



..... OFFERING MEMORANDUM

PLANT CITY WAREHOUSE & OFFICE - DOCK HIGH DOORS

3904 N Airport Rd, Plant City, FL 33563

Marcus & Millichap

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3904 N AIRPORT RD


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EXECUTIVE SUMMARY

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PLANT CITY WAREHOUSE & OFFICE - DOCK HIGH DOORS

PROPERTY SUMMARY

PROPERTY DESCRIPTION

This industrial property offers a perfect combination of warehouse and office space in the heart of Plant City, Florida. The improvements consist of approximately 5,800 square feet of warehouse space along with 2,208 square feet of office situated on 0.94 acres. The property benefits from a manufacturing zoning, making it highly flexible for a wide range of industrial and commercial uses.

Both buildings have been recently upgraded with a new roof and the warehouse features 2 dock-high doors, 1 grade level door, and 1 van level door. All doors measure 10' x 10' and clear heights range 11'-12.5'. Positioned on a prominent corner lot, the site provides multiple access points, enhancing circulation and efficiency for truck traffic and employee parking.

Located directly across from Plant City Airport, the property enjoys excellent visibility and connectivity within the region. Its strategic location, modern improvements, and versatile layout make it a strong opportunity for both owner-occupants seeking a well-located facility and investors looking for a functional industrial asset in a growing market.

PROPERTY HIGHLIGHTS

- 5,800 SF warehouse & 2,208 SF office located in Plant City, FL
- 0.94 AC, zoned manufacturing, 2 x dock high doors, new roofs
- Owner occupant or investor opportunity

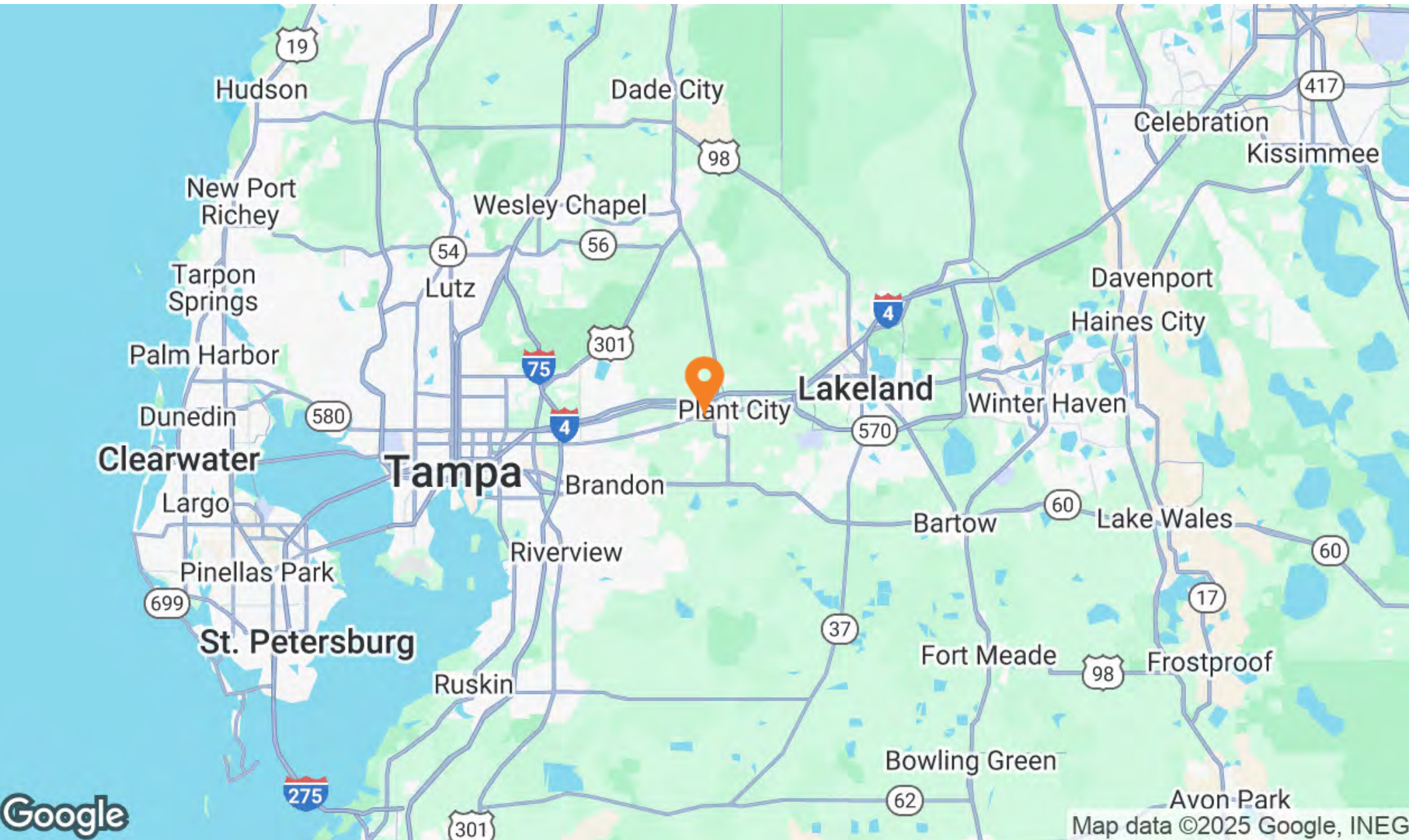


OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	0.94 Acres
Total Heated SF (Gross):	8,002 SF (8,384 SF)
Price Per SF:	\$137
Year Built:	1967/1995
Market Rent:	\$11.00 NNN
Pro Forma Cap Rate:	8.00%
Clear Height:	11'-12.5'
Zoning:	Airport Industrial (Plant City) (M-AP)
APN:	P-36-28-21-ZZZ-000005-97850.0
Seller Financing:	Contact Agent

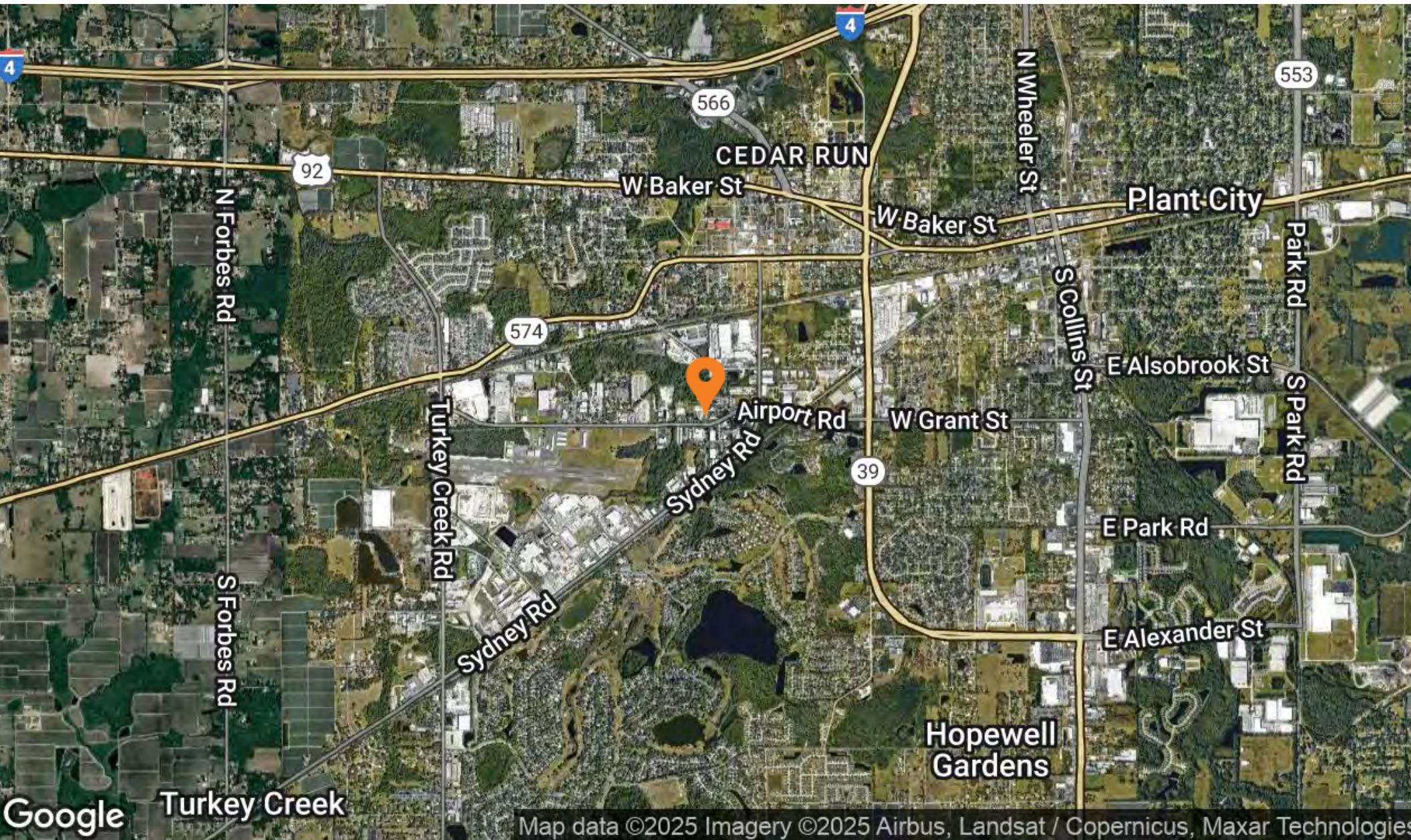
PLANT CITY WAREHOUSE & OFFICE - DOCK HIGH DOORS

REGIONAL MAP



PLANT CITY WAREHOUSE & OFFICE - DOCK HIGH DOORS

LOCAL MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies





SECTION 2



LEASE COMPARABLES

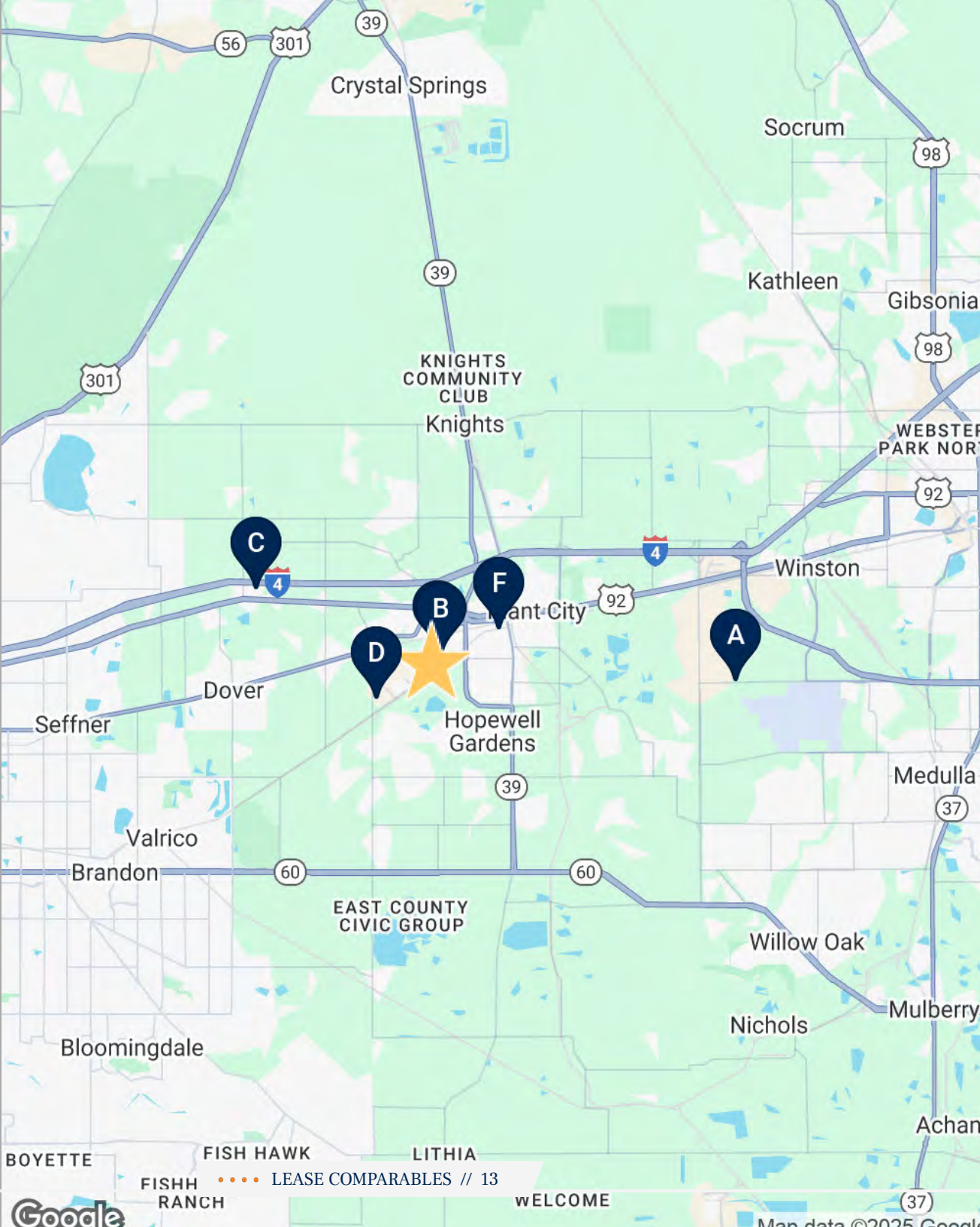
Rent Comps Map
Rent Comps Summary

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RENT COMPS MAP

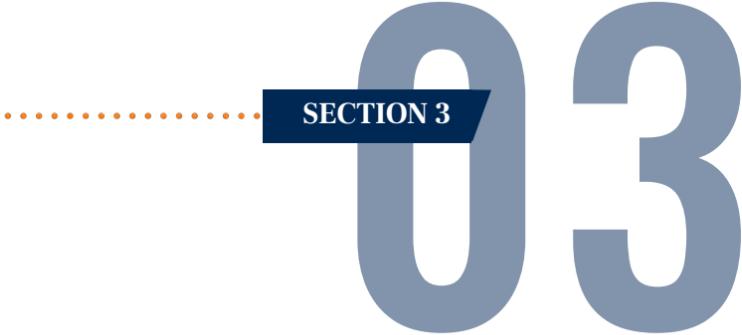
- ★ Plant City Warehouse & Office - Dock High Doors
- A 4763 Drane Field Rd
- B 2400 Airport Rd
- C 13514 Glen Harwell Rd
- D 1808 Turkey Creek Rd
- E 911 S Woodrow Wilson St
- F 410 W Renfro St



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RENT COMPS SUMMARY

	RENT COMPARABLES	SQUARE FEET	AVERAGE RENT
A	4763 Drane Field Rd 4763 Drane Field Rd Lakeland, FL 33811	12,000 SF	\$10.50/SF
B	2400 Airport Rd 2400 Airport Rd Plant City, FL 33563	4,875 SF	\$16.00/SF
C	13514 Glen Harwell Rd 13514 Glen Harwell Rd Dover, FL 33527	10,000 SF	\$9.00/SF
D	1808 Turkey Creek Rd 1808 Turkey Creek Rd Plant City, FL 33566	2,000 SF	\$10.80/SF
E	911 S Woodrow Wilson St 911 S Woodrow Wilson St Plant City, FL 33563	2,000 SF	\$11.40/SF
F	410 W Renfro St 410 W Renfro St Plant City, FL 33563	2,100 SF	\$10.00/SF
	AVERAGES	5,496 SF	\$11.28/SF



SECTION 3



MARKET OVERVIEW

Market Overview
Demographics
Broker of Record

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MARKET OVERVIEW

TAMPA-ST. PETERSBURG

Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro has over 3.3 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Northeast of the bay, Tampa — the county seat of Hillsborough County — is the most populous city with nearly 405,000 people. St. Petersburg follows; located on the peninsula near the mouth of the bay, it has over 260,000 residents. Robust job growth since 2020 has attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.

METRO HIGHLIGHTS



FAVORABLE BUSINESS CLIMATE

A relatively low cost of living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



DIVERSE ECONOMY

High-tech industries, as well as the tourism, military, finance and seaborne commerce segments, drive the region's economy.

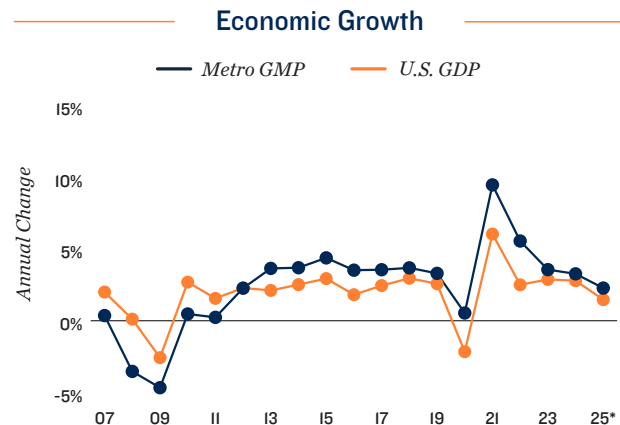


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MARKET OVERVIEW

ECONOMY

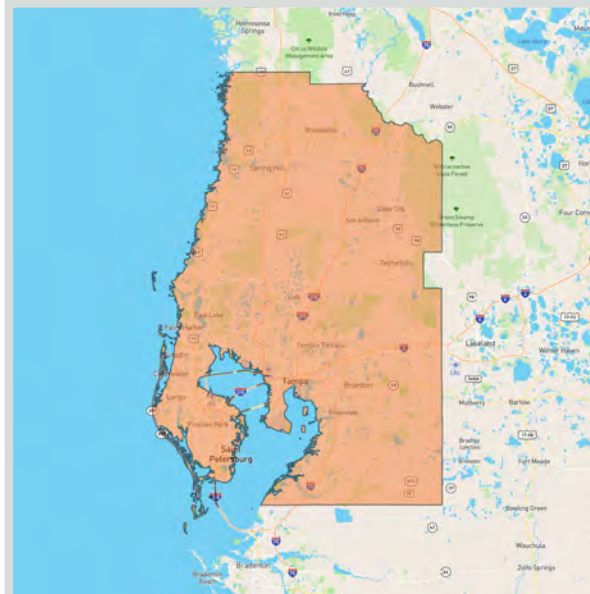
- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, as visitors are drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.



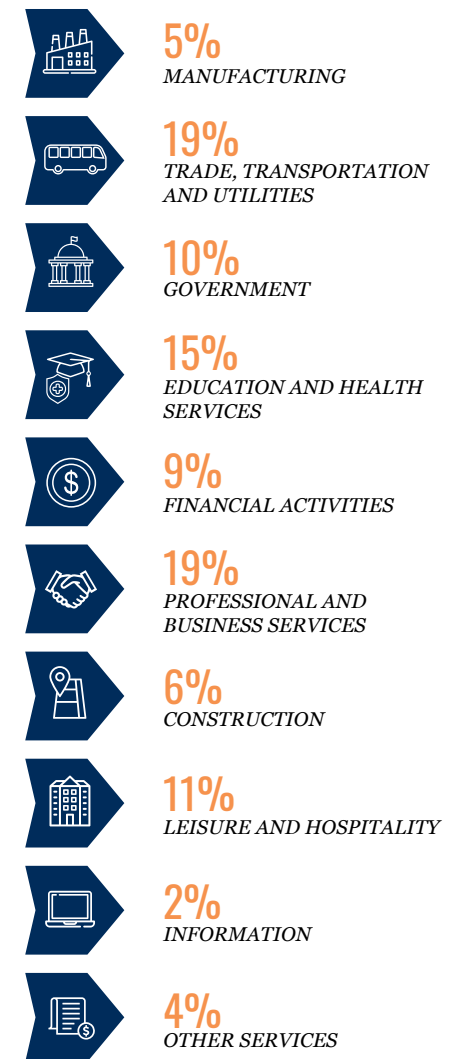
*Forecast

MAJOR AREA EMPLOYERS

- BayCare Health System
- Publix Super Markets, Inc.
- WellCare Health Plans
- Tech Data
- Verizon Communications, Inc.
- Power Design
- University of South Florida
- Sykes
- Raymond James
- TECO Energy, Inc



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

PLANT CITY WAREHOUSE & OFFICE - DOCK HIGH DOORS

MARKET OVERVIEW

DEMOGRAPHICS

- The local population will expand to roughly 3.4 million residents by 2028. During the next five years, the number of households will increase by nearly 80,000.
- Homeownership of 65 percent is slightly above the national rate; the median home price, \$411,000, is more than 3 percent above the U.S. median.
- Roughly 20 percent of residents hold bachelor's degrees, with more than 10 percent having also attained a graduate or professional degree.

QUALITY OF LIFE

The metro boasts a mild climate and a beautiful waterfront, which attract new residents and visitors. Tampa-St. Petersburg has hundreds of golf courses and abundant water-related activities, with Tampa Bay and the Gulf Coast nearby. There are more than 11,000 acres of parkland and 100 trail acres within a 60-mile radius. Numerous state parks, historical sites, museums, theaters and retail centers also dot the landscape. The world-famous Busch Gardens theme park also draws visitors, as do professional football, hockey and baseball teams. Educational advancement is available at numerous institutions of higher learning located in the Tampa Bay area. The University of South Florida in Tampa is one of the largest universities in the state.

SPORTS

Baseball | **MLB** | Tampa Bay Rays
Football | **NFL** | Tampa Bay Buccaneers
Hockey | **NHL** | Tampa Bay Lightning
Soccer | **MLS** | Tampa Bay Rowdies



EDUCATION

- Eckerd College
- St. Petersburg College
- The University of Tampa
- University of South Florida



ARTS & ENTERTAINMENT

- Busch Gardens
- The Florida Aquarium
- Museum of Science and Industry
- Museum of Fine Arts, St. Petersburg
- Straz Center for the Performing Arts



QUICK FACTS



POPULATION

3.3M

Growth 2025-2029*

3.9%



HOUSEHOLDS

1.4M

Growth 2025-2029*

4.0%



MEDIAN AGE

43

U.S. Median:

39



MEDIAN HOUSEHOLD INCOME

\$80,000

U.S. Median:

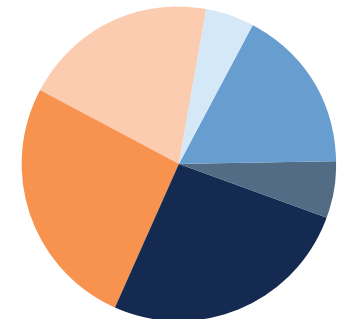
\$76,000

* Forecast

2025

Population by Age

5%	0-4 years
17%	5-19 years
5%	20-24 years
26%	25-44 years
27%	45-64 years
20%	65+ years



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

PLANT CITY WAREHOUSE & OFFICE - DOCK HIGH DOORS

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	5,393	43,667	78,367
2024 Estimate			
Total Population	5,237	42,346	75,960
2020 Census			
Total Population	5,006	40,365	72,686
2010 Census			
Total Population	4,863	37,495	68,272
Daytime Population			
2024 Estimate	4,831	39,518	66,355
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	1,755	15,233	27,114
2024 Estimate			
Total Households	1,694	14,707	26,123
Average (Mean) Household Size	3.1	2.8	2.8
2020 Census			
Total Households	1,611	13,989	24,765
2010 Census			
Total Households	1,503	13,048	23,051

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	3.0%	5.3%	5.7%
\$150,000-\$199,999	12.6%	8.8%	8.0%
\$100,000-\$149,999	20.2%	19.0%	18.6%
\$75,000-\$99,999	17.1%	13.2%	13.7%
\$50,000-\$74,999	13.8%	16.5%	16.5%
\$35,000-\$49,999	10.1%	12.6%	12.8%
\$25,000-\$34,999	7.6%	9.6%	9.4%
\$15,000-\$24,999	12.5%	8.1%	7.8%
Under \$15,000	3.1%	7.0%	7.5%
Average Household Income	\$87,176	\$88,060	\$88,344
Median Household Income	\$82,231	\$72,446	\$71,934
Per Capita Income	\$28,807	\$30,631	\$30,360
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	5,237	42,346	75,960
Under 20	30.2%	27.7%	27.1%
20 to 34 Years	20.8%	20.6%	20.4%
35 to 39 Years	7.2%	6.9%	6.7%
40 to 49 Years	13.3%	12.1%	12.0%
50 to 64 Years	16.4%	17.6%	18.2%
Age 65+	12.1%	15.0%	15.6%
Median Age	35.0	36.0	37.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	3,320	27,968	50,569
Elementary (0-8)	22.2%	9.7%	9.8%
Some High School (9-11)	9.0%	9.8%	9.9%
High School Graduate (12)	31.6%	34.1%	34.5%
Some College (13-15)	12.1%	17.3%	18.0%
Associate Degree Only	7.1%	8.0%	8.6%
Bachelor's Degree Only	11.0%	14.4%	13.3%
Graduate Degree	7.0%	6.8%	5.9%
Travel Time to Work			
Average Travel Time to Work in Minutes	29.0	29.0	29.0

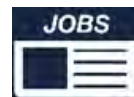
PLANT CITY WAREHOUSE & OFFICE - DOCK HIGH DOORS

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 75,960. The population has changed by 11.26 percent since 2010. It is estimated that the population in your area will be 78,367 five years from now, which represents a change of 3.2 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 39.0. The population density in your area is 968 people per square mile.



EMPLOYMENT

In 2024, 39,750 people in your selected area were employed. The 2010 Census revealed that 54.6 percent of employees are in white-collar occupations in this geography, and 22.1 percent are in blue-collar occupations. In 2024, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSEHOLDS

There are currently 26,123 households in your selected geography. The number of households has changed by 13.33 percent since 2010. It is estimated that the number of households in your area will be 27,114 five years from now, which represents a change of 3.8 percent from the current year. The average household size in your area is 2.8 people.



HOUSING

The median housing value in your area was \$280,853 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 15,572.00 owner-occupied housing units and 7,478.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$71,934, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 62.17 percent since 2010. It is estimated that the median household income in your area will be \$83,277 five years from now, which represents a change of 15.8 percent from the current year.

The current year per capita income in your area is \$30,360, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$88,344, compared with the U.S. average, which is \$101,307.



EDUCATION

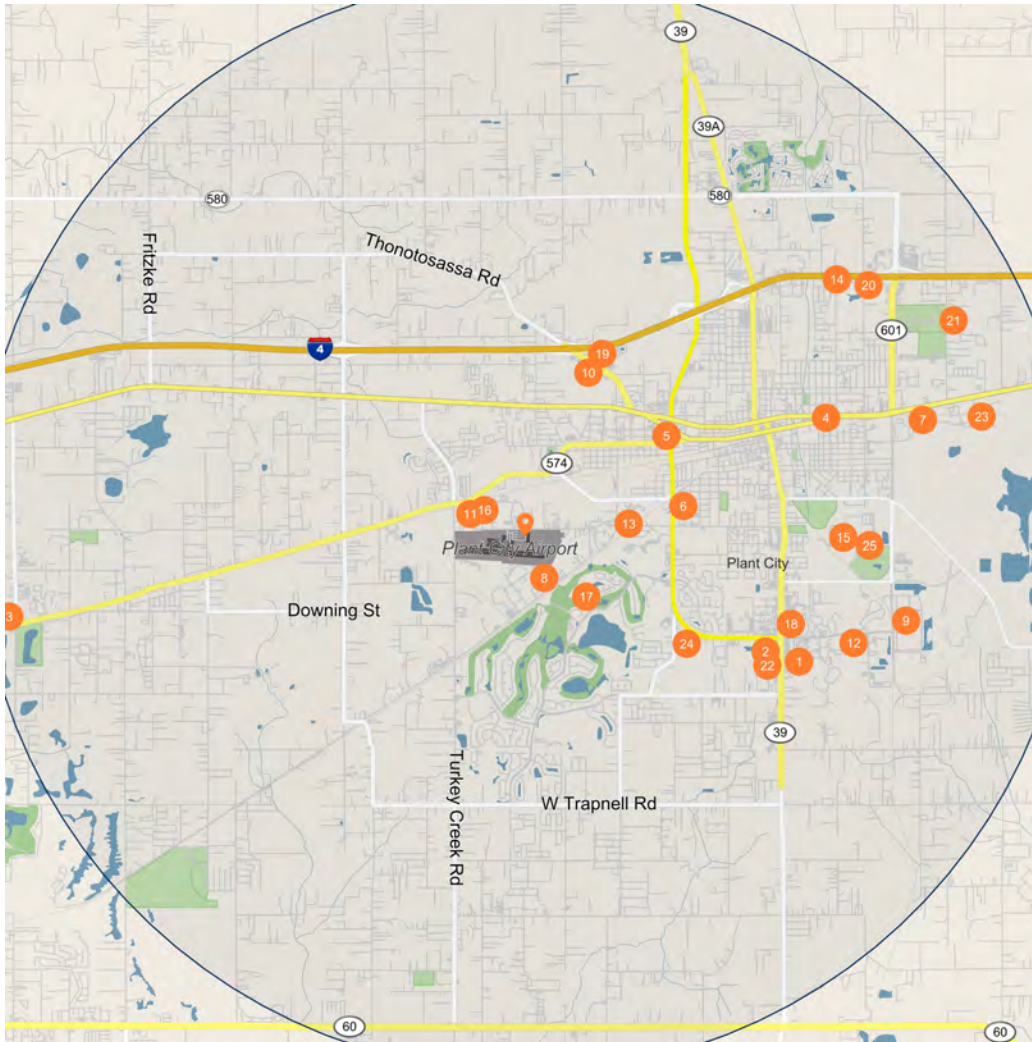
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 18.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.3 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 40.4 percent in the selected area compared with the 19.7 percent in the U.S.

PLANT CITY WAREHOUSE & OFFICE - DOCK HIGH DOORS

DEMOGRAPHICS



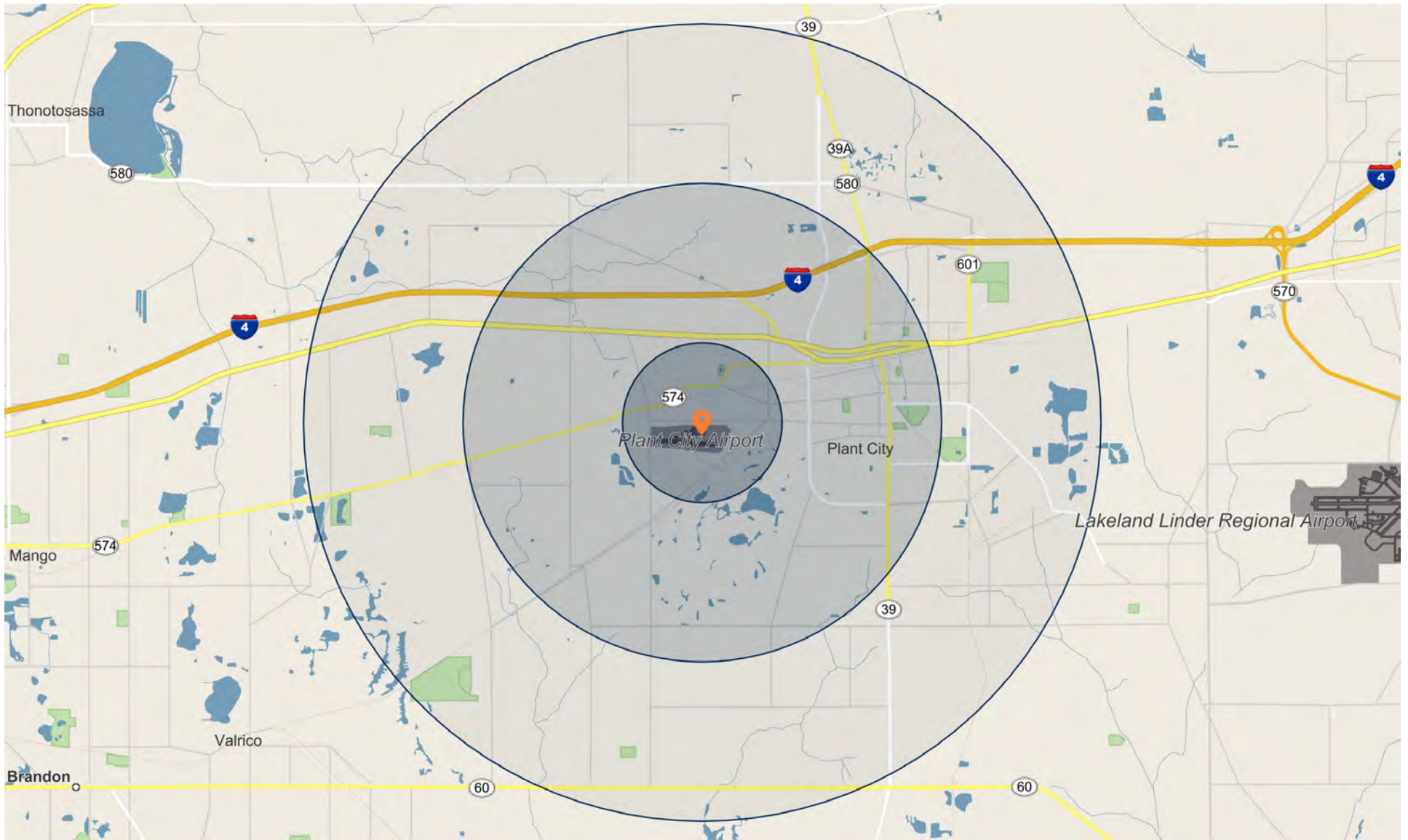
Major Employers

Employees

1	Walmart Inc-Walmart	432
2	Frontier Florida LLC-Verizon	396
3	Tampa Bay Fisheries Inc-Kitchens Seafood	367
4	A Plus Mini Mkt	364
5	South Florida Baptist Hosp Inc-St Josephs-Baptist Hlth Care	315
6	Verizon South Inc-Verizon	264
7	Evergreen Packaging LLC-Plant City Plant	261
8	Saputo Cheese USA Inc	219
9	C&S Wholesale Grocers Inc-C&S Wholesale	202
10	Publix Super Markets Inc-Publix 00793	201
11	Dart Container Company Fla LLC	200
12	Sysco Intl Fd Group Inc-International Food Group	172
13	Energy Air Inc	169
14	Wish Farms Inc	163
15	Highland Packg Solutions LLC-Highland Packaging	150
16	Gatsby Spas Inc	150
17	Mitel Technologies Inc	136
18	Publix Super Markets Inc	134
19	Outback Steakhouse Florida LLC-Outback Steakhouse	105
20	Linder Industrial Machinery Co-Komatsu Rents	100
21	Solaris Halthcare Plant Cy LLC-Solaris Healthcare Plant City	99
22	Lowes Home Centers LLC-Lowes	98
23	Star Distribution Systems Inc-Star Transportation	94
24	Tampa Mtro Area Yung MNS Chrst-Young Mens Christian	92
25	Gordon Food Service Inc-Gordon Food Service Plant City	89

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DEMOGRAPHICS



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