



Jamal Engineering Historic Cigar Factory

Offering Memorandum

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Property Overview

Investment Overview

Andretta Properties is proud to present the completely preserved Historic Jammal Engineering Cigar Building formerly known as the Berriman-Morgan Cigar Factory. The building is centrally located in Tampa, FL on Interstate-275 between Tampa's Central Downtown Business District, one exit up from the new Mid Town development and the Westshore Business District. The central location has convenient access for your employees and clients with a short drive away from accessing most of Tampa Bay. The property is adjacent to the Howard/Armenia on/off ramps providing easy access to Interstate -275 easy. Visibility is excellent with over 260,000 cars/day between Interstate 275 and Howard Avenue. The building's location provides a superior site plan with 154 parking spots (on site and street).

The building has been completely updated into a premier office, educational or institutional facility. Upgrades include elevators, sprinklers, new hardwood floors, 150 +/- new replicated windows, new doors, new electrical, new plumbing, new elevator, new handicap lifts, new stairways, new entrances, new roof, new perimeter walls/fencing, all paved parking lots, new water tower for signage, landscaping, moldings, storm shutters, new gutters, reinforcement, repointing for brick, new HVAC and landscape/building lighting.

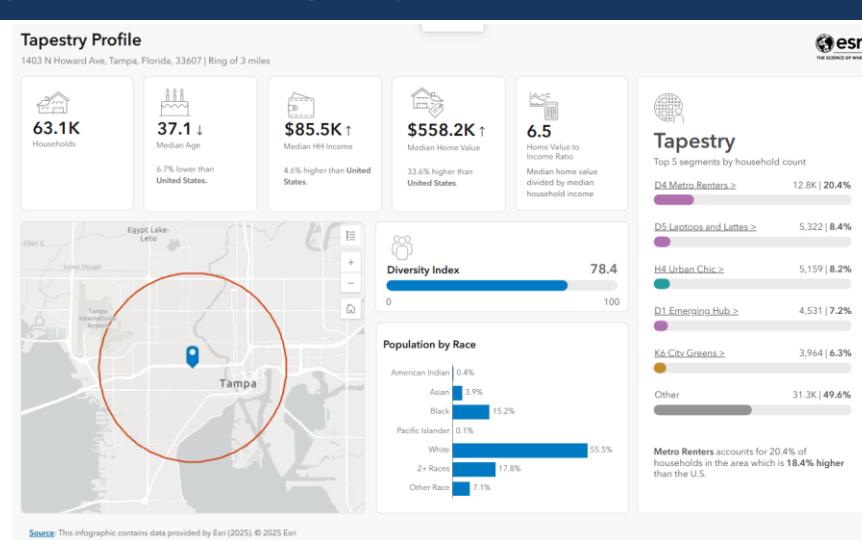
This former cigar building is one of twenty-four +/- surviving cigar factories that once numbered 226 cigar factories within City of Tampa. Come and see the turn of the century craftsmanship that this structure has to offer along with all the modern creature comforts and amenities. This building is perfect for a company looking for a corporate headquarters or any organization looking for a facility for operations in one of the premier buildings in Tampa.

[Video- Morgan Cigar Factory -1403 N Howard Ave Tampa FL](#)



Site, Building and Infographics Overview

1403 N Howard Ave Tampa FL 33626	
Offered For Sale	\$15,000,000 (Also available for lease)
Building Square Footage	32,140
Stories:	Four
Elevators:	One Elevator with two Handicap Lifts
Ceiling Heights:	1 st Floor: 12'2" 2 nd Floor: 10'10" 3 rd Floor: 9'4" Basement Floor: 9'2"
Signage:	Building and Water Tower
Exterior Walls:	Brick
Sprinklers:	Yes
Visibility:	Traffic Counts 275,000 + AADT (I-275 + N Howard Ave)
Parking:	138 on-site parking spots (plus 16 street parking spots)
Land Size:	1.43 Acres
Zoning:	PD, RS-50
Future Land Use:	CC-35, R-10
Folio Numbers:	177878-0000, 177934-0000, 178104-0000, & 177882-0000
Utilities:	Water – City of Tampa, Electric – TECO
Real Estate Taxes (2023):	\$94,162.29
Year Built:	1904
Occupancy:	The tenant occupying floors 1, 2 and the basement has a lease that expires in June of 2027 and would consider vacating upon sale. The credit tenant occupying the top floor has a lease through 12/31/30 for a buyer looking to partially occupy the building.



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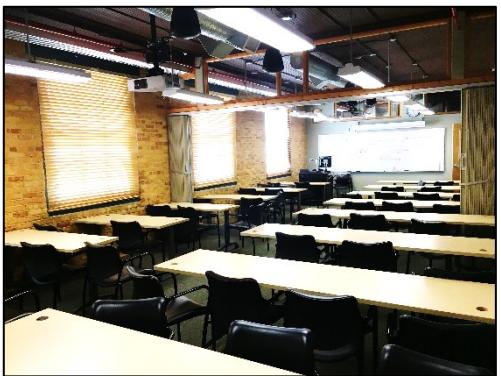
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Additional Pictures



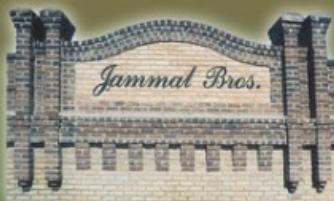
HISTORIC BERRIMAN



MORGAN BUILDING



A JAMMAL ENGINEERING, INC. HISTORIC PRESERVATION PROJECT



5/14/11 -Blog Article on Tampa's Cigar Factories

Tampa's Cigar Factories Part 1

It is impossible to underestimate the importance cigar manufacturing had on the development of Tampa. In the late 1800s and early 1900s, hundreds of cigar companies relocated to the Florida Gulf Coast city and tens of thousands of Cubans, Italians, Jews, and Spaniards immigrated there.

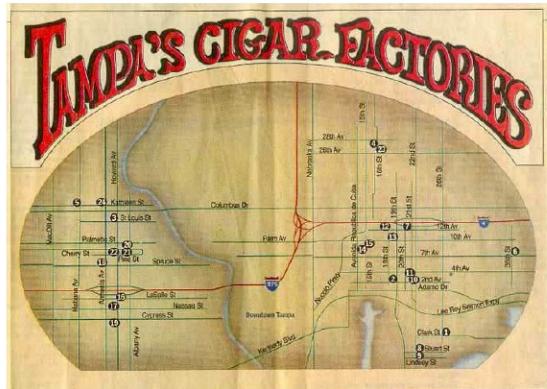
Factory owners built ornate, three-story brick factories in the Cigar City and nearby locales that towered like castles over the flat terrain. The rectangular buildings were constructed lengthwise from east to west with many windows to allow in natural light. Larger windows were located on the north sides to better capture breezes. The setups were generally the same for all. Tobacco was stored in the basement. The first floor contained offices and was where tobacco was brought in and finished cigars were sent out. The cigars were rolled on the second floor, and tobacco leaves were prepared and graded on the top floor.

Tampa's cigar industry thrived into the 1900s and 1920s, but the invention of the cigar roller, frequent worker strikes, and the increased popularity of the cigarette led to its slow decline. The Great Depression and World War II expedited the cigar industry's downfall, and now only a handful of companies still produce cigars in Tampa.

As the cigar companies went out of business, owners sold their factories to other enterprises. The spacious floor plans made great warehouses, but the buildings were often poorly maintained. Of the more than 200 cigar factories built in Tampa, about 90 percent have been torn down and only 24 stand today.

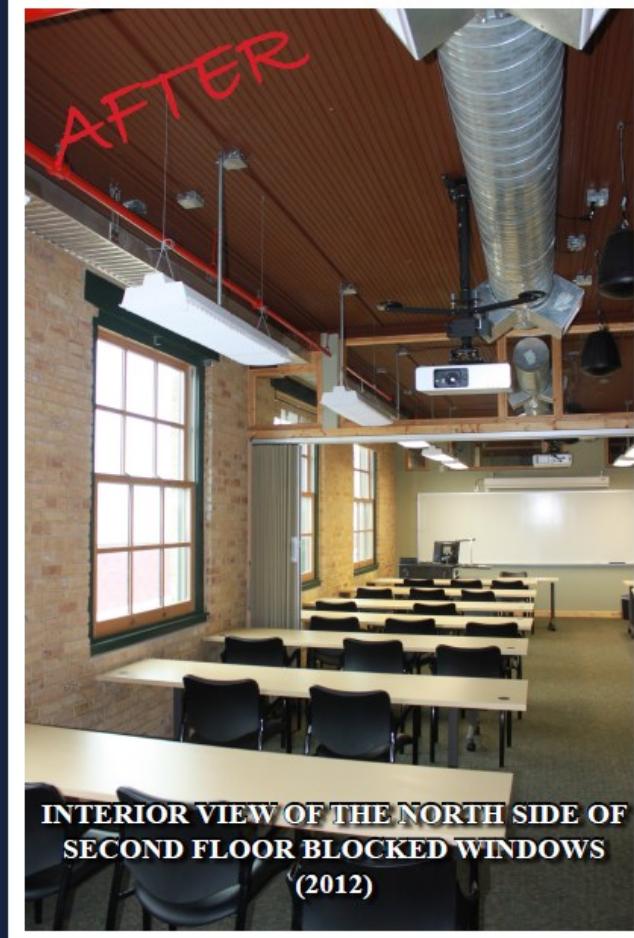
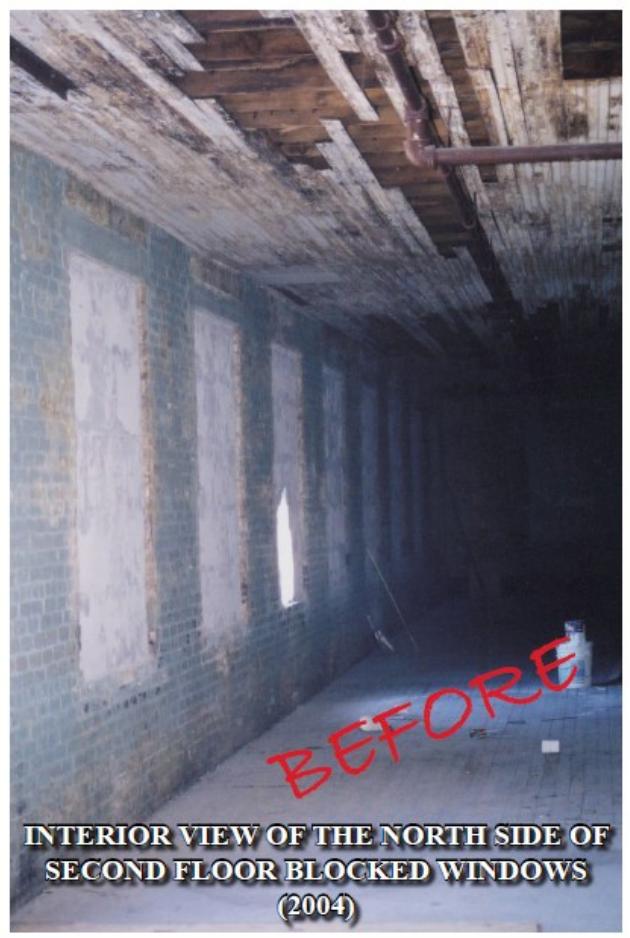
Nine of the former factories are located within the locally designated Ybor City Historic District—a National Register landmark district—and are regulated by the Barrio Latino Commission. In 2005, when there were 26 surviving factories, Tampa's Historic Preservation Commission attempted to locally designate 15 of the 16 unprotected former factories. However, the owners of five of the buildings objected and sued the city. They said it was not fair for their properties to be designated even if they did not want it. The city's designation efforts stalled, and in 2006 the city amended its code to consider the wishes of historic building owners who did not want designation. However, it does not allow them to opt out.

By Blogger: Cigar Preservationist



Before and After Pictures

HISTORIC BERRIMAN-MORGAN FORMER CIGAR FACTORY

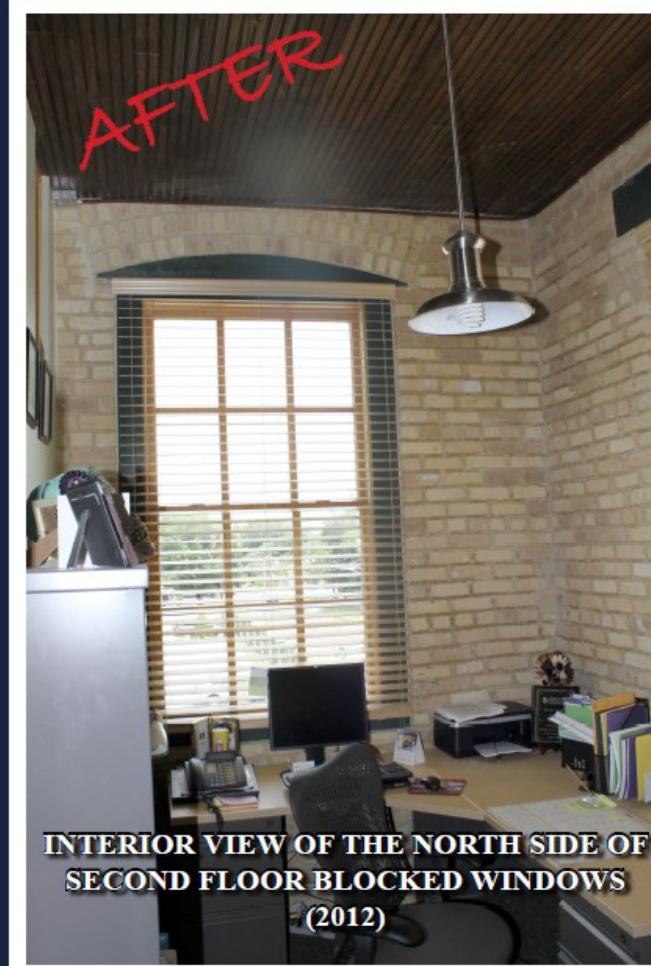
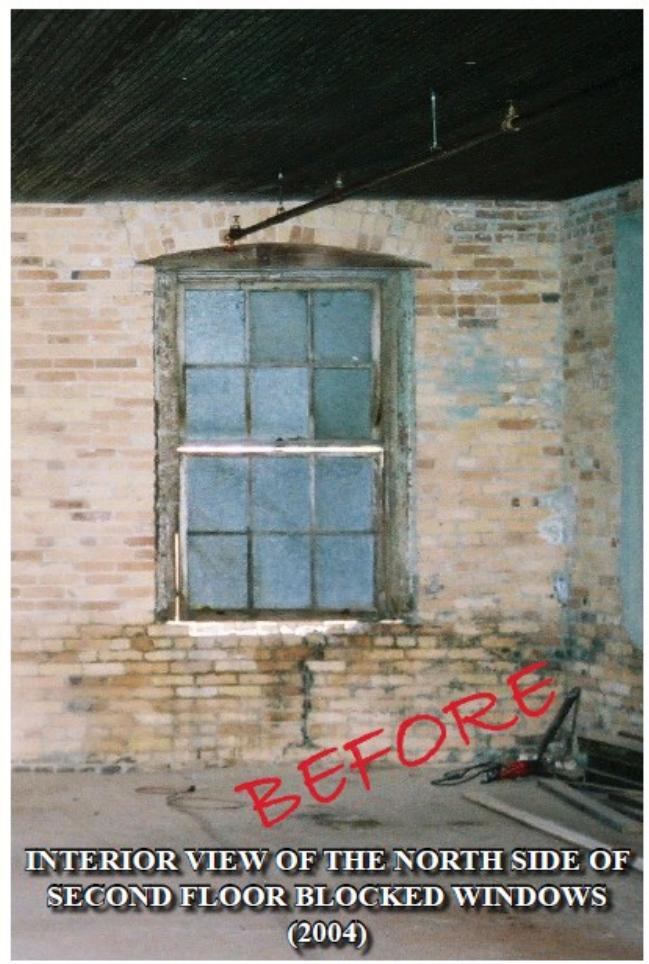


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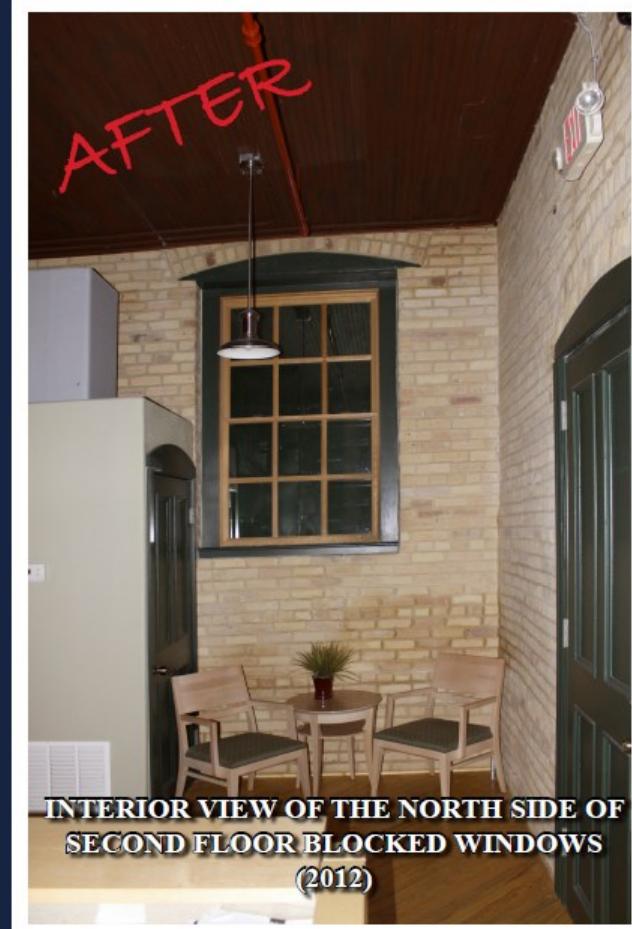
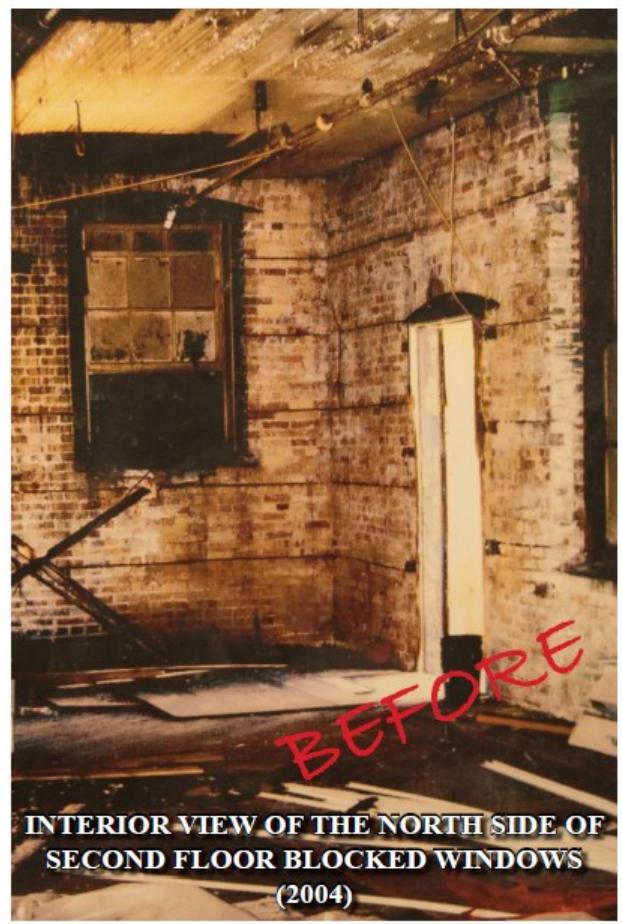


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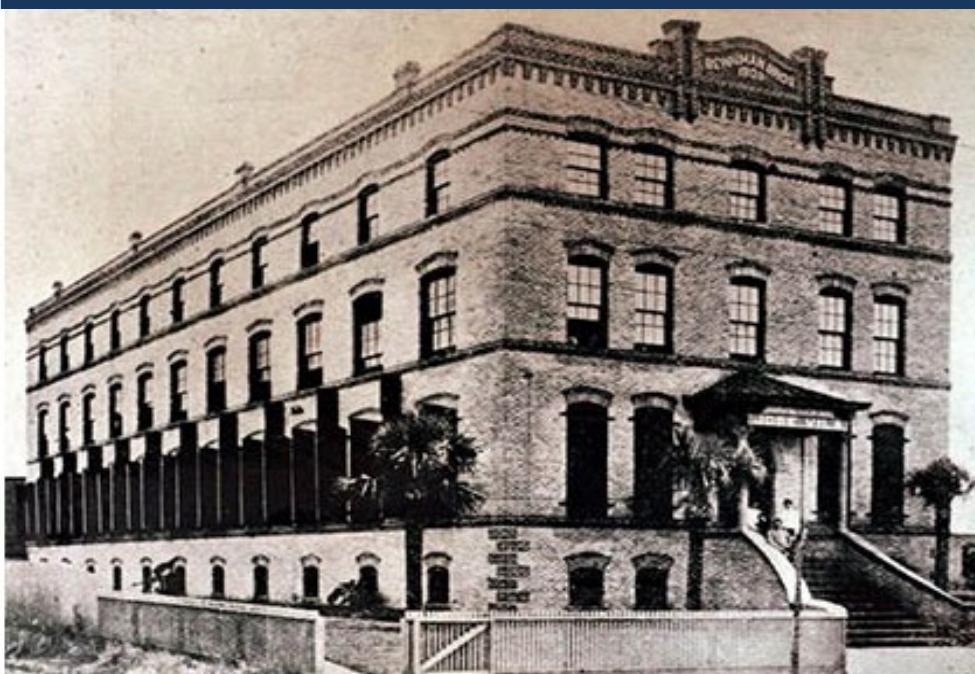


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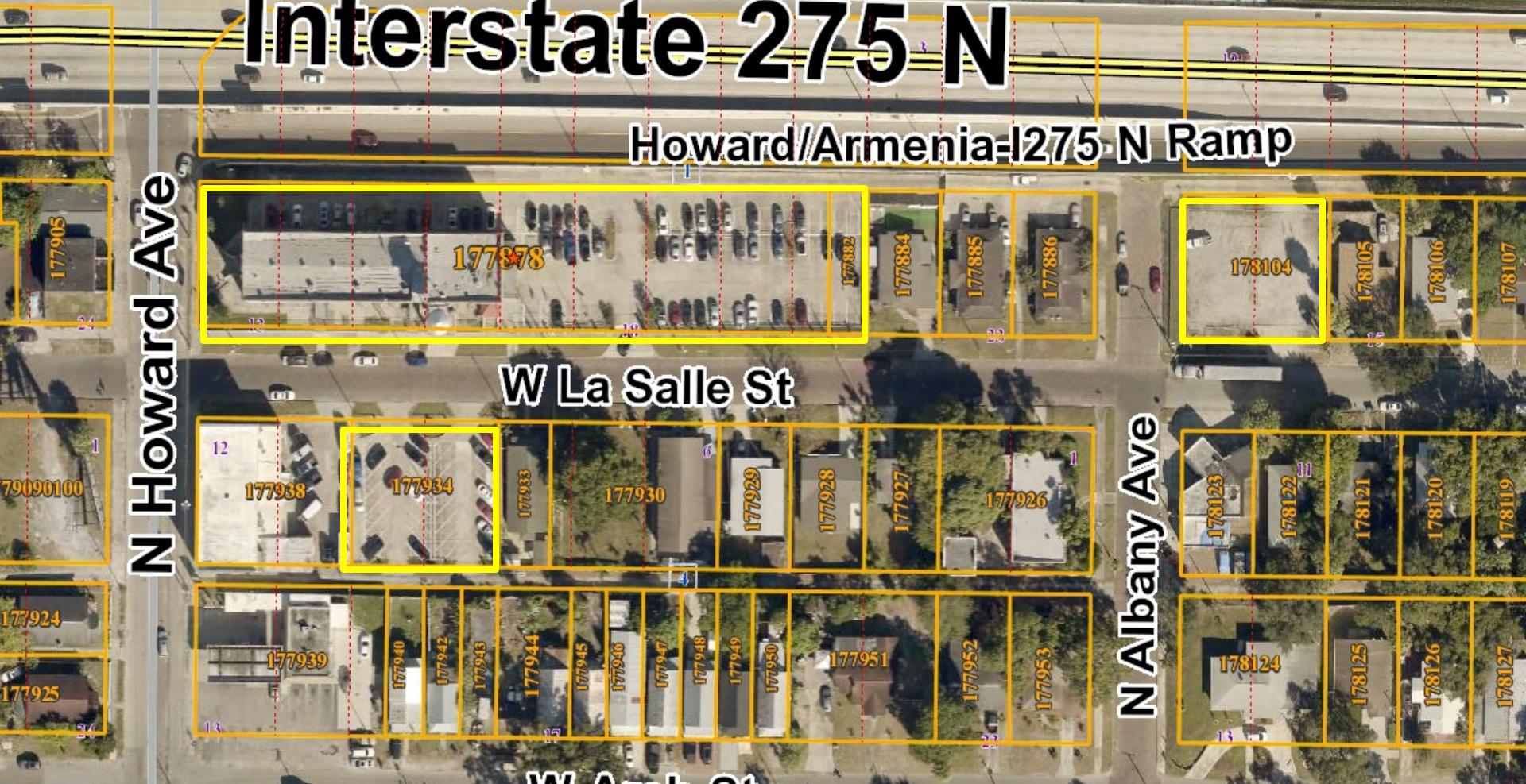
A
ANDRETTA
CONSTRUCTION

Vintage Picture & Traffic Counts



Interstate 275 N

Howard/Armenia-I275 N Ramp



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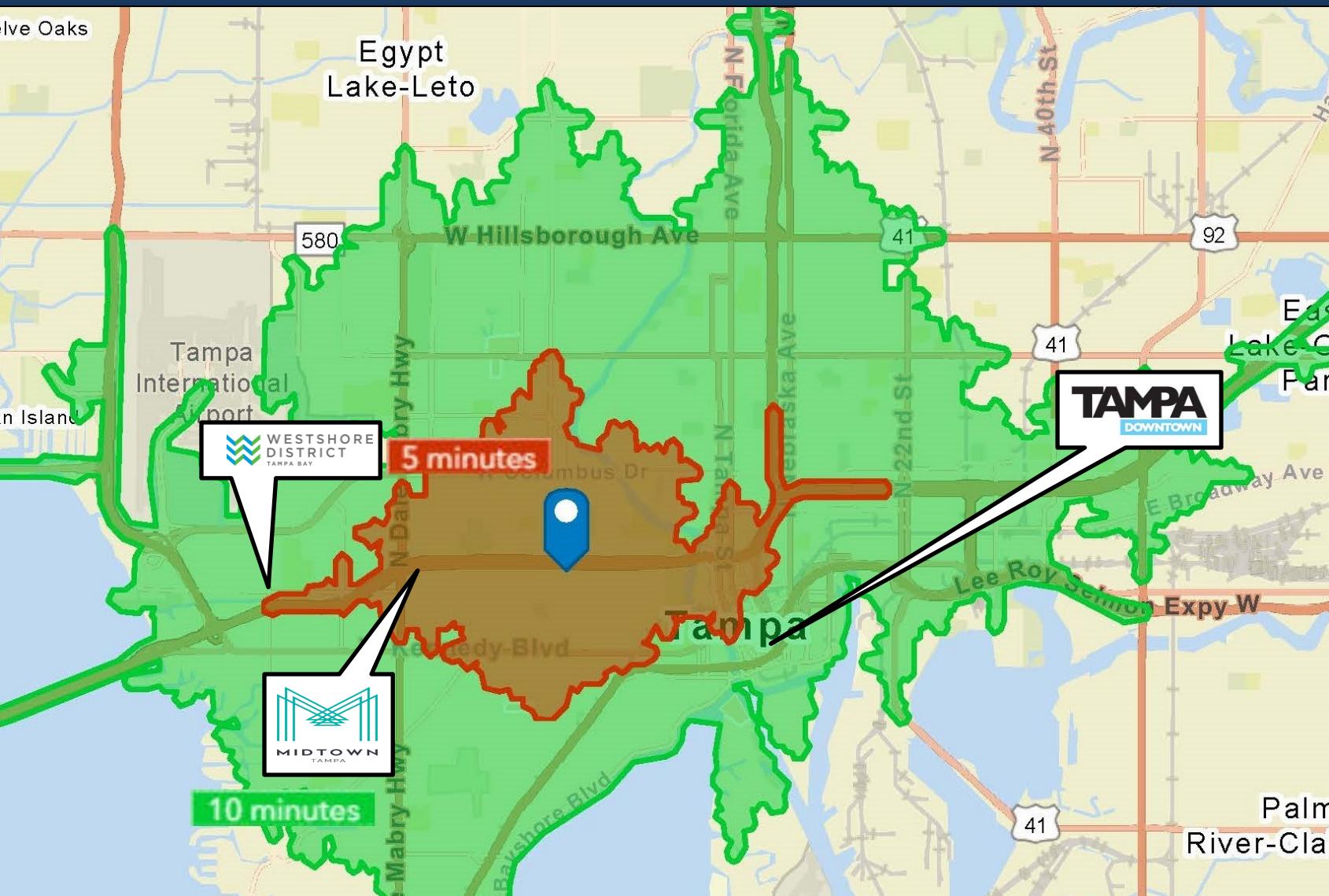
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Drive Time Map



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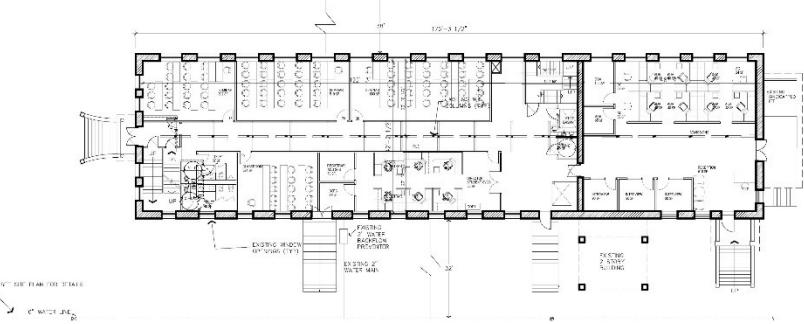
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Floor Plans

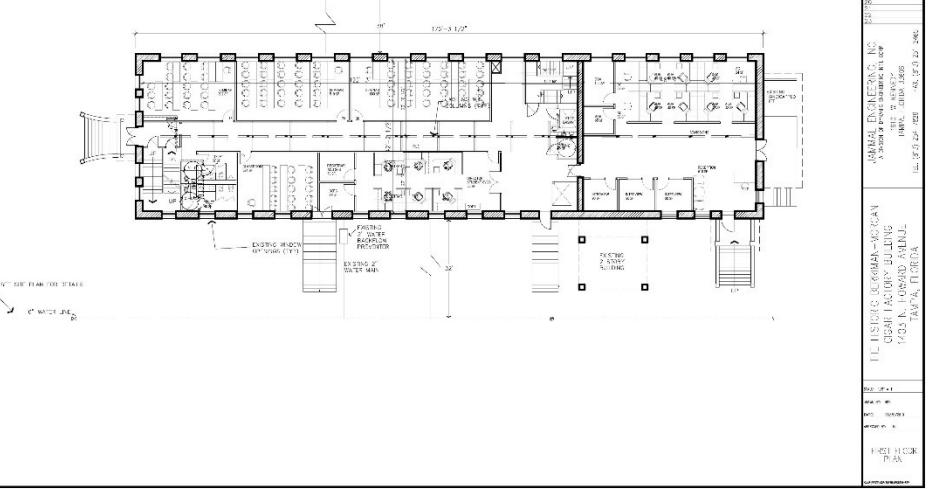
5'-0" 5'-0" 22'-0" 29'-0" 31'-0" 14'-0" (90'-0" TOTAL)



1st Floor Plan

9'-0" DEPT. PLAN TO STAIRS
C. NARROW 10'

2nd Floor Plan



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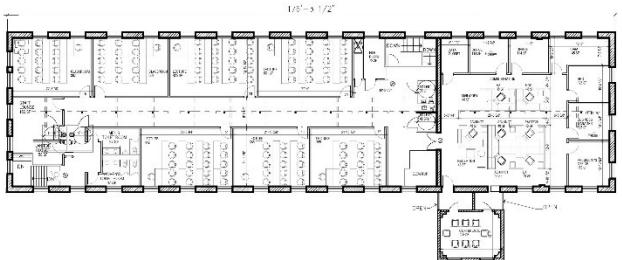
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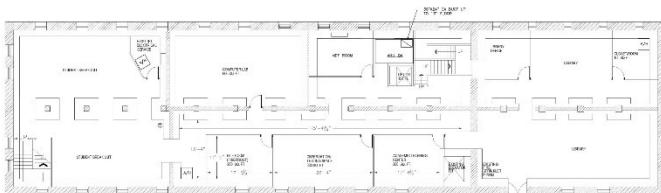
Floor Plans



Basement Floor Plan



3rd Floor Plan



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