



SCAN OR CLICK  
TO VIEW DRONE  
PHOTOS

# 1.5 ACRES OF INDUSTRIAL OUTSIDE STORAGE FOR LEASE

7305 E. CAUSEWAY BLVD. TAMPA, FL 33619 - CLOSE PROXIMITY TO THE PORT

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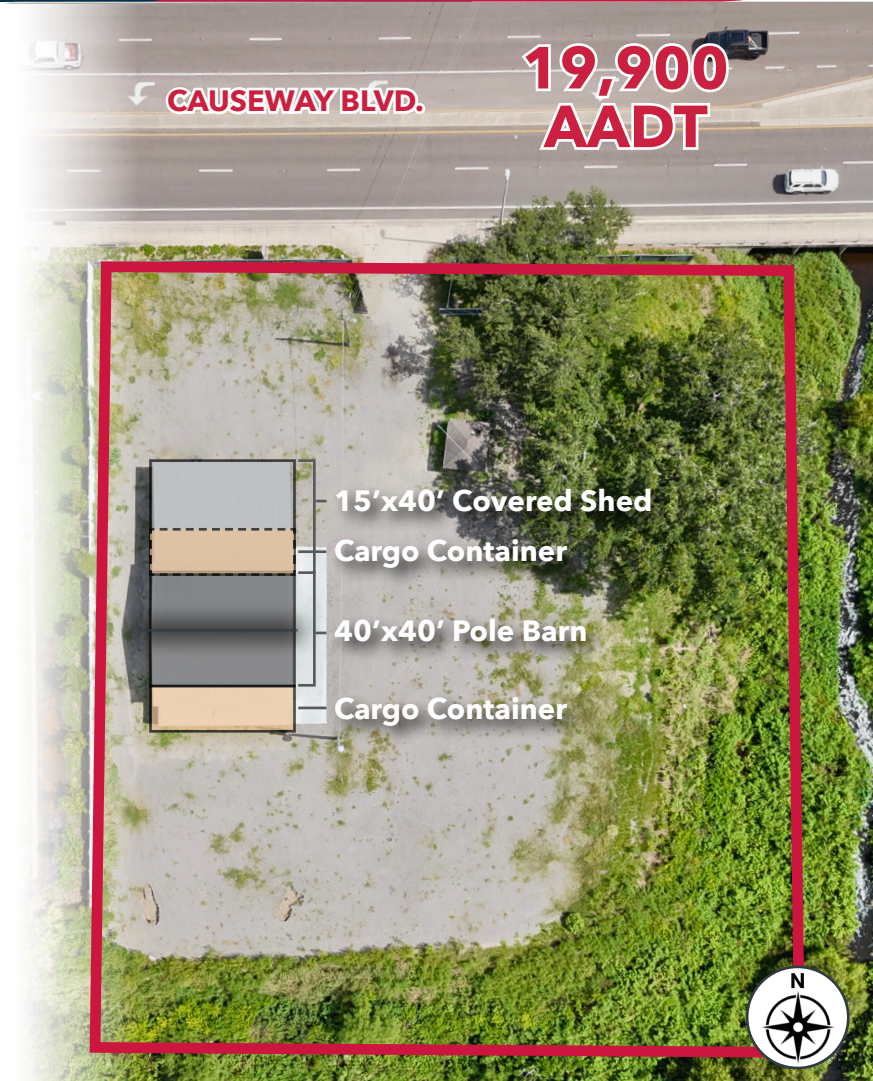
# 1.5 ACRES OF IOS NEAR THE PORT AVAILABLE FOR LEASE

7305 E. CAUSEWAY BLVD. TAMPA, FL 33771

## PROPERTY OVERVIEW

<b>TOTAL SIZE:</b>	1.5 Acres
<b>POLE BARN:</b>	40'x40' w/ 2 Cargo Containers on Each Side & 15'x40' Covered Shed - Built in 2025
<b>CLEAR HEIGHT:</b>	14'-18'
<b>AVAILABLE:</b>	Now
<b>UTILITIES:</b>	Sewer & Well
<b>ZONING:</b>	CI-R
<b>TRAFFIC:</b>	19,900 AADT

Strategically located at 7350 E. Causeway Blvd, Tampa, FL, this 1.5-acre industrial outside storage site offers an ideal leasing opportunity for businesses requiring convenient access to major transportation networks. The property also includes a functional pole barn, offering covered storage solutions ideal for equipment, vehicles, or materials requiring protection from the elements. With ample outdoor space for flexible usage, this property perfectly meets the needs of businesses seeking secure, accessible, and versatile storage options.



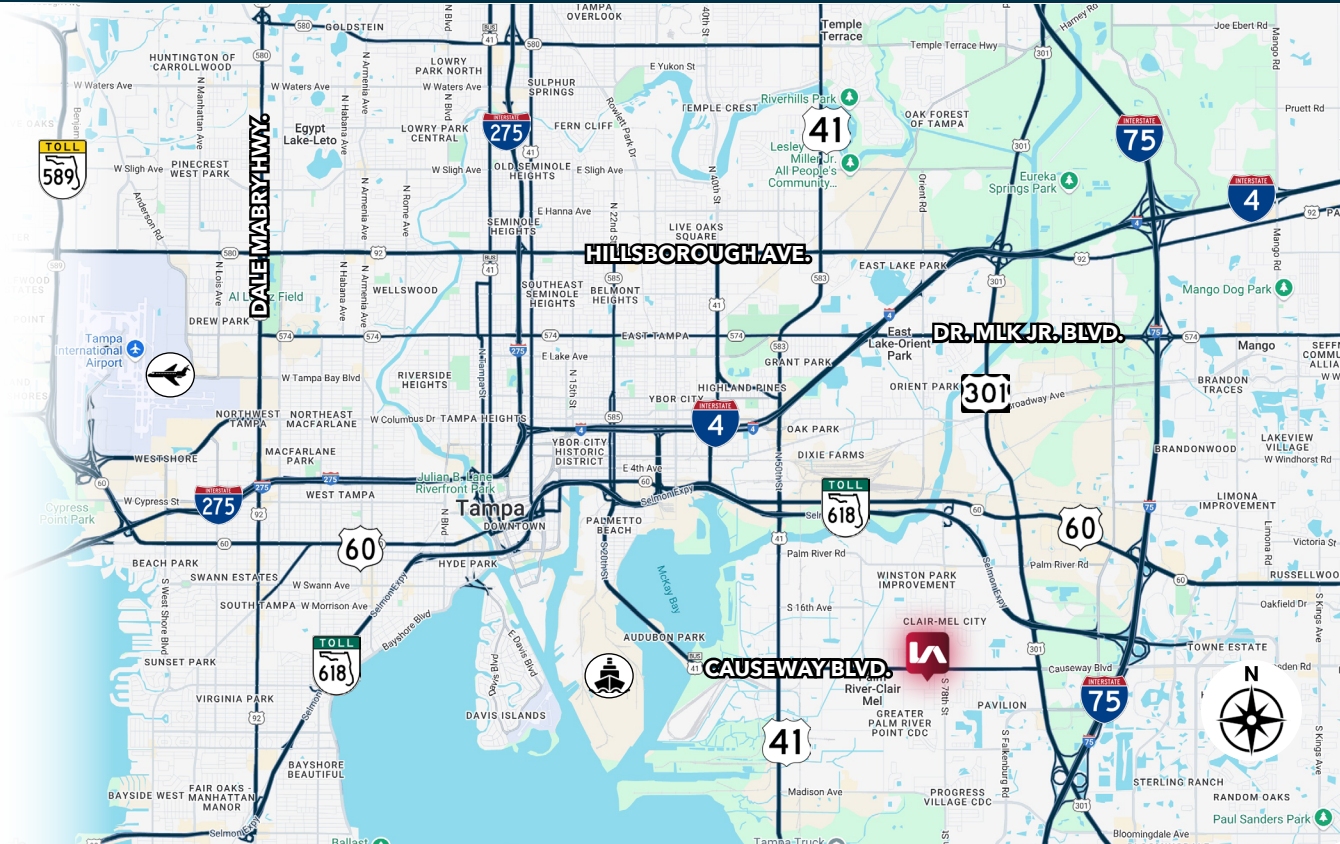
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## LOCATION OVERVIEW

Positioned just minutes away from the Port of Tampa Bay, this property ensures efficient logistics and streamlined distribution, making it particularly attractive for companies involved in shipping, transportation, or trade-related industries. Additionally, its prime location provides swift and direct access to key expressways and highways including I-75, I-4, US-41, and the Selmon Expressway, greatly enhancing connectivity and operational efficiency. Its proximity to Tampa's industrial and commercial hubs further amplifies its value, positioning tenants advantageously within a dynamic and thriving business environment.

## DRIVING DISTANCES

US HWY 301	1.4 MI	I-75	2.4 MI	I-4	4.3 MI
SELMON EXPY	1.9 MI	US HWY 41	2.4 MI	I-275	8.2 MI
SR 60	2.3 MI	PORT OF TAMPA	4.0 MI	TAMPA INT'L	14.5 MI

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