

FOR SALE

REDEVELOPMENT SITE WITH EXISTING INCOME

4017 W. MLK Jr. Blvd.

Tampa, FL 33614 · 22,128 SF · 1.27 Acres

1.27

ACRES

22,128

BUILDING SF

2

STORIES

84

PARKING SPACES

Property Highlights

- Adjacent to Tampa's future Rays ballpark and planned mixed-use district
- HUBZone location with Industrial General zoning
- Located within Drew Park CRA
- Walking distance to Raymond James Stadium
- Convenient access to TPA, I-275, Dale Mabry, and the Veterans Expressway
- Fully gated and fiber-connected with backup generator
- Non-evacuation location

Adjacent to Tampa's Future Ballpark District



The approved \$2.36 billion ballpark will anchor a planned mixed-use district at Hillsborough College's Dale Mabry campus. Conceptual rendering released by the Tampa Bay Rays.

The planned 31,000-seat ballpark will anchor a 130-acre district with office, retail, dining, entertainment, hotel, residential, and public spaces. The Rays are targeting Opening Day 2029.

The conceptual renderings for Hillsborough College represent an important step in planning for the future of the Dale Mabry Campus. As planning progresses, the College will remain focused on delivering opportunities for students, workforce development and expanding opportunities for the communities it serves.

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Tampa's Sports District



With easy access to I-275, Dale Mabry Highway, and the Veterans Expressway, the property is positioned near one of Tampa's most significant planned development projects while remaining connected to some of the region's largest employment hubs.

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First Floor Plan

Flexible office configuration | Not to scale



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Second Floor Plan

Flexible office configuration | Not to scale



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Common Areas & Amenities

Building amenities include a shared lobby, full kitchen, and covered second-floor terrace.



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Workspaces

Private offices, open work areas, conference rooms, and access to shared amenities.

