

2032 S 51ST STREET

Tampa, FL 33619

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

CLEAN
RestroomRentals.com

**United
Rentals**
Work United®

EXCLUSIVELY LISTED BY

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MATTHEWS™

DOWNTOWN TAMPA
±5.5 MILES AWAY





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PROPERTY OVERVIEW



BERTH 150 SHIPYARD
±2.3 MILES AWAY



Executive Summary

- **Stable Long-Term Investment:** The in-place tenant, Clean Restroom Rentals, was recently acquired by United Rentals, a nationally recognized industry leader. The acquisition underscores United Rentals' long-term commitment to the portable sanitation platform and enhances the asset's credit profile.
- **Replaceable Rent:** The property is leased at \$8,446/AC/MO, below prevailing market rents for comparable single-tenant sites with excess land. Hillsborough County continues to experience strong demand for Industrial Outdoor Storage (IOS) sites, with market rents reaching as high as ±\$12,000/AC/MO.
- **Credit Tenant:** United Rentals is an institutional-grade tenant as the world's largest equipment rental company with extensive national and international operations. Its diversified customer base and scale support durable cash flows and strong creditworthiness.
- **Low Coverage:** In addition to the existing warehouse, the property features a significant surplus of land, creating unique optionality for investors. The excess acreage can support building expansion, industrial outdoor storage (IOS), or future redevelopment — a rare offering in a submarket where sites of this scale and flexibility are increasingly limited.
- **Strategic Location:** Centrally positioned within East Tampa's core industrial corridor, the property offers exceptional access and connectivity. Located just off US-41 (17,500 AADT) and FL-618 (45,000 AADT), the site provides efficient access to major highways and regional logistics routes.





301

Tampa Distribution Center
Business Center

60

± 28,599 VPD

± 72,000 VPD



± 53,500 VPD



New Life Village
±170 Units



41

41

± 25,500 VPD



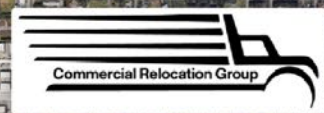
Subject Property



± 27,500 VPD



Port of Tampa
The State's Largest Port By Land Mass (±1,000 Acres)



676

CSX Rockport Yard
Railroad Company



TASCO (Tampa Amalgamated Steel)
Steel Fabricator



Google Earth

FINANCIAL OVERVIEW



Financial Overview

Building Specs

Rentable SF	±16,320 SF
Address	2032 S 51st St, Tampa, FL 33619
Acreage	±2.96 AC
APN (Parcel #)	U2729191PV000000000400
Lot SF	±128,938 SF
Year Built/Expanded	1966/1996
Year Renovated	2024
Notable Renovations	Whole Building Rebuilt, Gravel-Stabilized lot, New Electrical, Bathroom in Office Trailer with Septic
Coverage Ratio	12.66%
Construction	Metal
Drive-In Doors	6
Zoning	M - (Manufacturing)



CONTACT BROKER LIST PRICE

Financial Analysis

Rentable SF	±16,320 SF
Current Rent/SF	\$18.38
Monthly Rent	\$25,000
Rent/AC/MO	\$8,446
Current NOI	\$300,000
Lease Term	5 Years
Lease Type	NNN
Annual Increases	3.00%
Options	One, 5-Year Option at 3%



Tenant Overview

Year Founded
2020

Headquarters
Westborough, MA

Ownership Status
Subsidiary of United Rentals (NYSE: URI)

Employees
150+

Locations
13+

U.S. States
7



Tenant Overview

Clean Restroom Rentals is a leading provider of premium portable sanitation solutions serving events, construction sites, and outdoor gatherings across Florida and multiple U.S. regions. The company has built a strong market presence through strategic growth and acquisitions, offering a broad portfolio of products including standard portable toilets, ADA-compliant units, luxury restroom trailers, and hand-washing stations. With a focus on cleanliness, sustainability, and responsive service, Clean Restroom Rentals operates as a trusted regional platform throughout Western Florida.

In 2025, Clean Restroom Rentals was acquired by United Rentals (NYSE: URI), the world's largest equipment rental company. As part of United Rentals' expanding specialty services division, the platform now benefits from enhanced financial strength, national operational infrastructure, and long-term corporate backing. This ownership provides significant stability and credit support to the tenant, reinforcing the reliability of in-place lease income and the strategic importance of this location within United Rentals' growing portable sanitation footprint.

TAMPA, FL

Tampa Bay is a lively and fast-growing region that blends economic opportunity with an exceptional quality of life. Supported by a diverse economy spanning healthcare, finance, technology, and tourism, the area continues to attract both businesses and new residents. Its strategic coastal location,

robust infrastructure, and year-round sunshine make it a desirable place to live, work, and visit. With ongoing investment, cultural amenities, and steady population growth, Tampa Bay has established itself as one of Florida's most dynamic and competitive metropolitan areas.

Total Population
3.4 Million

Annual Visitors
28 Million in 2024

Tourism Economic Impact
\$9.4 Billion Annually

GDP
\$243+ Million

Total Nonfarm Employment
1.5 Million Jobs



HART
Hillsborough Area Regional Transit Authority

HART Transit/
Transfer Centers

Tampa International Airport
±24,756,631 Annual Passengers

TECO Line Streetcar System
±1.3 Million Annual Riders

MacDill Air Force Base
±21,000 Annual Aircraft Operations

TAMPA TRANSPORTATION

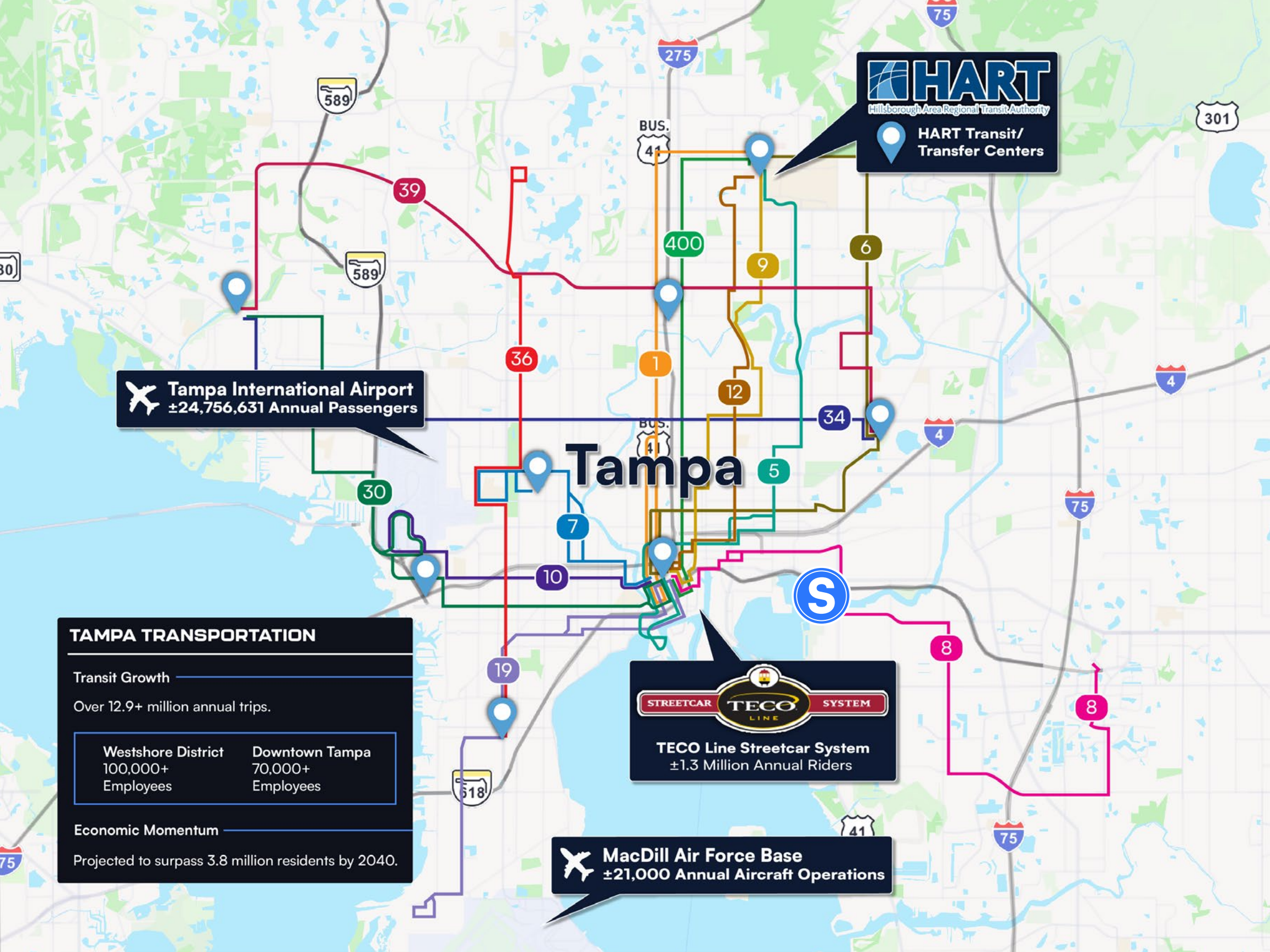
Transit Growth

Over 12.9+ million annual trips.

Westshore District 100,000+ Employees	Downtown Tampa 70,000+ Employees
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Economic Momentum

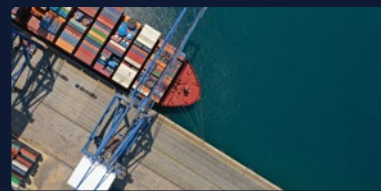
Projected to surpass 3.8 million residents by 2040.





Transportation

The transportation sector is a key driver of Tampa Bay's economy, supporting the movement of people, goods, and services throughout the region. With a major international airport, a deep-water port, extensive highway systems, and public transit options, the area benefits from strong connectivity that fuels trade, tourism, and business activity. These networks not only attract companies and visitors but also create jobs and stimulate investment, making transportation infrastructure essential to Tampa Bay's long-term growth and competitiveness.



Port Cargo Volume
34 Million Tons



Airport Economic Impact
\$11 Billion Annually



Logistics Employment
51,000 Workers in Transport & Warehousing



Annual Ridership for Public Transportation
12 Million (Bus, Trolley, Skyway)

Tourism & Cultural Events

Tourism and entertainment play a major role in boosting Tampa Bay's economy by attracting visitors who spend on hotels, dining, shopping, and local services. Large-scale events, cultural attractions, and professional sports bring in both local residents and out-of-town guests, generating steady revenue for

the hospitality sector and creating jobs across the region. This consistent flow of visitors not only strengthens small businesses but also supports ongoing development, making tourism and entertainment key drivers of Tampa Bay's economic growth.



Gasparilla Pirate Festival
300,000+ Attendees in 2025
\$40M in Economic Impact



Busch Gardens Tampa Bay
4 Million Visitors Annually
Announced a \$40M investment to enhance guest experiences and infrastructure



The Florida Aquarium
1.1 Million Visitors in 2024
\$53.6M in Economic Impact



Tampa Bay Buccaneers
63,689 Spectators per Game
\$100M in Seasonal Revenue



Tampa Bay Lightning
19,092 Spectators per Game
\$84M in Seasonal Revenue



Tampa Bay Rays
16,515 Spectators per Game
\$301M in Seasonal Revenue

HQ [Tech icon]

AVI SPL

[Pencil icon]

**Hillsborough County
PUBLIC SCHOOLS**
Preparing Students for Life

HQ [Tech icon]

syniverse

HQ [Healthcare icon]

WellCare
Health Plans

HQ [Healthcare icon]

AdventHealth
Tampa

MAJOR EMPLOYERS

[Tech icon] Tech

- AVI-SPL, Inc. ±4,464
- TECO Energy, Inc. ±3,700
- ConnectWise ±3,244
- Syniverse Technologies ±1,400
- ReliaQuest ±1,000

[Healthcare icon] Healthcare

- Tampa General Hospital ±15,000
- WellCare Health Plans, Inc. ±14,000
- AdventHealth Tampa ±4,179

[Pencil icon] Education

- Hillsborough County Public Schools ±26,649

[Globe icon] Government

- City of Tampa (City Hall) ±5,450

HQ [Tech icon]

CONNECTWISE

HQ [Globe icon]

City of Tampa
Florida

HQ [Tech icon]

TECO
AN EMERA COMPANY

HQ [Tech icon]

RELIAQUEST

HQ [Healthcare icon]

TGH Tampa General Hospital

Tampa

University of South Florida

Lower Hills Wilderness

MCF - Macdill Air

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2032 S 51st St, Tampa, FL 33619** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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