



24,777 SF Industrial Freestanding Building for Sale

Confidential
Offering
Memorandum

5040 Tampa West Blvd. | Tampa, FL

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Colliers

Investment Summary

Colliers is pleased to present the opportunity to acquire this sale-leaseback in the coveted Tampa Airport submarket. 5040 W Tampa Blvd offers a ±24,777 SF standalone building with direct access to one of Tampa Bay's most strategically positioned industrial corridors. Century Fasteners is seeking a 5-year sale-leaseback with a fair market value renewal option. Century Fasteners will continue to occupy the entire building. Investors are offered stable, long-term cash flow backed by an established operator in a submarket where available inventory is notoriously limited.

- 24,777 SF Total Building Size
- 100% Occupied by Century Fasteners
- Please present Century Fasteners a 5 year rental rate, as-is
- 4.7% Submarket Vacancy





Property Highlights

Address	5040 Tampa West Blvd. Tampa, FL 33634
Parcel No.	U-29-28-18-16V-000002-00010.0
County	Hillsborough
Building Size (SF)	24,777 SF
Parcel Size (Acres)	1.35 AC
Year Built	1985
Construction	Concrete Block
Office Size (SF)	±4,000 SF between two office pods
Clear Height	24'
Loading	4 Dock High (2 Pit Levelers)
Power	3 Phase
Parking (Auto & Trailer)	1/1,000 SF
Roof	Replaced in 2013 with 20 year warranty
Zoning	M

Property Aerial



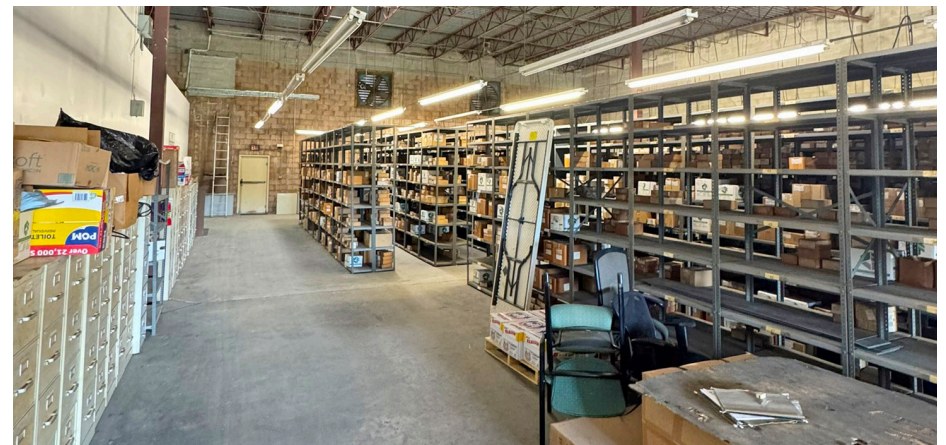


Tenancy Overview



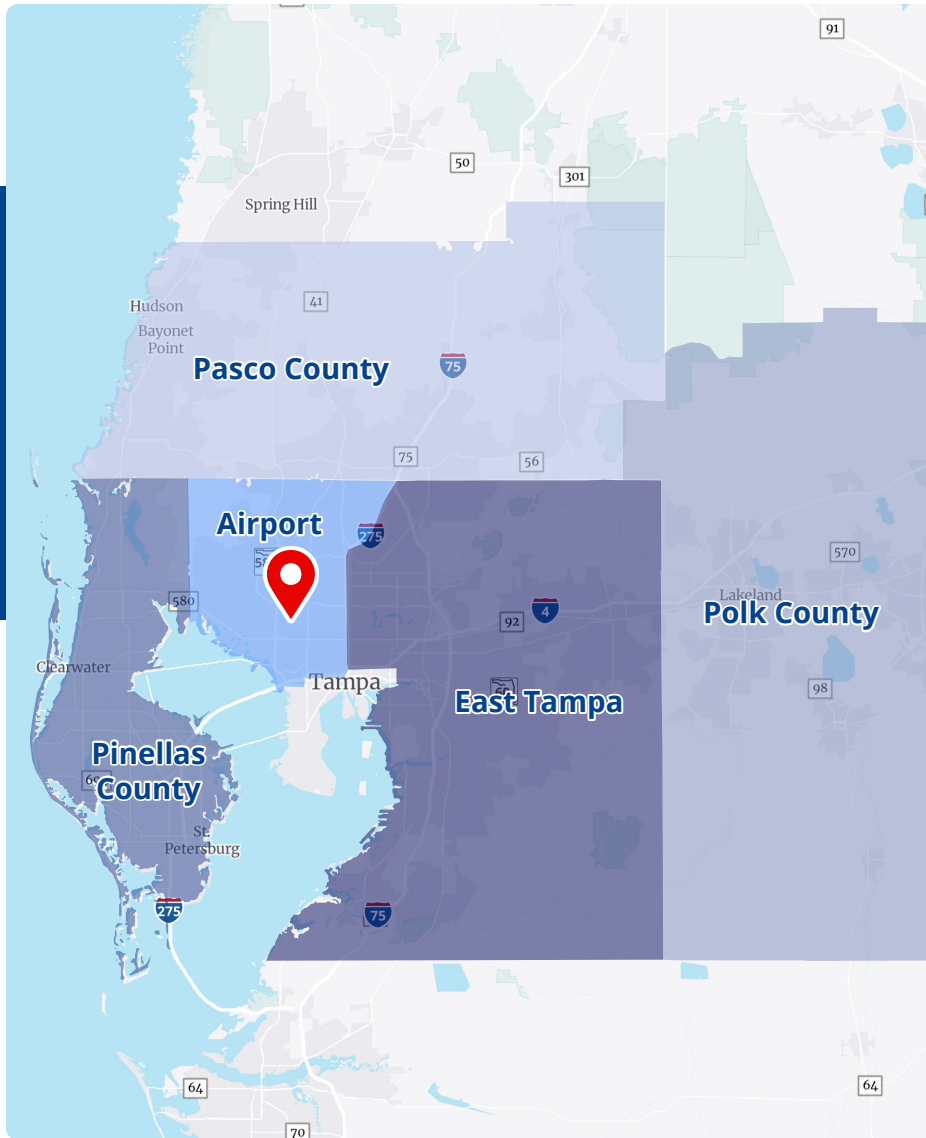
**Century
Fasteners
Corp.**

Century Fasteners Corp. is a U.S.-based master distributor of fastener and non-fastener products with a broad reach into aerospace, defense, medical, automotive, telecom and general industrial sectors. Headquartered in Elmhurst, New York, the company employs approximately 270 staff and supports over 5,000 customers.





Market Statistics







Tampa Bay Industrial

25Q3

The Tampa Bay industrial market is progressing into a more balanced phase following several years of unprecedented expansion. Vacancy has trended higher as a wave of speculative deliveries and select large move-outs work through the pipeline, yet leasing and construction activity remain solid across core logistics corridors. Developers continue to demonstrate long-term confidence with more than 1.5 million square feet underway, while tenants pursue strategic relocations and right-sizing opportunities. Rental rates have held firm, supported by strong population growth, infrastructure investment, and Florida's expanding logistics base, positioning the Tampa industrial market for durable, sustained growth through the next cycle.

Tampa Bay Total Market

 QTR & Year	 Total Inventory SF	 Direct Vacancy Rate	 Avg Rent (NNN)
2025 Q3	217,815,787	6.5%	\$11.57
2025 Q2	217,354,704	6.4%	\$11.65
2025 Q1	216,951,589	6.0%	\$11.72
2024 Q4	216,090,676	5.7%	\$11.44



Airport Submarket

5040 Tampa West Blvd is situated in Tampa's Airport Industrial Submarket, one of the region's most tightly held and supply-constrained industrial areas. As of Q4 2025, the submarket maintains a low 4.7% vacancy rate, with net absorption (218K SF) significantly outpacing deliveries (102K SF) over the past year. Leasing activity remains strong, driven by demand for smaller blocks of space under 25,000 SF, while average asking rents have climbed to \$13.98/SF, up 4.1% year-over-year, with Flex product commanding the highest rates at \$15.91/SF.

New construction remains limited, reinforcing the submarket's infill nature and pricing power. Currently, 125,400 SF is under construction, led by the Airport Logistics Center at 4908 W Linebaugh Ave, while only 29,000 SF is proposed over the next eight quarters. With constrained supply, rising rents, and consistent tenant demand, 5040 Tampa West Blvd benefits from its location in one of Tampa's most competitive and resilient industrial corridors.

Tampa International Airport Highlights

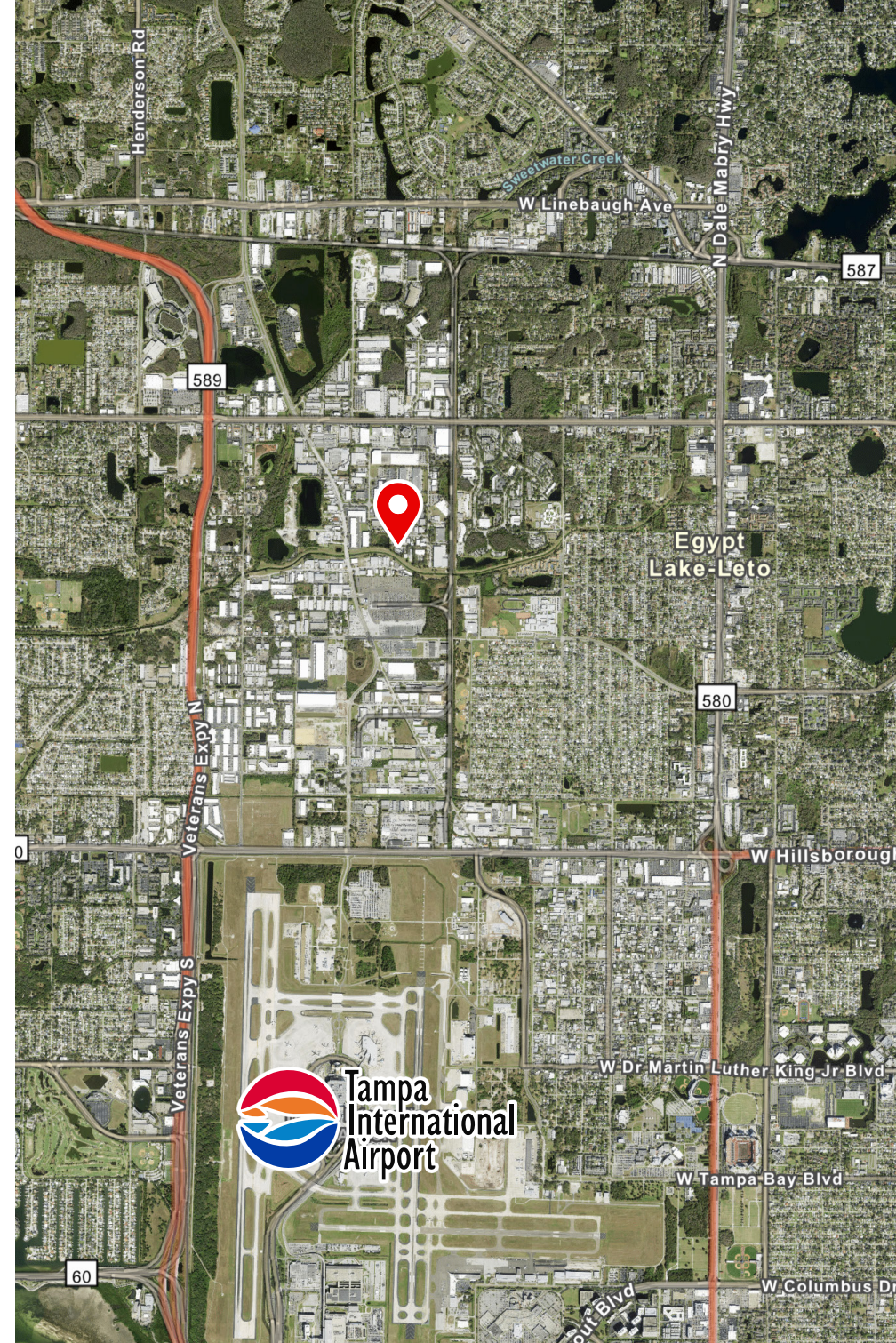
Tampa International Airport (TPA) is the premier gateway to the West Coast of Florida, serving approximately 25 million passengers per year with more than 100 nonstop domestic and international destinations.

102
Nonstop
Destinations

22
International
Destinations

15
Minutes from
Downtown

2.5M
Monthly
Passengers



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