

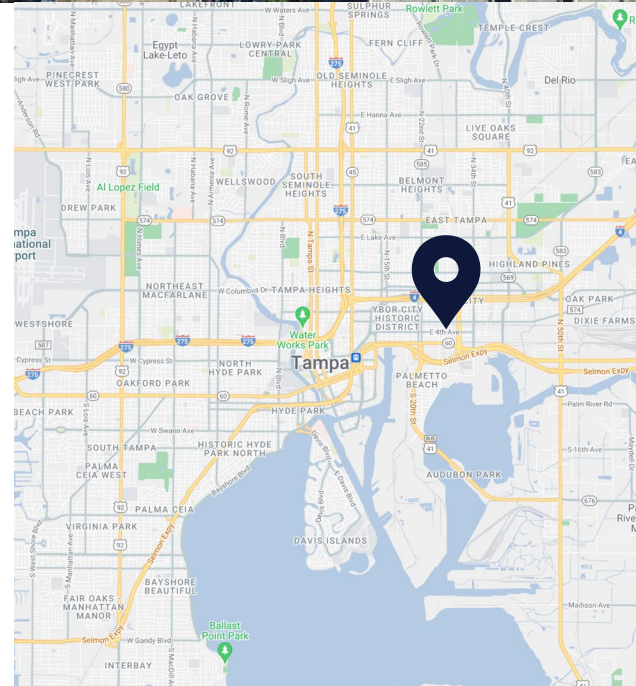
# FOR LEASE IOS IN YBOR

2701 E 5TH AVE., TAMPA, FL 33605



## PROPERTY HIGHLIGHTS

- 3.47 Acres of Land with 50,462 SF Covered at Grade
- \$18,750/mo NNN with \$5,833.33/mo in OpEx
- Zoned "IH" and FLU "HI"
- Located within 1 Mile of Port Tampa Bay
- Easy Access to I-4, I-275, Selmon Expressway & I-75
- 3 Phase Power and Cranes in Place
- Perfect for Indoor/Outdoor Storage, Trucking Facility or Fabrication Plant
- Additional 8,800sf office on 1.4 ac available across the street



**DELAVERGNE & COMPANY**  
COMMERCIAL REAL ESTATE ADVISORY & BROKERAGE SERVICES  
www.delavergne.com | 813-227-9000

For More Info Contact  
**John DeLaVergne, CCIM**

✉ | [john@delavergne.com](mailto:john@delavergne.com)  
☎ | (813) 215-9144

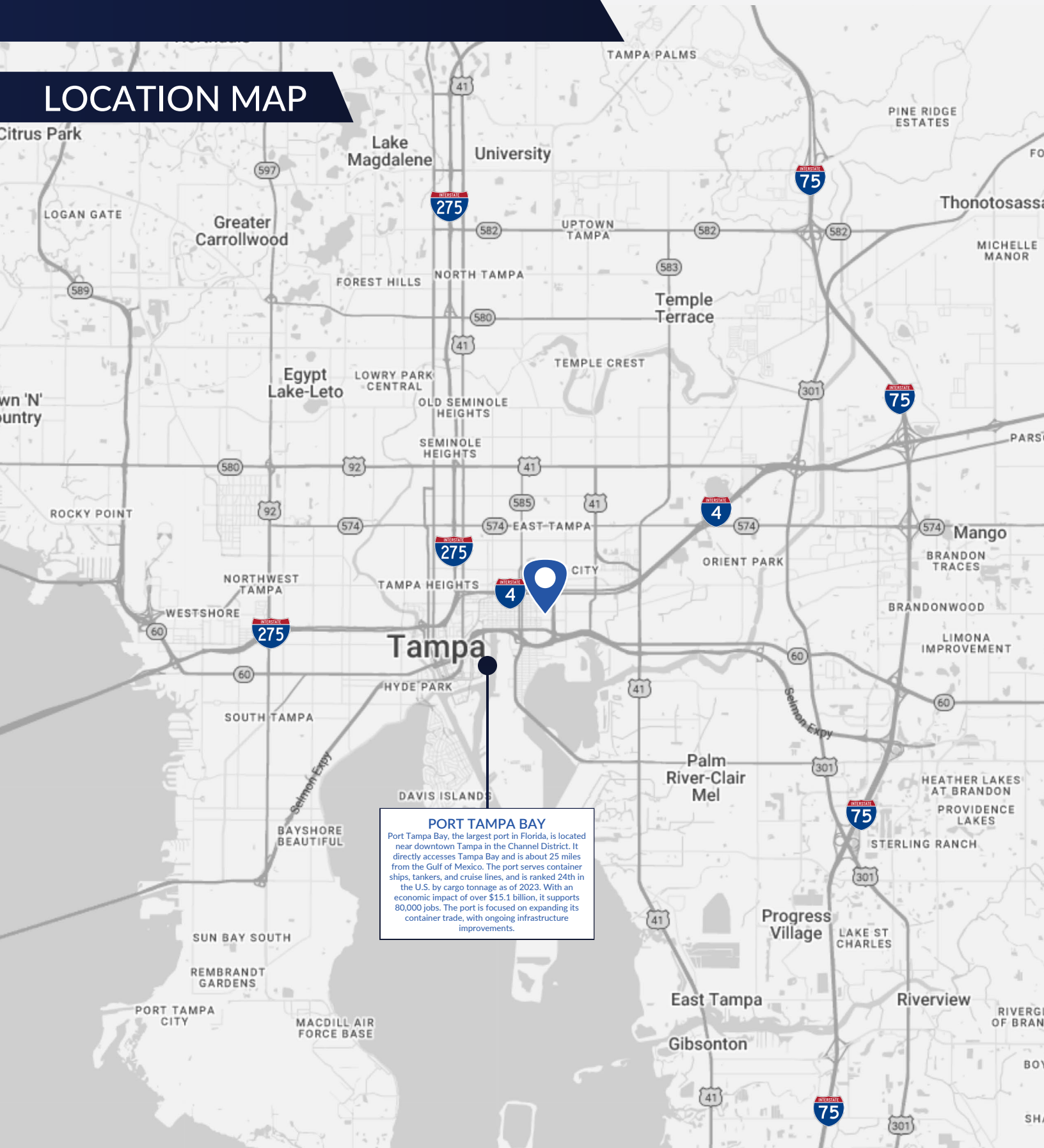
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## LOCATION MAP



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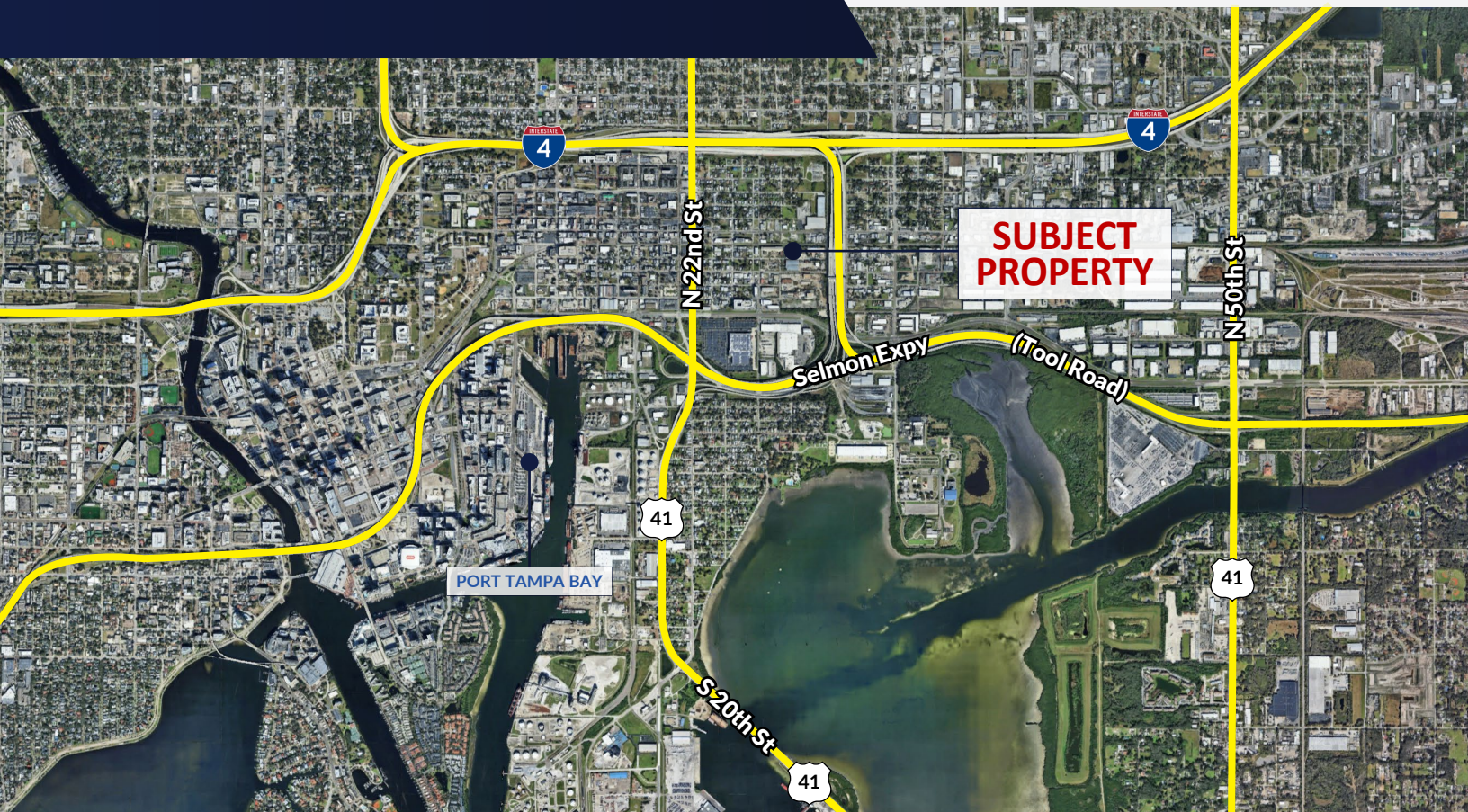
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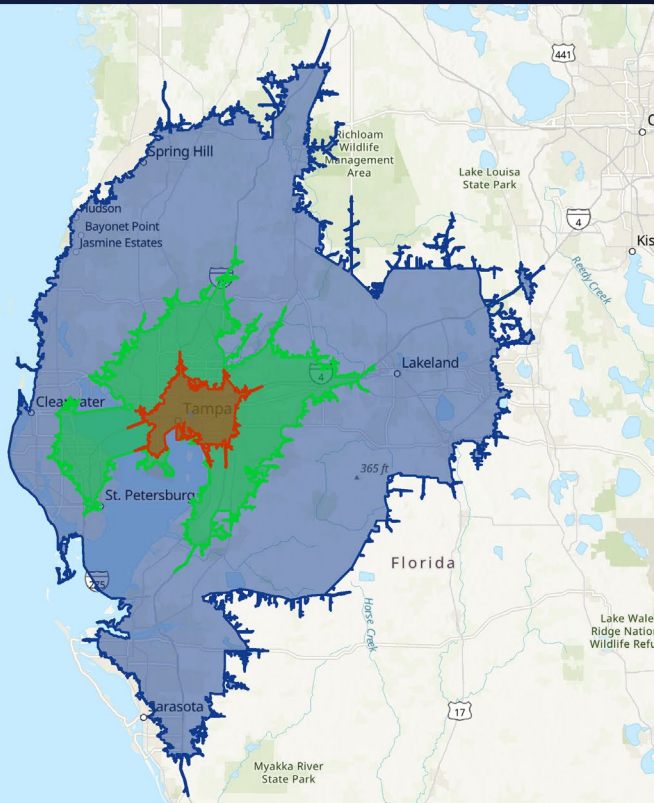


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## DEMOGRAPHICS



### 2024 SUMMARY

	15 Min	30 Min	60 Min
Population	332,953	1,535,874	4,238,543
Households	138,702	613,532	1,733,629
Families	73,302	368,636	1,072,380
Average Household Size	2.32	2.44	2.40
Owner Occupied Housing Units	66,100	347,229	1,157,704
Renter Occupied Housing Units	72,602	266,303	575,926
Median Age	36.5	38.3	43.1
Median Household Income	\$65,590	\$72,335	\$74,081
Average Household Income	\$105,624	\$104,933	\$105,304

### 2029 SUMMARY

	15 Min	30 Min	60 Min
Population	351,397	1,598,790	4,461,339
Households	148,289	644,001	1,832,059
Families	77,564	385,497	1,132,733
Average Household Size	2.30	2.43	2.39
Owner Occupied Housing Units	72,712	375,818	1,260,372
Renter Occupied Housing Units	75,578	268,183	571,687
Median Age	37.9	39.5	44.0
Median Household Income	\$78,319	\$85,536	\$88,558
Average Household Income	\$123,022	\$123,662	\$124,079



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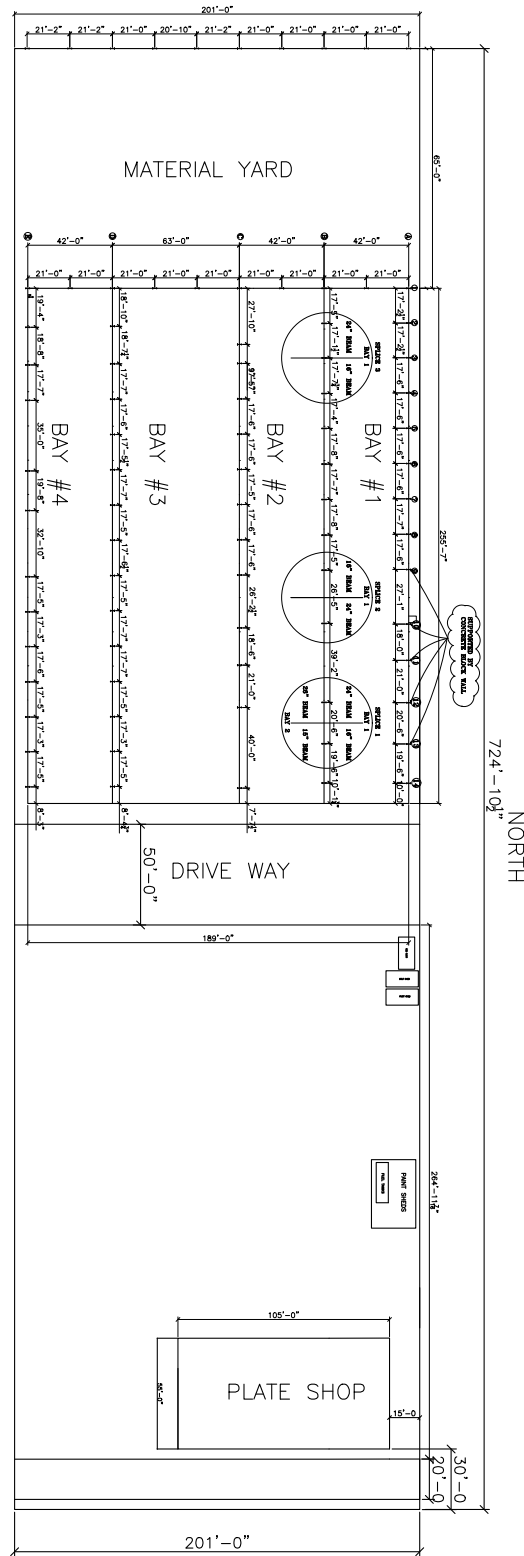
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## PROPERTY LAYOUT



### Cranes In Place

- Receiving - (1) 7.5 Ton & (1) 5 Ton
- Bay 1 - (3) 5 Ton
- Bay 2 - (3) 5 Ton
- Bay 3 - (3) 3 Ton
- Bay 4 - (1) 2 Ton
- Along with (8) 1/2 Ton jib cranes throughout the shop



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