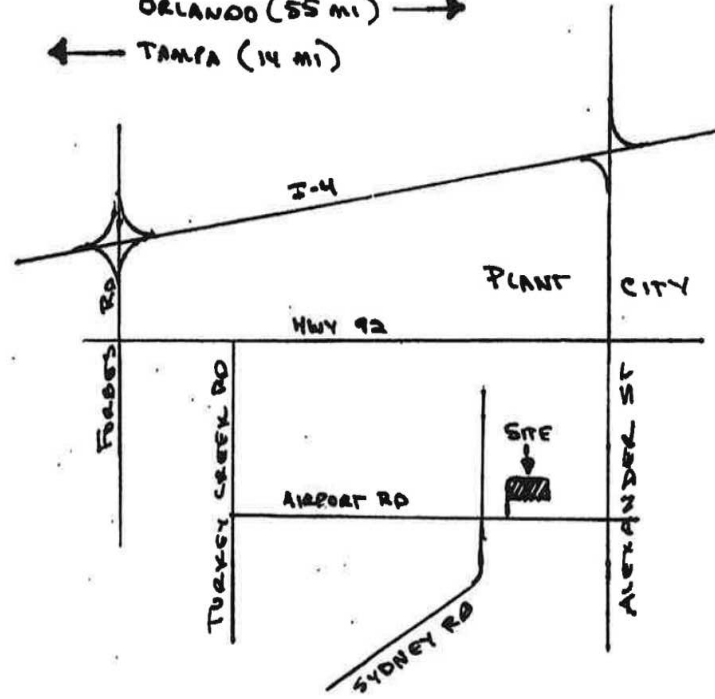
P.O. Box 3147

Plant City, Florida 33563-0003

Lic. # CGC042179

Office (813) 752-2422 / Fax (713) 752-1915

ORLANDO (55 MI) →
← TAMPA (14 MI)



AVAILABLE 2007 WOOD COURT, SUITE 3, PLANT CITY, FLA.



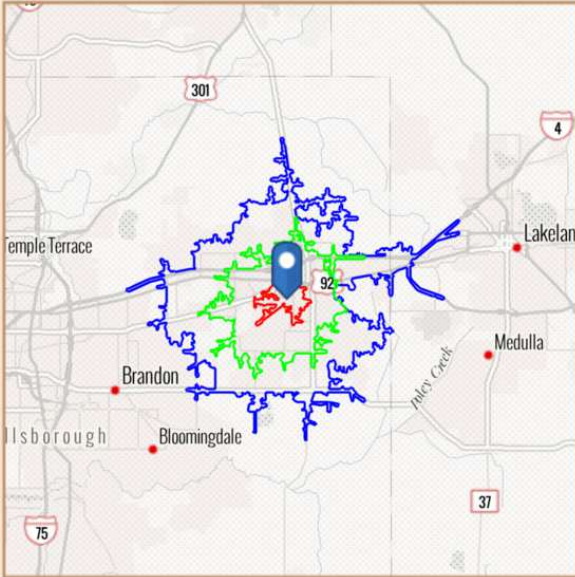
SECTION 4

Demographics, Retailer Map, & Photos

BENCHMARK DEMOGRAPHICS

2007 Wood Ct, Plant City, Florida, 33563

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



DRIVE TIME

5 mins 10 mins 15 mins

GEOGRAPHY

Counties Hillsborough County CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area States Florida USA

AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
0 - 4	6.63%	6.31%	6.06%	5.34%	4.70%	4.69%	5.39%
5 - 9	6.51%	6.38%	6.19%	5.69%	5.08%	5.03%	5.75%
10 - 14	6.88%	7.02%	6.78%	5.99%	5.40%	5.34%	5.98%
15 - 19	7.69%	7.24%	7.04%	6.67%	5.84%	5.84%	6.47%
20 - 34	22.43%	21.03%	20.80%	21.46%	18.51%	18.43%	20.33%
35 - 54	23.93%	24.86%	24.40%	26.30%	25.01%	24.41%	25.20%
55 - 74	18.21%	20.08%	21.28%	21.36%	25.41%	25.55%	22.82%
75+	7.61%	7.10%	7.45%	7.24%	10.06%	10.74%	8.05%

HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	7.8%	8.3%	8.5%	8.7%	8.2%	8.0%	8.3%
\$15,000-\$24,999	7.3%	7.4%	7.4%	5.5%	5.8%	5.8%	5.9%
\$25,000-\$34,999	7.6%	7.6%	7.5%	6.0%	6.6%	6.7%	6.3%
\$35,000-\$49,999	14.9%	11.1%	11.2%	9.2%	10.4%	10.5%	9.8%
\$50,000-\$74,999	23.5%	18.8%	17.7%	16.5%	16.9%	16.9%	15.6%
\$75,000-\$99,999	7.6%	12.7%	12.6%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	21.6%	19.1%	19.1%	18.4%	18.3%	18.4%	17.8%
\$150,000-\$199,999	6.2%	8.9%	8.9%	8.9%	8.8%	8.7%	9.8%
\$200,000+	3.4%	6.1%	7.2%	14.1%	12.0%	12.1%	14.0%

KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Population	6,677	42,697	78,133	1,569,833	3,385,153	23,027,836	339,887,819
Daytime Population	10,218	43,131	74,398	1,620,635	3,364,494	22,846,618	338,218,372
Employees	3,262	20,939	37,512	794,459	1,636,712	10,832,721	167,630,539
Households	2,294	14,918	27,036	605,715	1,406,545	9,263,074	132,422,916
Average HH Size	2.84	2.81	2.82	2.54	2.36	2.43	2.50
Median Age	34.9	36.4	37.3	38.5	43.2	43.6	39.6

HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	320,270	356,849	364,563	427,559	404,577	416,969	370,578
Owner Occupied %	49.3%	65.1%	71.0%	61.3%	67.0%	67.2%	64.2%
Renter Occupied %	50.7%	34.9%	29.0%	38.8%	33.0%	32.8%	35.8%
Total Housing Units	2,399	15,873	29,153	648,302	1,564,169	10,635,372	146,800,552

INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$62,269	\$69,972	\$71,363	\$81,652	\$78,083	\$78,205	\$81,624
Per Capita Income	\$28,946	\$31,865	\$32,264	\$44,836	\$45,617	\$44,891	\$45,360
Median Net Worth	\$90,553	\$159,068	\$194,737	\$201,691	\$245,761	\$253,219	\$228,144

RETAILER MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

ADDITIONAL PHOTOS





SECTION 5

Agent And Company Info

ADVISOR BIOGRAPHY



Vinh Dawkins

Advisor

vinh@saundersrealestate.com

Direct: **877-518-5263 x342** | Cell: **863-315-4595**

FL #SL3611309

Professional Background

Vinh Dawkins is an Advisor at Saunders Real Estate.

Vinh closed over \$18 million in sales volume in 2025, his first full year in brokerage. He specializes in industrial and retail properties, working with owners, investors, and users across Central Florida.

He began his career at Saunders Real Estate as a Research Analyst Intern, building a strong foundation in market analysis and valuation that continues to inform his advisory approach.

Vinh holds a Bachelor of Science in Business Administration from Florida Southern College and competed as a collegiate lacrosse athlete at Florida Southern and St. John's University (NY).

He is a CCIM Candidate, a 2026 CCIM Florida Chapter – West Coast District Board Member, and serves on the United Way of Central Florida Young Leaders Society Committee.

Specialties:

- Industrial
- Retail

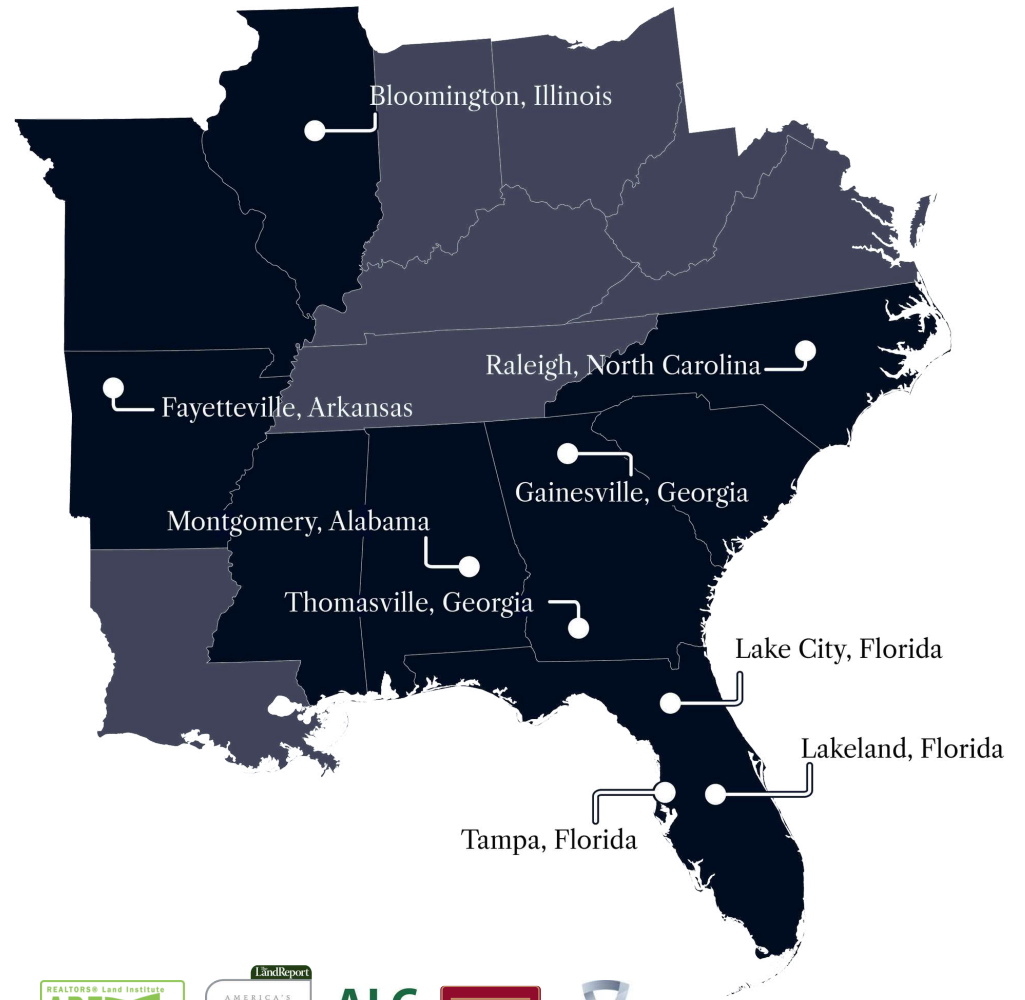
Memberships

- CCIM Candidate
- United Way Young Leaders Society
- FL CCIM Chapter West Coast District Board Member

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