



For Sale



5620 Hartford St, Tampa, FL 33619

Industrial Vacant Land - IOS, Manufacturing, Distribution



**Asking Price:
\$5,895,000**



**Vacant Industrial
Land**



9.15 Acres

Presented by

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Section 1

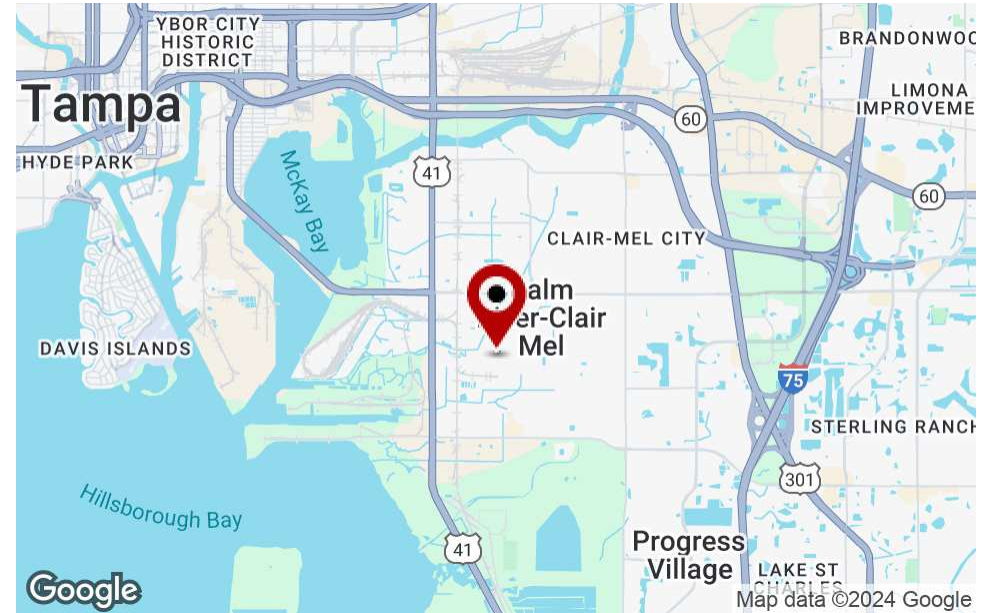
PROPERTY INFORMATION

- INDUSTRIAL LAND -
OUTDOOR STORAGE /
DEVELOPMENT

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Asking Sale Price:	\$5,895,000
Property Size:	9.15 Acres
Zoning:	Manufacturing
Tampa Bay Area:	Tampa-St Pete-Clearwater
Market:	Tampa/St Petersburg
Submarket:	East Tampa

PROPERTY HIGHLIGHTS

- Industrial land in Tampa
- Total Acreage: 9.15 acres; Net Usable Acreage: 7.02 acres
- Convenient access to major interstates (I-75, I-4, US 41, US 301) Selmon Expressway, Port of Tampa, CSX Rail System
- Zoning: Manufacturing (M); FLU: Light Industrial (LI)
- Ideal Uses: Development, Distribution, Manufacturing, IOS, Warehouse, Owner/User, and more
- Delivery: Level & cleared with additional crushed asphalt base
- FAR: 0.75

PROPERTY OVERVIEW

Prime industrial land for sale in the Tampa Bay market. Situated in close proximity to major transportation routes, the area offers convenient access to major interstates US 41 (0.7 miles), I-75 (3 miles), I-4 (3.5 miles), and US Hwy 301 (4.5 miles), and to the Port of Tampa, CSX Rail System, Selmon Expressway. Close proximity to major industrial and logistics hubs presents a lucrative opportunity for developers, investors, and owner/users. With a strong local economy and a growing population, this dynamic location offers the potential for long-term growth and high returns on investment.

The Subject Property is located on 9.15 AC (398,574 SF) of vacant land zoned Manufacturing with a Light Industrial future land use. Allowable and ideal uses are development, distribution, manufacturing, IOS, warehouse, and owner/user.

Delivery Condition: The site to be delivered level, cleared, and with an additional base of 3"- 4"crushed asphalt. (Delivery projected 4-6 months post-closing).

-Total Acreage: 9.15 acres / Net Usable Acreage: 7.02 acres

-Mitigating Wetlands: 2.34 acres (UMAM documentation and site plans have been submitted, pending final EPC approval)

-Remaining Wetlands: 2.13 acres

PROPERTY DETAILS



Asking Sale Price

\$5,895,000

LOCATION INFORMATION

Street Address	5620 Hartford Street
City, State, Zip	Tampa, FL 33619
County	Hillsborough
Market	Tampa/St Petersburg
Submarket	East Tampa

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Lot Size	9.15 Acres
Folio #	047171-0000
Number of Parcels	1
Best Use	Development, Distribution, IOS, Manufacturing, Warehouse, Owner/User
Floor Area Ratio (FAR)	0.75

TRANSPORTATION

US-41	0.7 miles
US-301	3 miles
I-75	3.5 miles
I-4	4.5 miles
Port of Tampa	6.7 miles
Rockport Pier Terminals	2.5 miles



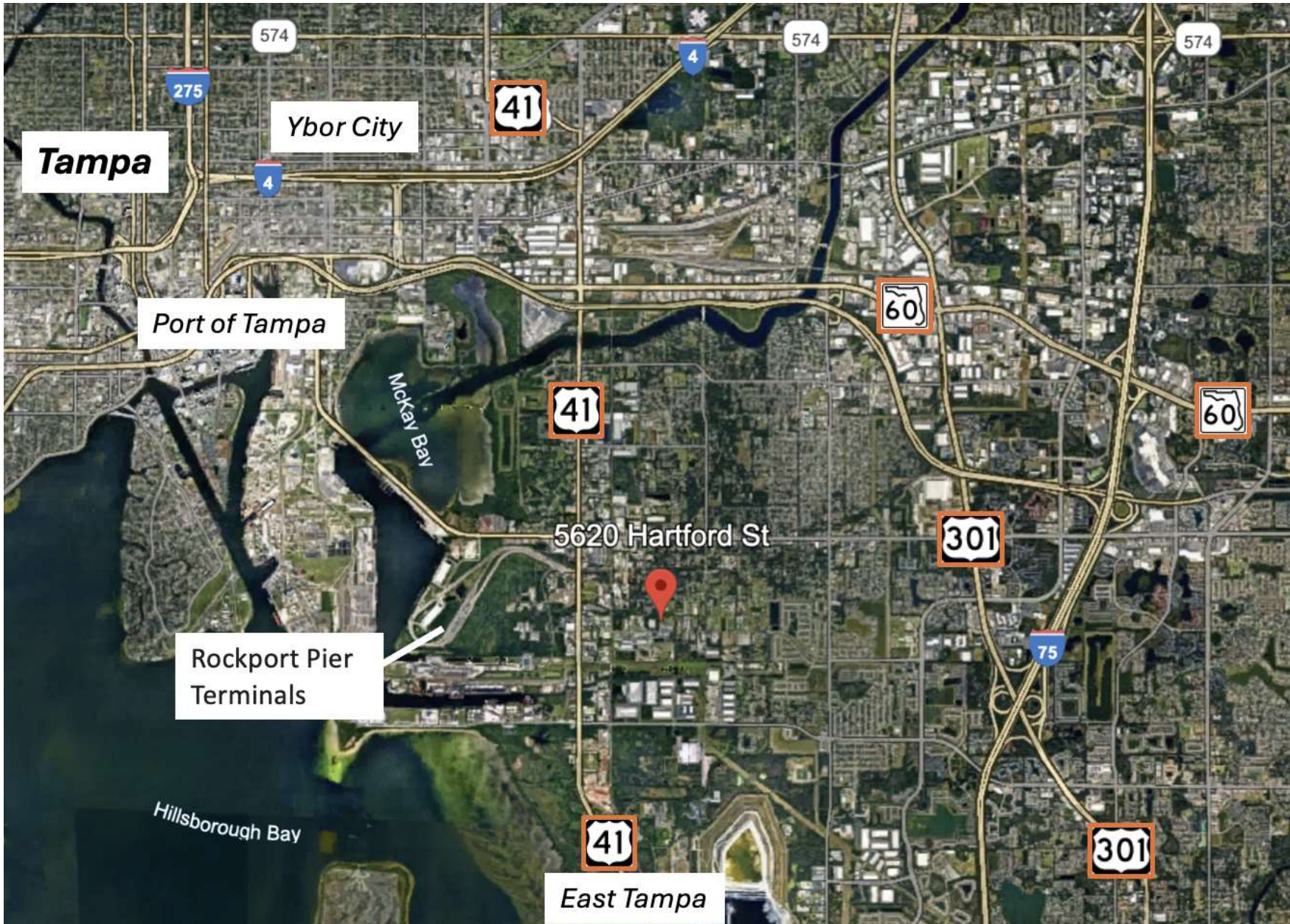
Section 2

LOCATION & MARKET OVERVIEW

- INDUSTRIAL LAND -
OUTDOOR STORAGE /
DEVELOPMENT

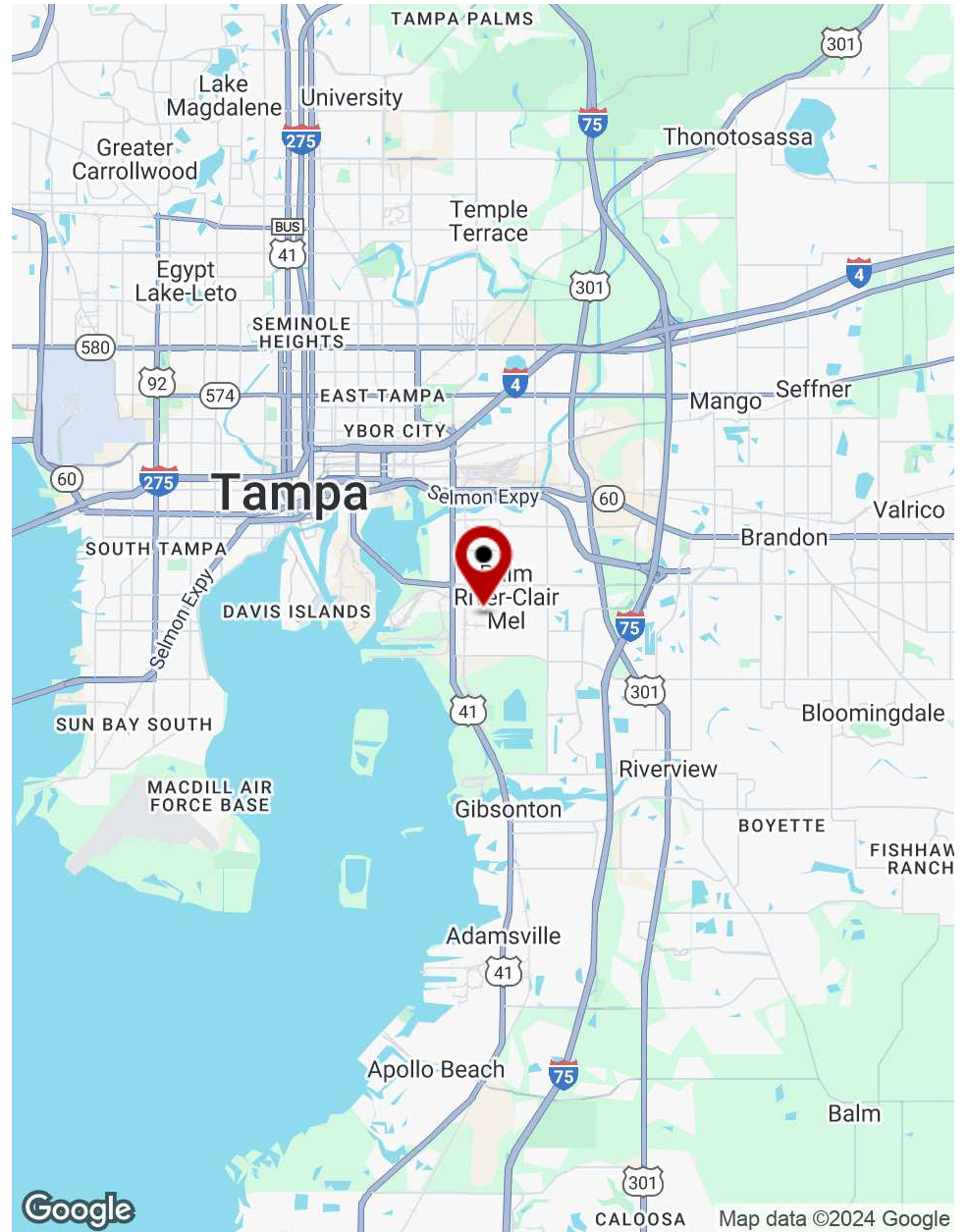
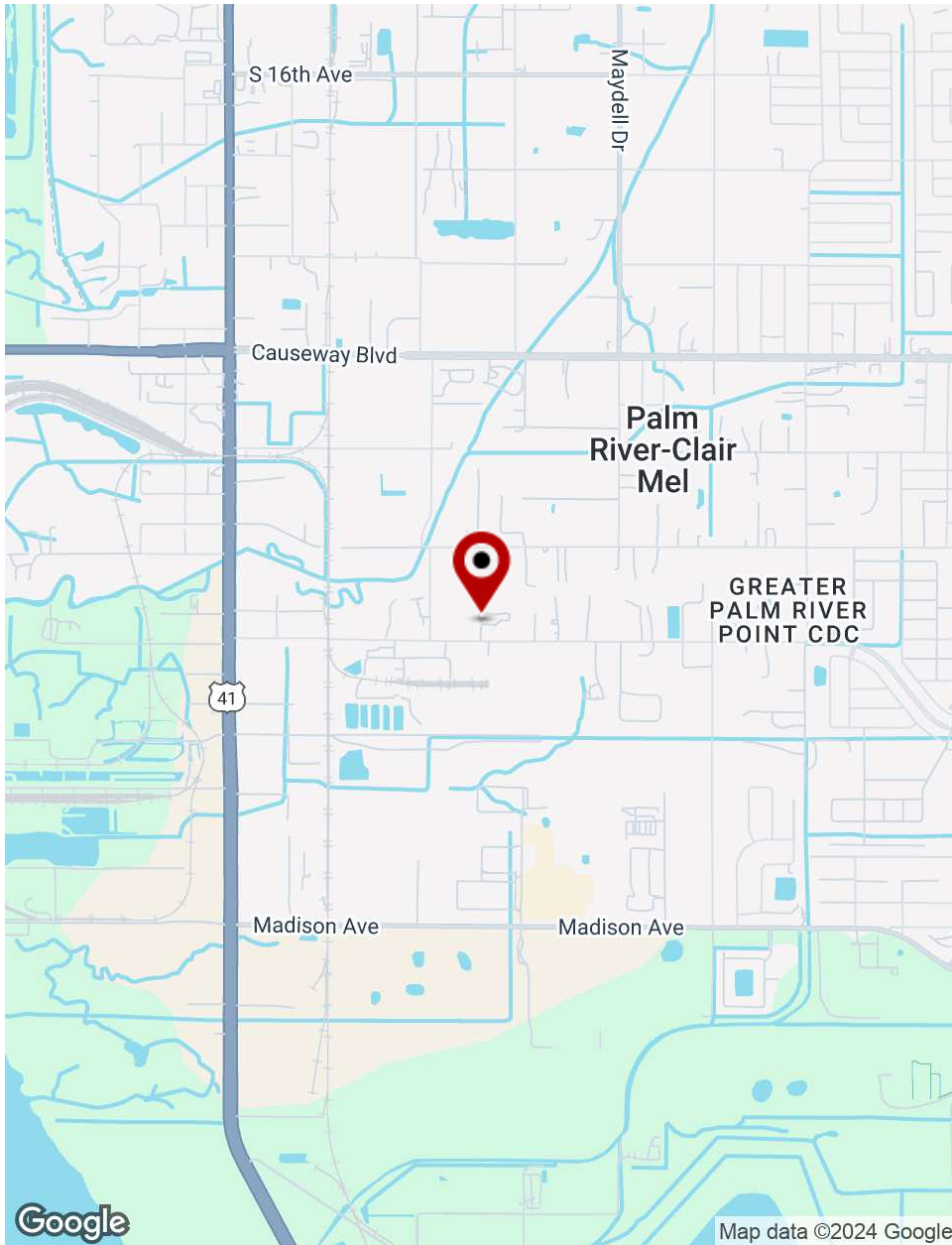
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LOCATION MAP



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ZONING & DEVELOPMENT OVERVIEW



ZONING AND FUTURE LAND USE

- Zoning: M (Manufacturing)
- Future Land Use: LI (Light Industrial)

WETLAND DELINEATION

- Total Property Size: 9.15 AC
- Net Useable Acres: 7.02 AC
- Mitigating Wetlands: 2.34 AC
- Remaining Wetlands: 2.13 AC

ALLOWABLE USES INCLUDING BUT NOT LIMITED TO

- Open Storage
- Heavy Manufacturing
- Warehousing, with or without Distribution
- Wholesale Distribution
- Production
- Lumberyard
- Contractor's Office, with or without Outdoor Open Storage
- Junkyard

DEVELOPMENT POTENTIAL

- Floor Area Ratio: 0.75
- Maximum Building Size Allowable: approx. up to 229,343 SF
- Maximum Building Coverage: 75%
- Impervious Surface: 75%
- Setbacks: 30' front



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TAMPA BAY MARKET

Overall, Tampa Bay is the second most populous market in Florida, with just over 3.4 million residents. The region's population has increased by more than 150,000 people since the 2020 census. Further, several of the counties that make up the Tampa region are consistently in the top 5 for population growth. Companies have been drawn to the Tampa area in large part due to its relative affordability. Industrial lease rates are a fraction of what tenants pay in South Florida. In addition, housing is significantly more affordable. Tampa remains a top target for corporate relocations.

Industrial users have been focused on the Tampa region as they look to tap into the growing population base. Tampa has been the landing spot for numerous million SF-plus build-to-suits over the past few years. Amazon, City Furniture, Tesla, Lowes, and Target have all built and moved into new distribution centers over the past few years and continues to be a top market in which industrial users are looking to expand. Major infrastructure improvements include the newly built Gateway Expressway connecting US 19 to I-275 and the Bayside Bridge to I-275, as well as the current construction of the new Howard Franklin Bridge, a 6-mile bridge which is one of three causeways that connect Hillsborough and Pinellas Counties across Tampa Bay. This nearly 6-mile bridge will be completed in early 2026.

The Tampa industrial market has surpassed \$150 million in quarterly sales volume for 6 consecutive quarters. Several industrial transactions in 2024 exemplify that investors are still looking for high-quality assets to acquire and are willing to pay a premium in price or cap rate to acquire them. Investors continue to be drawn to the Tampa market, exemplified by the \$845 million in trailing 12-month sales volume. While 2024 was widely expected to be a challenging year, not only for the Tampa industrial market, some marquee deals were executed. Industrial outdoor storage is becoming increasingly popular in the region, and many of those sites have some building component to them.

EAST SIDE SUBMARKET

Subject Property is located in the East Side Submarket. The East Side Submarket is one of Tampa's most significant industrial areas, with nearly 60 million SF. The East Side Submarket is the most heavily transacted in Tampa, with roughly \$323 million in total sales volume over the trailing 12-month period. Activity levels have increased over the past several quarters and surpassed \$100 million in the second quarter. Over the past five years, roughly 4.2 million square feet have been delivered here, making it one of the most active submarkets in Tampa for new construction. East Side Submarket's vacancy has remained relatively low.

WESTSHORE/AIRPORT SUBMARKET

Investment activity has been consistent over the past year quarters, with the submarket recording \$112 million in total sales volume over the trailing 12-month period. In fact, the Westshore/Airport has accounted for over 20% of the overall Tampa market's industrial sales volume over the past year.

SOUTH PINELLAS SUBMARKET

The South Pinellas Submarket is one of Tampa's largest industrial areas, with over 59 million SF of product. It has consistently been one of the top performers in the region, with below-market vacancy and above-market asking rates. South Pinellas is Tampa Bay's second-most transacted submarket, with a total sales volume of \$226 million over the trailing 12-month period.

Source: CoStar

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