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# 3214 Queen Palm

3214 QUEEN PALM DRIVE | TAMPA, FL 33619



Colliers

LEASE OR ACQUISITION OPPORTUNITY | 80,575 SF VACANT BUILDING IN INFILL, EAST TAMPA



# Opportunity Highlights

## THE REAL ESTATE

### ▪ RARE VACANT ACQUISITION OPPORTUNITY IN EAST TAMPA

The Property will be vacant come May 31, 2026, allowing a buyer to acquire a clean, functional industrial building in an established infill submarket with flexibility to attract either an owner user or an investor with a re-tenanting, value add approach.

### ▪ FLEXIBLE TWO SUITE CONFIGURATION OR FULL BUILDING OCCUPANCY

Configured as two suites of approximately 20,000 SF and 60,000 SF, each with its own office buildout, shipping and receiving office, loading, dedicated entrance, and auto parking, supporting single tenant occupancy, dual tenant income, or a part owner user part landlord strategy.

### ▪ RECENT CAPITAL IMPROVEMENTS REDUCE NEAR TERM CAPITAL EXPOSURE

Current Ownership has invested approximately \$1.5 million in recent interior and exterior capital improvements, positioning the building in strong condition for near term occupancy or lease.

### ▪ ABILITY TO SECURE ENTIRE PERIMETER FOR SINGLE TENANT USE

The truck court can easily be secured to provide perimeter control, a desirable feature for many industrial users seeking enhanced security, controlled access, or fleet operations, while also increasing overall marketability to logistics and service oriented tenants.



## THE INFILL LOCATION

### ▪ IMMEDIATE ACCESS TO I-4 AND I-75

The property offers direct connectivity to both I-4 and I-75 full interchanges, located approximately 2.2 miles from I-4 and 1.5 miles from I-75, enabling efficient east-west and north-south distribution across the Tampa Bay region, Central Florida, and the broader Southeast, with convenient access to Port Tampa Bay and major population centers.

### ▪ SABAL PARK LOCATION WITH PROVEN INDUSTRIAL TENANCY

Located within the Sabal Park industrial pocket of East Tampa, an established submarket home to nationally recognized tenants and institutional landlords, benefiting from durable tenant demand and long term industrial fundamentals.

### ▪ CONTINUED INDUSTRIAL RENT GROWTH IN EAST TAMPA

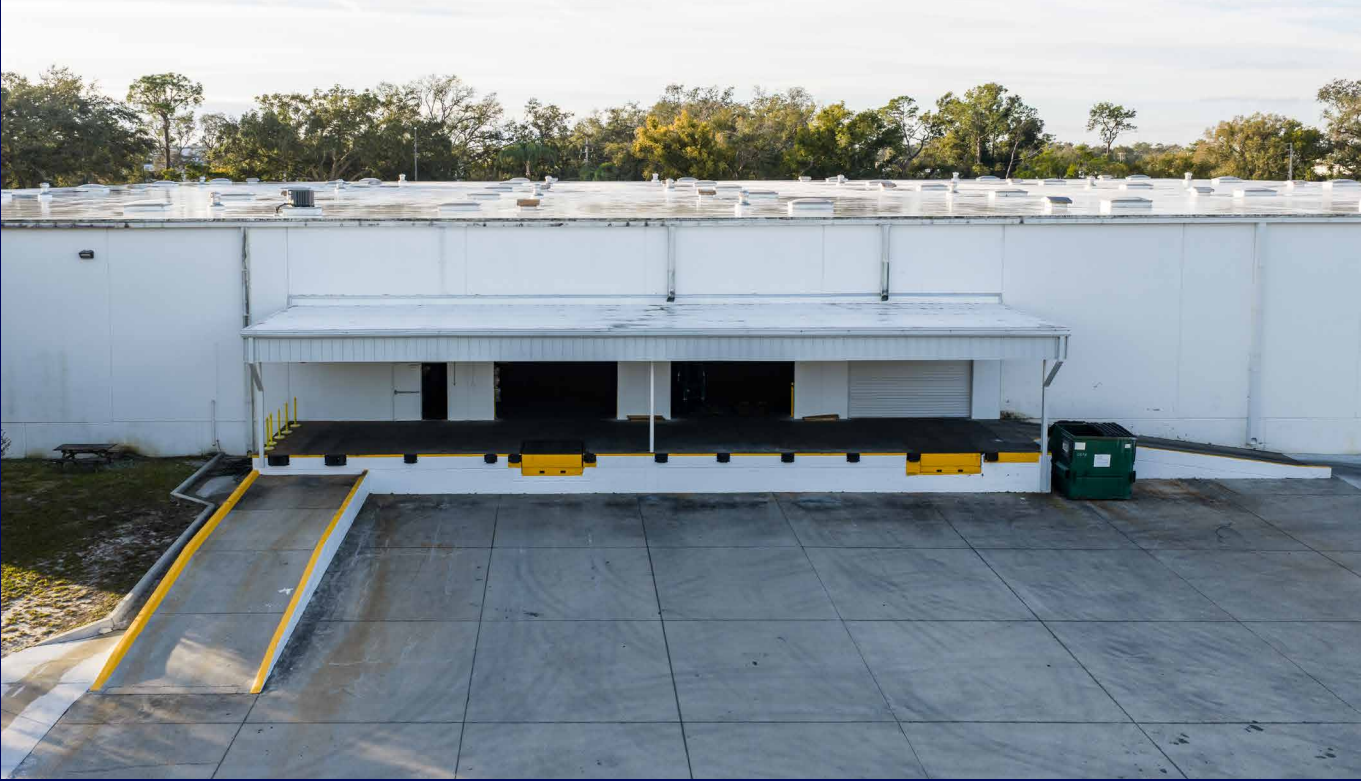
East Tampa industrial rents have demonstrated sustained growth driven by limited infill supply, proximity to Port Tampa Bay and regional transportation corridors, and continued tenant demand. In place rents in the submarket have increased approximately 20.3% annually over the past 6 years, with current asking rents averaging approximately \$13.56 per SF NNN, providing a favorable backdrop for re-tenanting and mark to market opportunities.

### ▪ TAMPA BAY RANKED AMONG THE TOP INDUSTRIAL INVESTMENT MARKETS NATIONALLY

Tampa Bay is consistently ranked among the top three most desirable markets for industrial investment, supported by strong population growth, diversified employment drivers, port infrastructure, and sustained tenant demand, resulting in deep capital liquidity and long term institutional interest.

# Property Information

ADDRESS	3214 Queen Palm Dr, Tampa, FL 33619
COUNTY	Hillsborough
MARKET   SUBMARKET	Tampa Bay   East Tampa
PARCEL ID	U072920289000000000130
SITE SIZE (ACRES)	5.47
BUILDING SIZE (SF)	80,575
TENANCY	Vacant as of 5/31/2026
SUITES	Two, Connected with One 14' Warehouse Passthrough
TYPE	Rear Load
YEAR BUILT (RENOVATED)	1981 (2025)
CONSTRUCTION TYPE	Masonry
CLEAR HEIGHT	18' - 22'
LOADING	Dock High, Drive-in & Van High (See Following Page)
WAREHOUSE LIGHTING	LED
AUTO PARKING	27 Striped Spaces
SPRINKLER SYSTEM	Wet System Throughout
CONSTRUCTION TYPE	Masonry
ROOF	TPO (±2015)
TRUCK COURT	Concrete (Repaved in 2025)
ZONING	Manufacturing (M)
ELECTRIC	TECO
WATER & SEWER	City of Tampa





# Building Breakdown

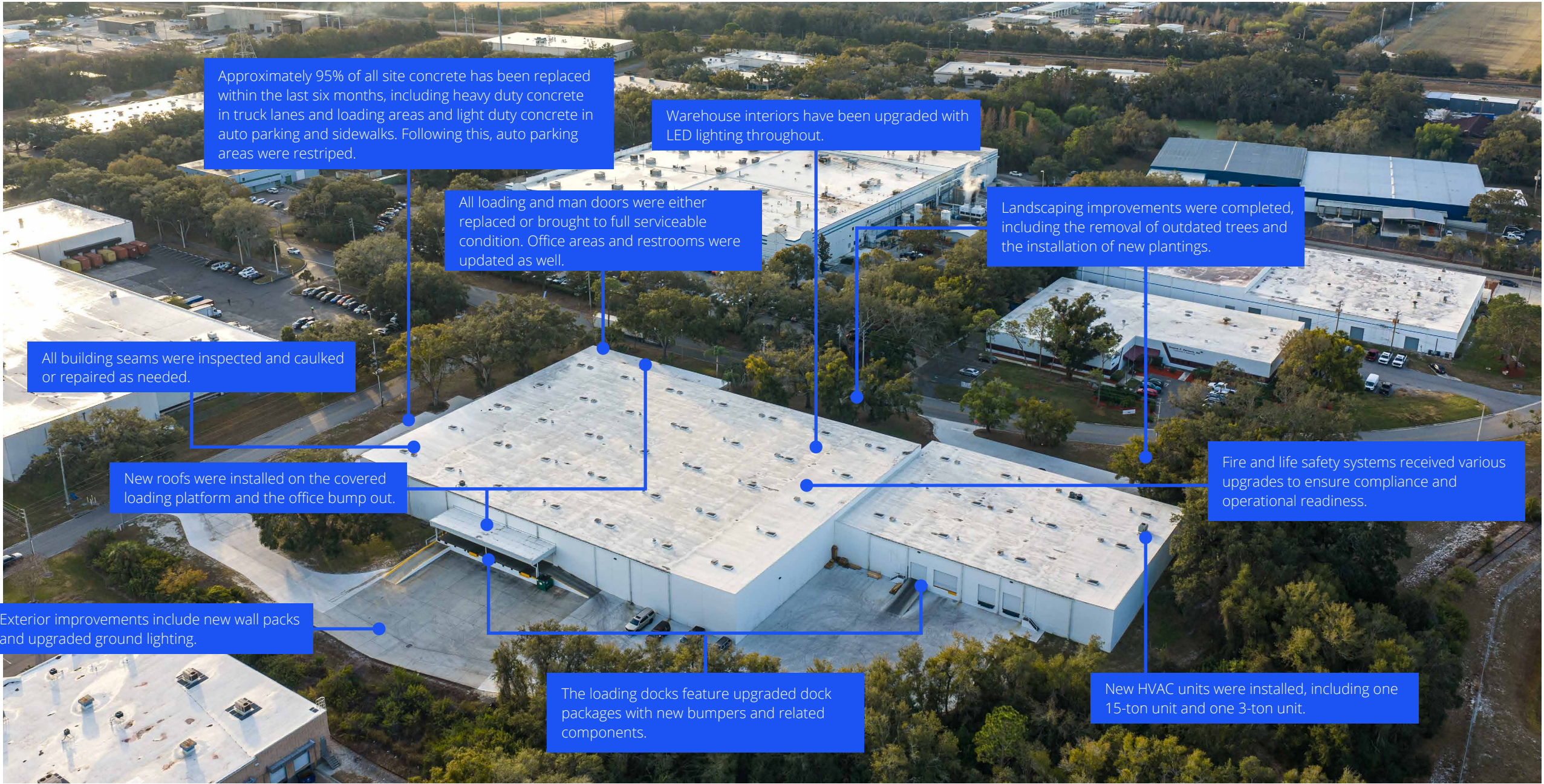
Suite A (West)	
SIZE (SF)	20,575
OFFICE (SF)	Main Office ±2,500 Additional Shipping & Receiving Office
CLEAR HEIGHT	16' - 18'
POWER	200amp, 120/280V, 3-phase
LOADING	2 dock-high doors (8' x 10') with new flush mount dock levelers (20,000 lbs.) 1 dock-high door (14' x 10') & 1 drive-in door (8' x 10')
AUTO PARKING	12 striped auto spaces
ACCESS	Independent auto parking off Queen Palm Drive and shared truck court access off Riga Blvd

Suite B (East)	
SIZE (SF)	60,000
OFFICE (SF)	Main Office ±5,500 Additional Shipping & Receiving Office
CLEAR HEIGHT	22'
POWER	600amp, 120/208V, 3-phase
LOADING	Covered dock loading platform with 3 dock-high doors (14' x 10'), 1 pit leveler, 1 drive-in & 1 van-high access
AUTO PARKING	15 striped auto spaces
ACCESS	Independent auto parking off Riga Blvd and shared truck court access off Riga Blvd





# Recent Capital Improvements *Totaling ±\$1.5MM*



Approximately 95% of all site concrete has been replaced within the last six months, including heavy duty concrete in truck lanes and loading areas and light duty concrete in auto parking and sidewalks. Following this, auto parking areas were restriped.

Warehouse interiors have been upgraded with LED lighting throughout.

All loading and man doors were either replaced or brought to full serviceable condition. Office areas and restrooms were updated as well.

Landscaping improvements were completed, including the removal of outdated trees and the installation of new plantings.

All building seams were inspected and caulked or repaired as needed.

New roofs were installed on the covered loading platform and the office bump out.

Fire and life safety systems received various upgrades to ensure compliance and operational readiness.

Exterior improvements include new wall packs and upgraded ground lighting.

The loading docks feature upgraded dock packages with new bumpers and related components.

New HVAC units were installed, including one 15-ton unit and one 3-ton unit.



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