



**SELLER FINANCING!!**

**4,292 SF WAREHOUSE W/ FENCED IN YARD**

10341 U.S. 92, Tampa, FL 33610

SALE BROCHURE •

**George William**

727.482.2818

george@grimaldicommercialrealty.com

**Grimaldi Commercial Realty Corp.** • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884  
grimaldicommercialrealty.com

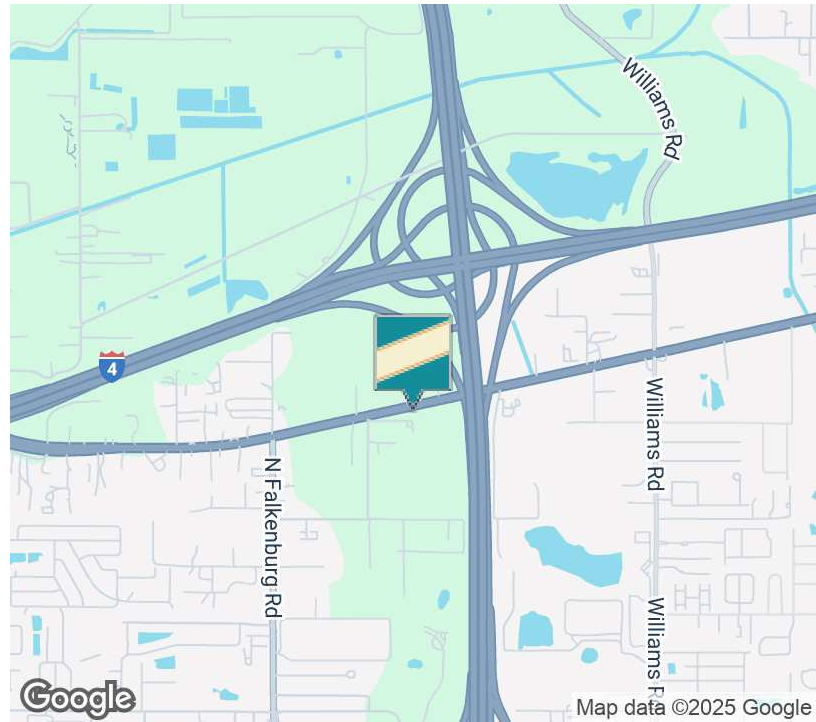




## SELLER FINANCING! 4,292 SF WAREHOUSE W/ FENCED IN YARD

10341 U.S. 92, Tampa, FL 33610

### EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	1.0 Acres
Year Built:	1988
Building Size:	4,292 SF
Renovated:	2005
Zoning:	CG
Market:	Tampa-St. Petersburg-Clearwater MSA,
Submarket:	East Tampa/US-92 Industrial-Commercial Corridor submarket
Buyer Transaction Fee	\$395

### PROPERTY OVERVIEW

#### WE ARE OFFERING SELLER FINANCING

4,292-square-foot warehouse sits on one acre of fully fenced and gated land, making it ideal for businesses that require both interior operational space and outdoor yard functionality. The building offers a 22-foot clear ceiling height and two 18-foot drive-in roll-up doors that easily accommodate large vehicles, machinery, or bulk deliveries. Inside, the property includes 680 square feet of finished office space, providing the flexibility to manage both administrative and operational needs on site.

The property benefits from dual gated entrances, with access points from both E Highway 92 and Old Hillsborough Avenue, creating efficient traffic flow for employees, customers, and deliveries. It is powered with three-phase electric, which supports a variety of commercial and light industrial operations. Zoned C-G (General Commercial) by Hillsborough County, the site supports a wide range of business opportunities including automotive sales and dealerships, automotive repair and service, retail or showroom uses, contractor and trade services, warehousing and distribution of goods, equipment rental and sales, and certain light manufacturing or assembly operations subject to zoning standards.

### George William

727.482.2818

george@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



## SELLER FINANCING! 4,292 SF WAREHOUSE W/ FENCED IN YARD

10341 U.S. 92, Tampa, FL 33610

### COMPLETE HIGHLIGHTS

#### SALE HIGHLIGHTS

- Ask us about Seller Financing opportunity
- 4,292 SF warehouse with 22' clear height and 680 SF office space
- Over 700 ft Of Retail frontage on E Highway, providing excellent visibility and traffic counts
- Two 18' drive-in roll-up doors for easy vehicle and equipment access
- One acre of fully fenced yard with dual gated entrances (Hwy 92 & Old Hillsborough Ave)
- Three-phase power supporting a wide range of commercial operations
- Zoned C-G (General Commercial) – allows automotive sales/service, contractor/trade uses, retail showroom, warehousing & light assembly
- Prime location minutes to I-4, I-75, I-275, Port Tampa Bay, and Tampa International Airport



**George William**

727.482.2818

george@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.





## **SELLER FINANCING! 4,292 SF WAREHOUSE W/ FENCED IN YARD**

10341 U.S. 92, Tampa, FL 33610

### **PROPERTY DESCRIPTION**

Situated directly on E Highway 92, the property benefits from excellent visibility and steady traffic counts, making it ideal for both industrial operations and customer-facing businesses. The site is strategically located just minutes from the I-4 interchange, which connects Tampa to Orlando and Lakeland, and has quick access to I-75 and I-275, providing convenient regional connections in every direction. Tampa International Airport and Port Tampa Bay, two of the area's most important logistics and shipping hubs, are both within easy reach. Downtown Tampa is less than 15 minutes away, ensuring that the property is well connected to the city's business and commercial core.

The surrounding area is home to a variety of established automotive dealerships, repair shops, logistics providers, and contractor yards, placing your business in the middle of an active and compatible business corridor. The combination of location, accessibility, and zoning flexibility makes this warehouse and yard package one of the most functional and attractive opportunities currently available in Hillsborough County.

**George William**

727.482.2818

[george@grimaldicommercialrealty.com](mailto:george@grimaldicommercialrealty.com)

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.



## SELLER FINANCING! 4,292 SF WAREHOUSE W/ FENCED IN YARD

10341 U.S. 92, Tampa, FL 33610

### PROPERTY DETAILS

Sale Price	<b>\$1,100,000</b>
------------	--------------------

#### PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	CG
Lot Size	1 Acres
APN #	U-32-28-20-261-000000-00001.0
Lot Frontage	750 ft
Corner Property	Yes
Power	Yes

#### PARKING & TRANSPORTATION

#### LOCATION INFORMATION

Building Name	SELLER FINANCING! 4,292 SF WAREHOUSE W/ FENCED IN YARD
Street Address	10341 U.S. 92
City, State, Zip	Tampa, FL 33610
County	Hillsborough
Market	Tampa-St. Petersburg-Clearwater MSA,
Sub-market	East Tampa/US-92 Industrial-Commercial Corridor submarket
Cross-Streets	E HIGHWAY 92 AND OLD HILLSBOROUGH RD

#### BUILDING INFORMATION

Building Size	4,292 SF
Building Class	B
Year Built	1988
Year Last Renovated	2005

**George William**

727.482.2818

george@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.

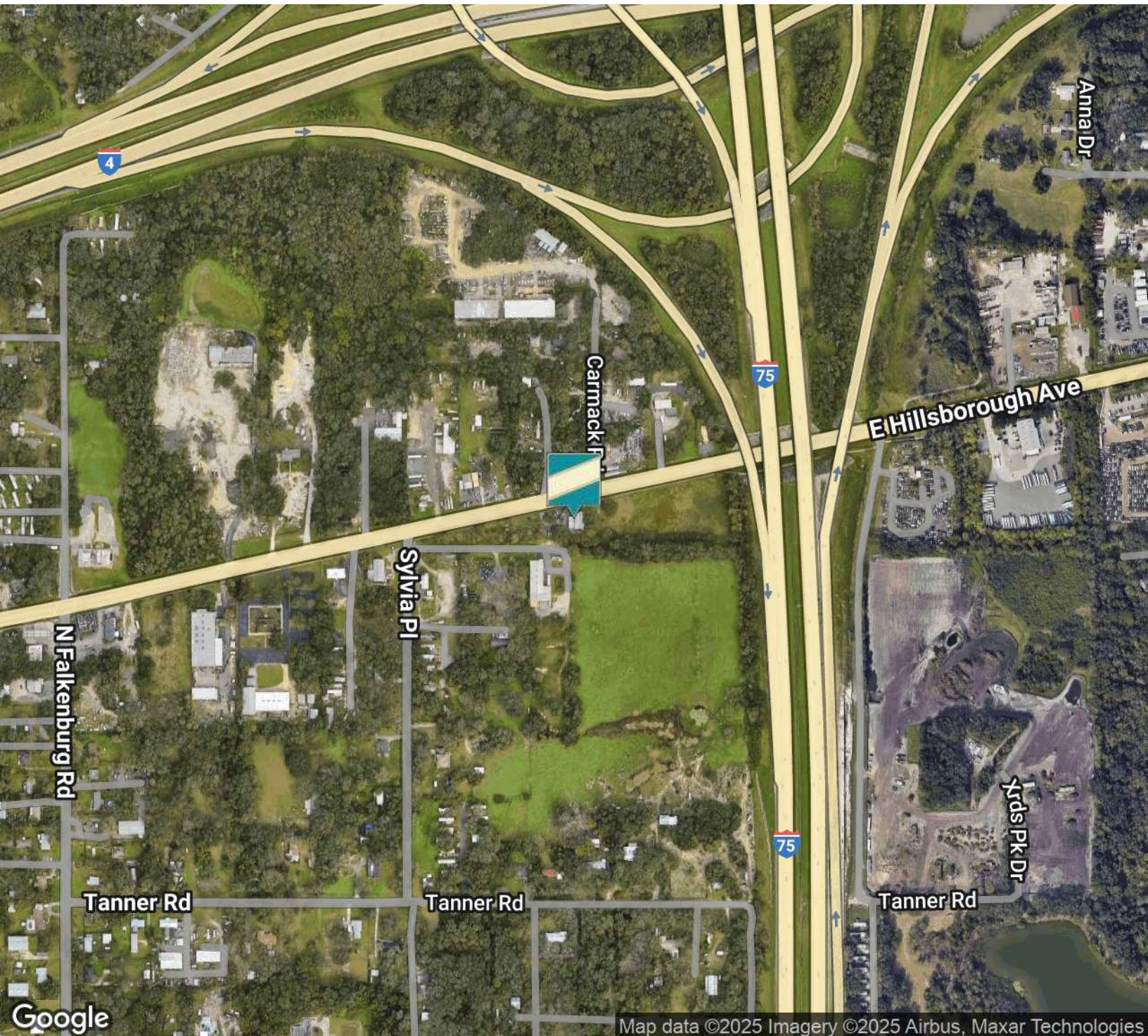




## SELLER FINANCING! 4,292 SF WAREHOUSE W/ FENCED IN YARD

10341 U.S. 92, Tampa, FL 33610

**LOCATION MAP**



**George William**

727.482.2818

george@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.

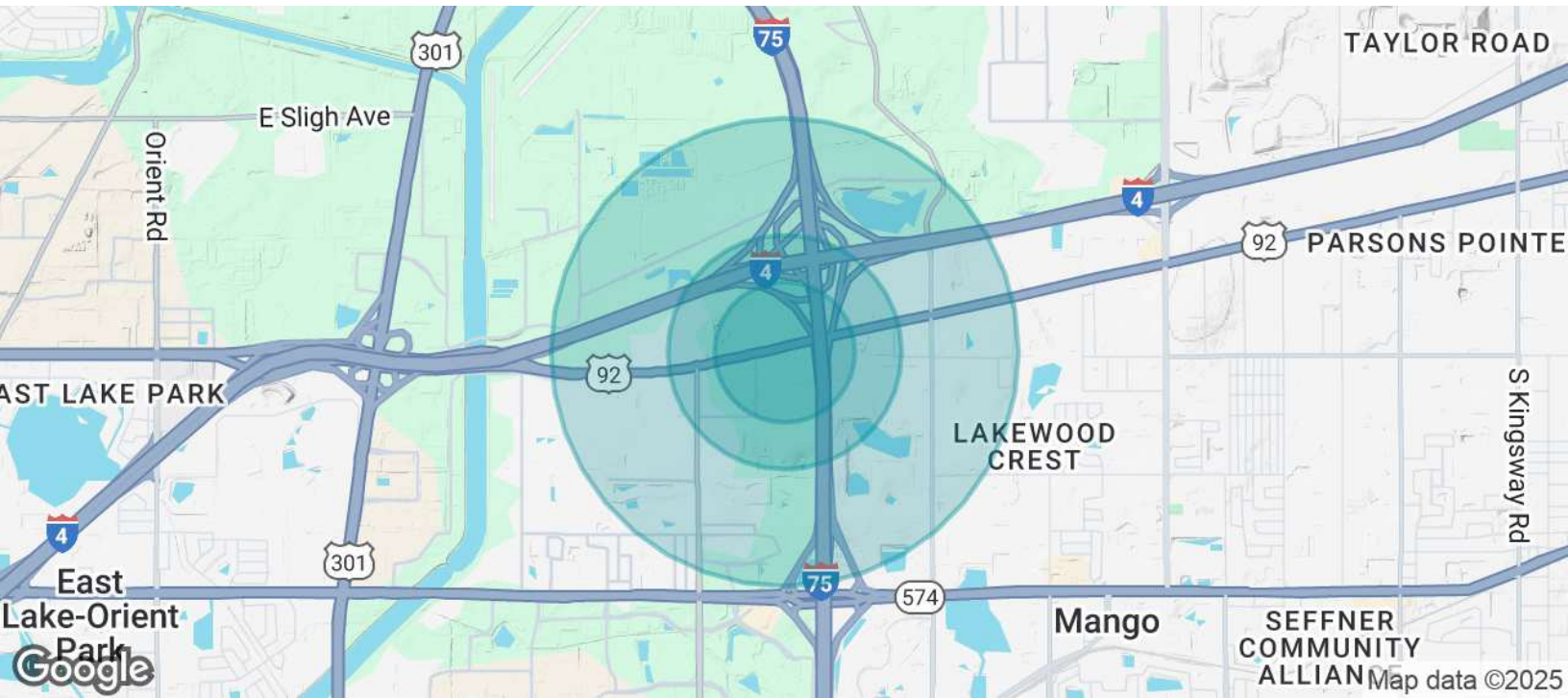




## SELLER FINANCING! 4,292 SF WAREHOUSE W/ FENCED IN YARD

10341 U.S. 92, Tampa, FL 33610

### DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	259	988	7,315
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	35	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	98	379	2,756
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$72,529	\$69,518	\$66,574
Average House Value	\$221,123	\$227,613	\$230,475

Demographics data derived from AlphaMap

**George William**

727.482.2818

george@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.

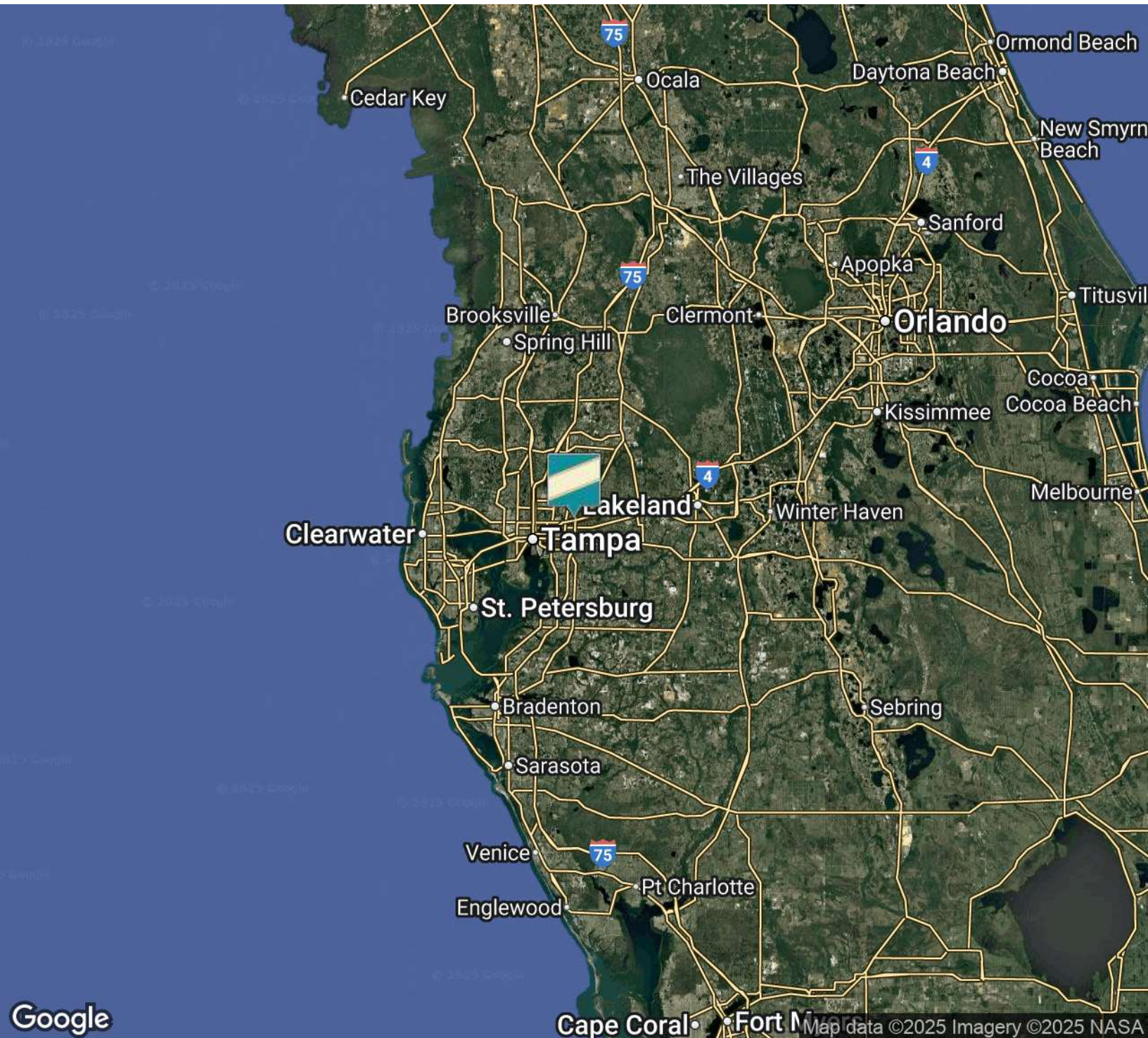




## SELLER FINANCING! 4,292 SF WAREHOUSE W/ FENCED IN YARD

10341 U.S. 92, Tampa, FL 33610

**AERIAL MAP**



**George William**

727.482.2818

george@grimaldicommercialrealty.com

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and tenants must take appropriate measures to verify all of the information set forth herein.





## **SELLER FINANCING! 4,292 SF WAREHOUSE W/ FENCED IN YARD**

10341 U.S. 92, Tampa, FL 33610

### **ADVISOR BIO & CONTACT 1**

#### **GEORGE WILLIAM**

Senior Broker Associate



115 W Bearss Ave  
Tampa, FL 33613  
T 727.482.2818  
[george@grimaldicommercialrealty.com](mailto:george@grimaldicommercialrealty.com)

#### **PROFESSIONAL BACKGROUND**

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

#### **Areas of Expertise:**

Investment and income producing properties  
Sale of businesses  
Retail Sales and Leasing  
Industrial Sales and Leasing  
Self Storage  
Gas Stations and Convenience Stores

#### **George William**

727.482.2818  
[george@grimaldicommercialrealty.com](mailto:george@grimaldicommercialrealty.com)