

2.50 ACRES OF LAND FOR SALE INCLUDING SMALL OFFICE 2807 MAYDELL DRIVE | TAMPA, FL 33619

PROPERTY OVERVIEW

FOR SALE 2.50 acres of prime industrial land featuring a small, manufactured office, currently leased to a national trucking company through July 31, 2026. This strategically located parcel sits on a traffic light corner, fully fenced, and just a stone's throw from the Port of Tampa. It offers flexibility for a wide range of industrial uses and presents a fantastic redevelopment opportunity.

- TOTAL SIZE:** 2.50 Acres | 109,120 SF
- PARCEL 1:** 1.09 Acres | 47,520 SF
- PARCEL 2:** 0.70 Acres | 30,800 SF
656 SF Building
- PARCEL 3:** 0.70 Acres | 30,800 SF
- ZONING:** CI (Commercial Intensive)
- FEATURES:** Currently Leased through 7/31/2026
Utilities on Site, Fully Fenced



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



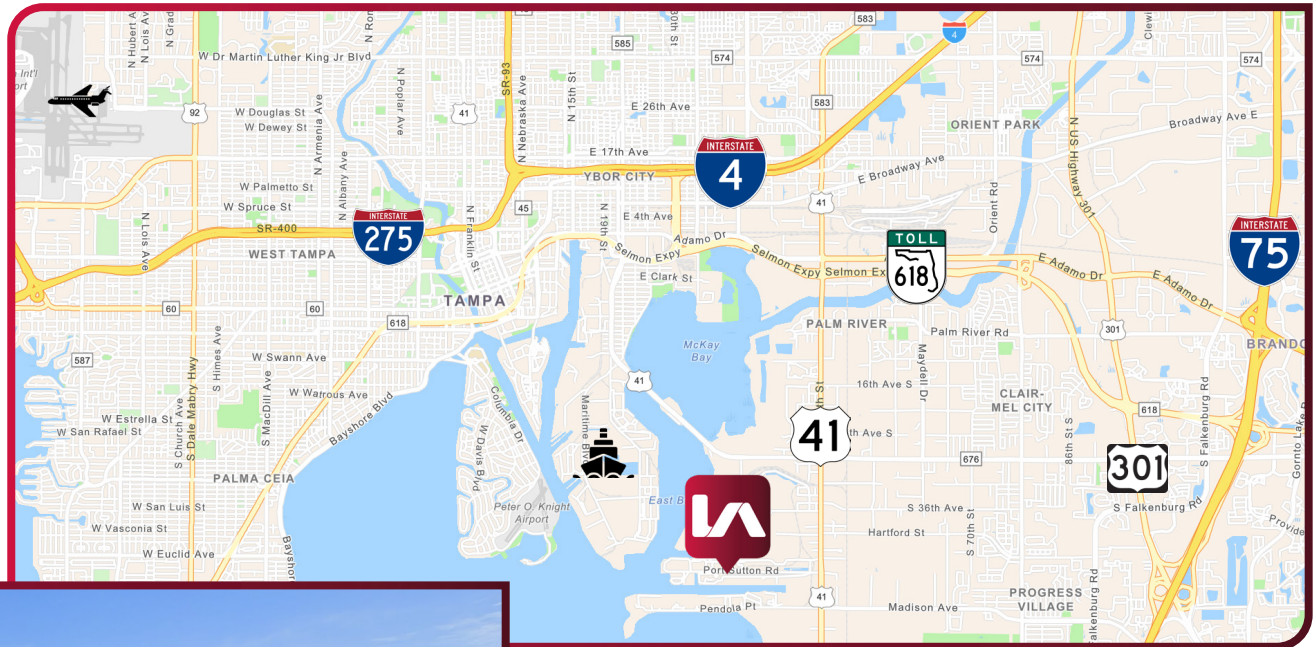
2.50 ACRES OF LAND FOR SALE

INCLUDING SMALL OFFICE

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LOCATION OVERVIEW

The property ensures seamless connectivity to major transportation networks, including the Selmon Expressway and U.S. Highway 41, facilitating efficient distribution and logistics operations.



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|---------------------|------------|
| US Hwy 41 | 1 mile |
| US Hwy 301 | 2.2 miles |
| Selmon Expwy | 2.6 miles |
| I-75 | 3.2 miles |
| Port Tampa Bay | 3.5 miles |
| Tampa CBD | 4.0 miles |
| I-4 | 4.4 miles |
| I-275 | 6.7 miles |
| Tampa Int'l Airport | 12.7 miles |

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