

# 2.50 ACRES OF LAND FOR SALE

## INCLUDING SMALL OFFICE

2807 MAYDELL DRIVE | TAMPA, FL 33619

## PROPERTY OVERVIEW

**FOR SALE** 2.50 acres of prime industrial land featuring a small, manufactured office, currently leased to a national trucking company through July 31, 2026. This strategically located parcel sits on a traffic light corner, fully fenced, and just a stone's throw from the Port of Tampa. It offers flexibility for a wide range of industrial uses and presents a fantastic redevelopment opportunity.

**TOTAL SIZE:** 2.50 Acres | 109,120 SF

**PARCEL 1:** 1.09 Acres | 47,520 SF

**PARCEL 2:** 0.70 Acres | 30,800 SF  
656 SF Building

**PARCEL 3:** 0.70 Acres | 30,800 SF

**ZONING:** CI (Commercial Intensive)

**FEATURES:** Currently Leased through 7/31/2026  
Utilities on Site, Fully Fenced



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

## OWNER FINANCING AVAILABLE

An ideal location to develop a build-to-suit space tailored to your business needs!

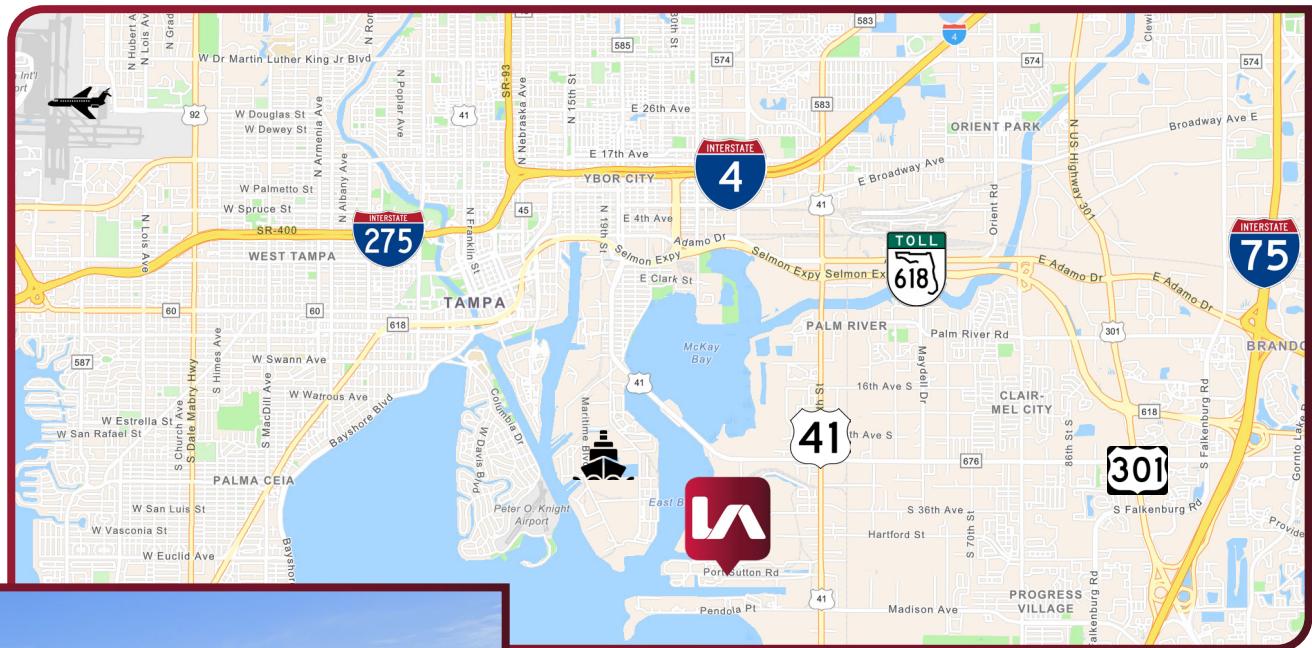


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## LOCATION OVERVIEW

The property ensures seamless connectivity to major transportation networks, including the Selmon Expressway and U.S. Highway 41, facilitating efficient distribution and logistics operations.



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US Hwy 41	1 mile
US Hwy 301	2.2 miles
Selmon Expwy	2.6 miles
I-75	3.2 miles
Port Tampa Bay	3.5 miles
Tampa CBD	4.0 miles
I-4	4.4 miles
I-275	6.7 miles
Tampa Int'l Airport	12.7 miles

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