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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.

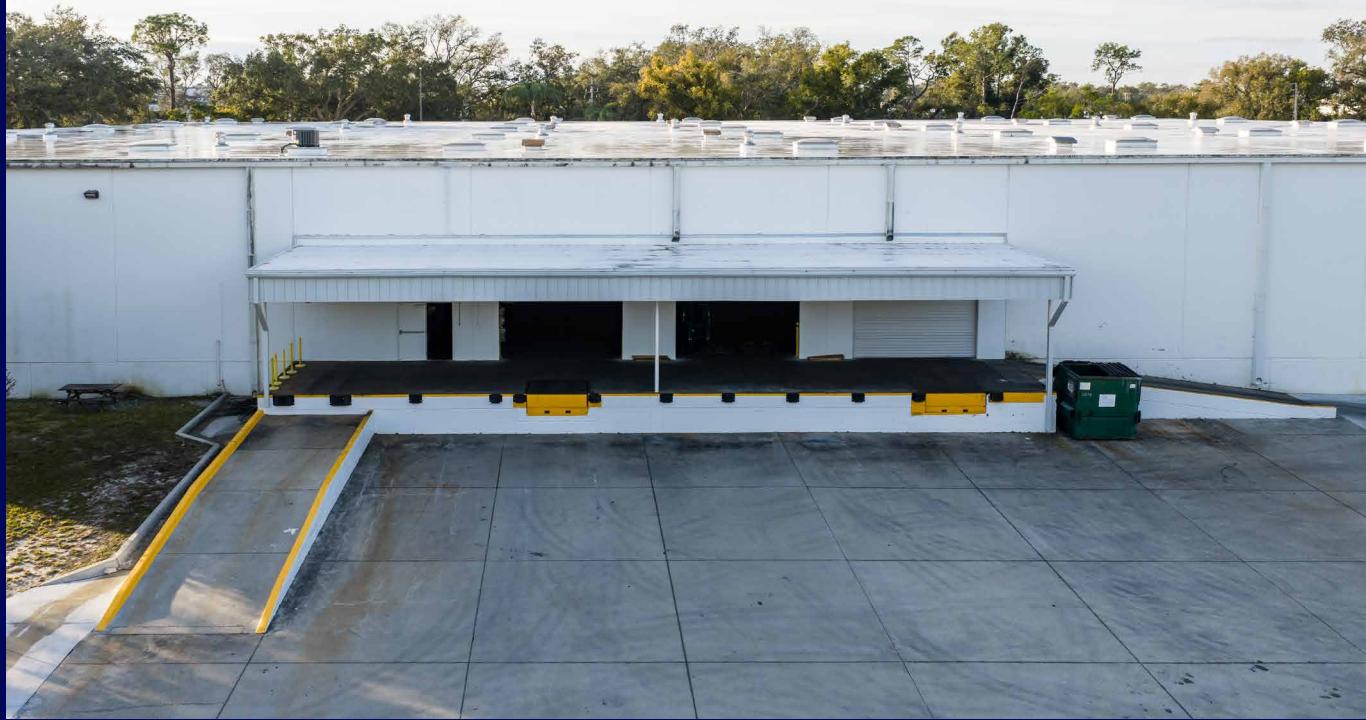
▪ TAMPA BAY RANKED AMONG THE TOP INDUSTRIAL INVESTMENT MARKETS NATIONALLY

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 | U0729202890000000000130 |
| 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 (\pm 2015) |
| TRUCK COURT | Concrete (Repaved in 2025) |
| ZONING | Manufacturing (M) |
| ELECTRIC | TECO |
| WATER & SEWER | City of Tampa |



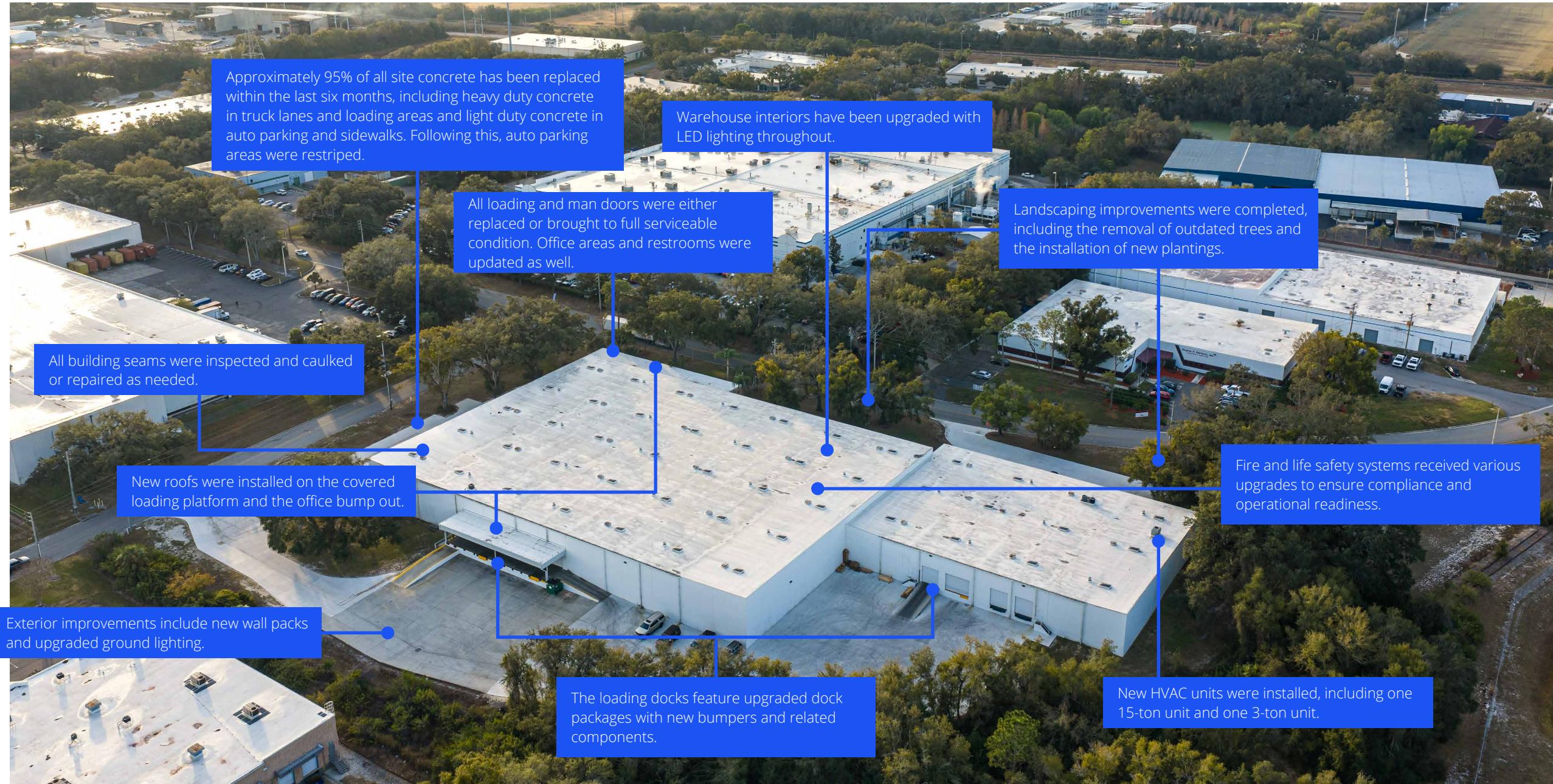
Building Breakdown

| Suite A (West) | |
|---------------------|---|
| SIZE (SF) | 20,575 |
| OFFICE (SF) | Main Office ±2,500 <i>Additional Shipping & Receiving Office</i> |
| 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 <i>Additional Shipping & Receiving Office</i> |
| 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*



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