

19,000 SF W/ 5 ACRES OF OUTDOOR STORAGE

**7001 GIBSONTON DR
GIBSONTON, FL 33534**

Presented By:

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Boutique Firm | National Reach



FOR LEASE - 19,000 SF With +/-5 AC Usable Acres

7001 GIBSONTON DR, GIBSONTON, FL 33534 | UTILITY-GRADE IOS SITE – FORMER MEARS HUB



PROPERTY OVERVIEW

Address:	7001 Gibsonton Dr Gibsonton, FL 33534
Price:	\$6,700,000
Total Size	19,000 SF with +/- 5.27 AC of outdoor storage land
Building Size:	6,000 SF Standalone Office +/- 13,000 SF Multiple Warehouse/Storage Sheds
Loading:	1 oversized Gradelevel door
Power:	200 amps 3 phase
NOI:	\$500,000
Video Link:	https://youtu.be/LPh-YVKtnd4?si=X3Y86T-hs5pe3UyP

PROPERTY SUMMARY

One of South Tampa's most functional and hard-to-find Industrial Outdoor Storage (IOS) opportunities! Situated on ± 5.27 total acres with ± 4 usable IOS acres and $\pm 19,000$ SF of improvements, this site offers a rare combination of warehouse, office, and secured yard space. The property features drive-through warehouse access, a large gated and covered storage shed, and $\pm 6,000$ SF of conditioned office space—perfect for operational headquarters.

Strategically located along Gibsonton Drive with direct access to I-75, US 41, and US 301, the property offers excellent connectivity to the Tampa metro, Port Tampa Bay, and major transportation corridors.

This fully improved Industrial Service Facility (ISF) is paved, compacted, lit, fenced, and secured. The site previously served as a national hub for Mears Group until October 2025, a major utility and construction services firm. Brand new 6-year lease just signed with WePower in December 2025, an innovative energy company supplying the R3Di System (state of the art generator)

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Site Plan

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Property Photos

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Additional Photos

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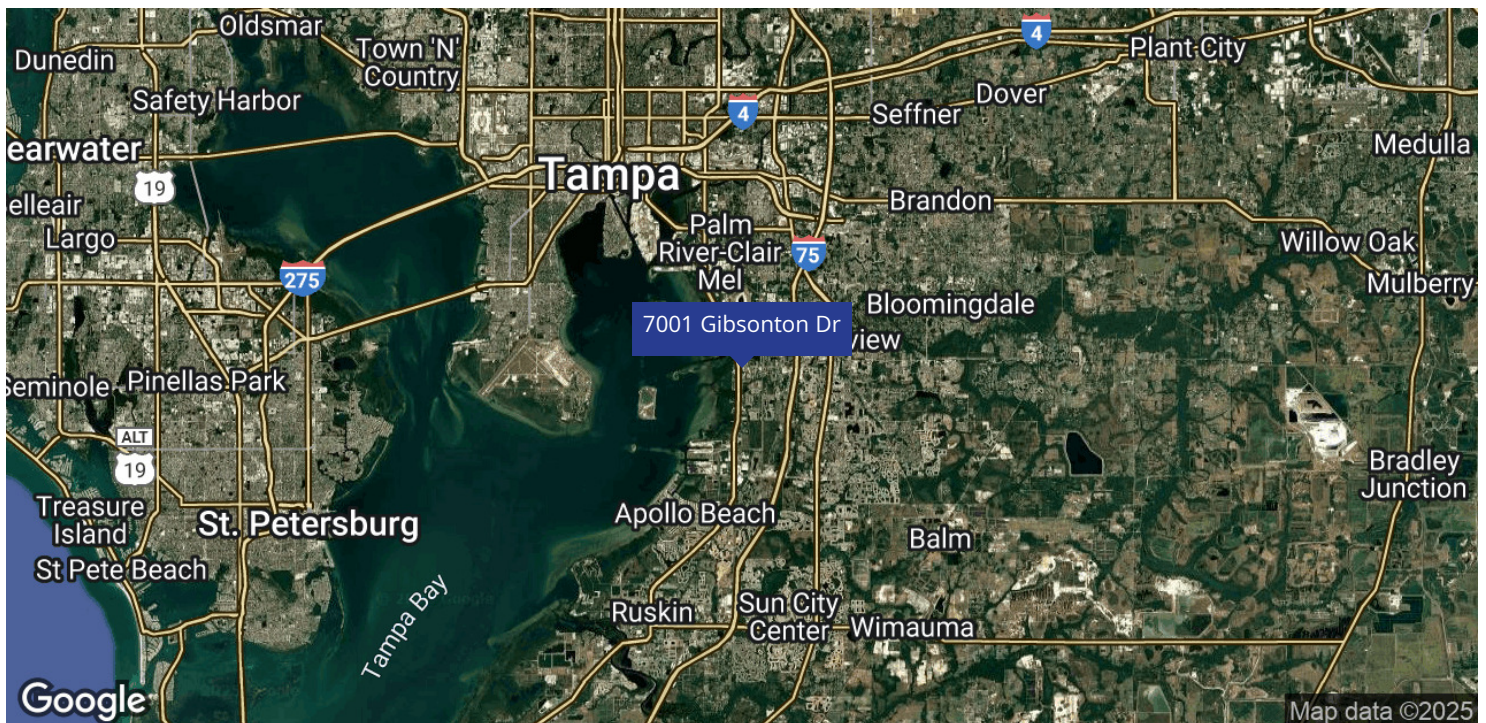
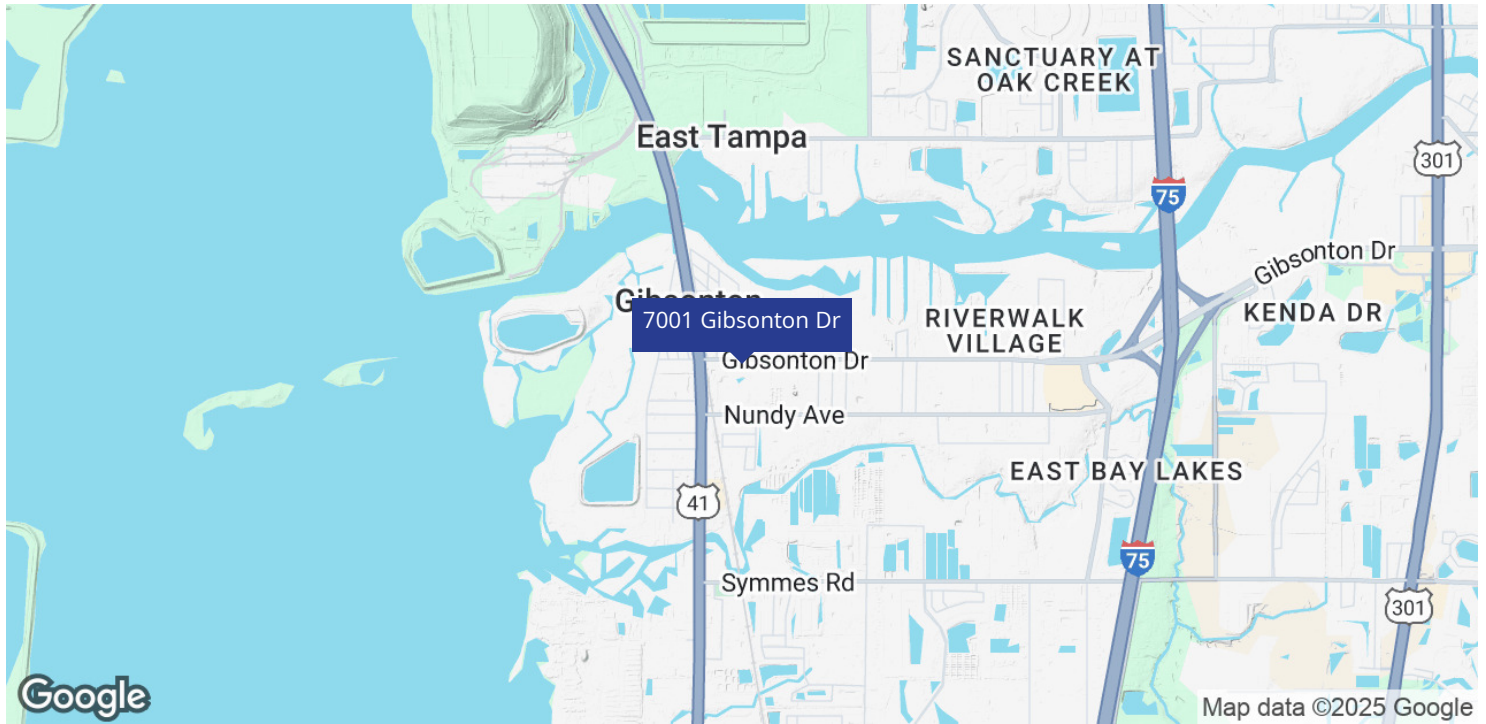
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Quick Access To I-75, US 41, US HWY 301, I-4, And Port Of Tampa

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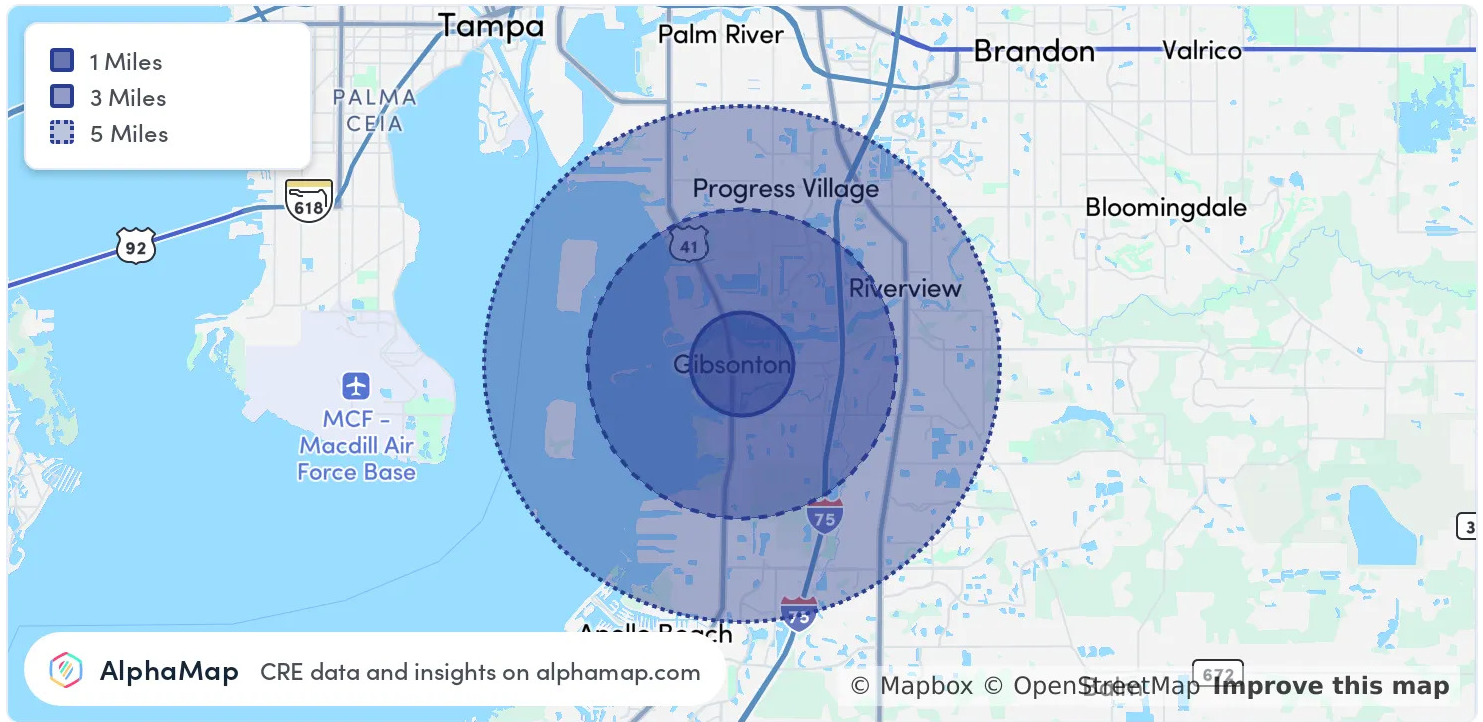
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Area Analytics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,838	33,001	118,719
Average Age	37	36	37
Average Age (Male)	37	35	36
Average Age (Female)	38	37	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,337	11,497	42,855
Persons per HH	2.9	2.9	2.8
Average HH Income	\$76,570	\$95,051	\$98,713
Average House Value	\$312,394	\$323,104	\$342,064
Per Capita Income	\$26,403	\$32,776	\$35,254

Map and demographics data derived from AlphaMap

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