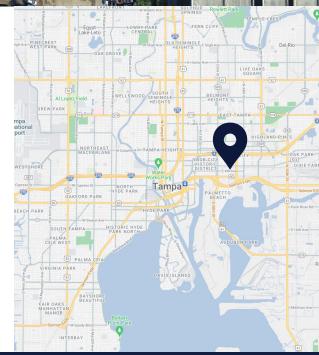
FOR LEASE IOS IN YBOR

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





For More Info Contact

John DeLaVergne, CCIM

📞 | (813) 215-9144

FOR LEASE IOS IN YBOR 2701 E 5TH AVE., TAMPA, FL 33605 **LOCATION MAP** PINE RIDGE ESTATES Lake University Magdalene 75 Thonotosass LOGAN GATE Greater UPTOWN (582) Carrollwood MICHELLE MANOR NORTH TAMPA FOREST HILLS 589 Temple Terrace (41 TEMPLE CREST Egypt (301) Lake-Leto 75 wn 'N' OLD SEMINOLE untry HEIGHTS 41 92 (585) (41) 4 92 ROCKY POINT (574) 574 EAST-TAMPA Mango 275 BRANDON ORIENT PARK TRACES NORTHWEST AMPA HEIGHTS BRANDONWOOD WESTSHORE 275 (60) Tampa LIMONA IMPROVEMENT (60) (41) SOUTH TAMPA Palm (301) River-Clair HEATHER LAKES AT BRANDON Mel DAVIS ISLAND PROVIDENCE 75 **PORT TAMPA BAY** BAYSHORE Port Tampa Bay, the largest port in Florida, is located near downtown Tampa in the Channel District. It directly accesses Tampa Bay and is about 25 miles from the Gulf of Mexico. The port serves container ERLING RANCH (301) ships, tankers, and cruise lines, and is ranked 24th in the U.S. by cargo tonnage as of 2023. With an economic impact of over \$15.1 billion, it supports 80,000 jobs. The port is focused on expanding its Progress container trade, with ongoing infrastructure improvements. LAKE ST CHARLES Village SUN BAY SOUTH



PORT TAMPA

REMBRANDT GARDENS

> MACDILL AIR FORCE BASE

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

i john@delavergne.com
 i (912) 215 0144

Riverview

RIVERG

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L | (813) 215-9144

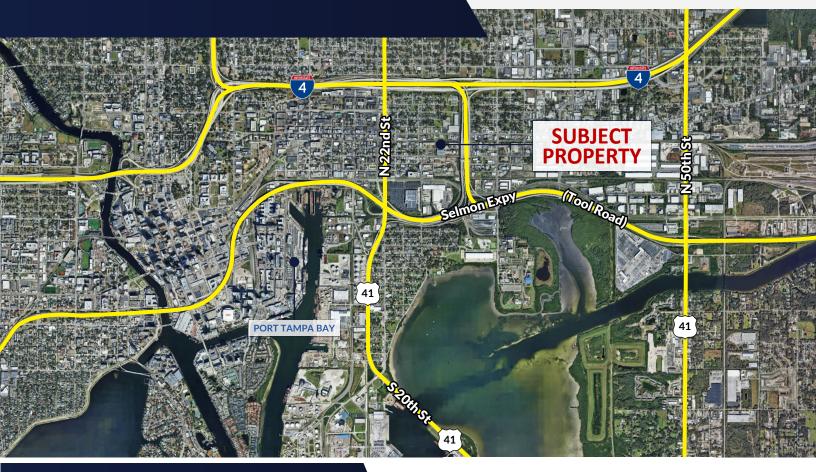
East Tampa

Gibsonton

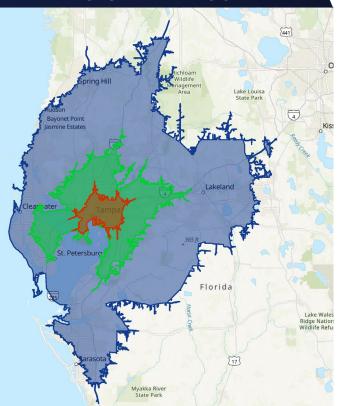
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FOR LEASE IOS IN YBOR

2701 E 5TH AVE., TAMPA, FL 33605



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

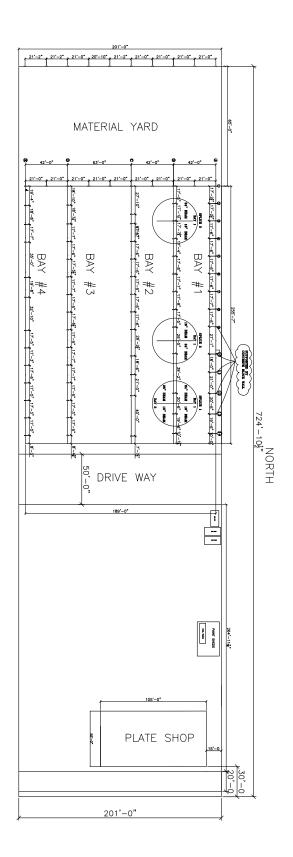


For More Info Contact

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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 cranesthroughout the shop