

**FOR LEASE**

**± 35,000 SF CROSS DOCK TRUCK TERMINAL  
+ 1,100 SF MAINTENANCE FACILITY WITH 5.0 ACRES IOS**

**9801 PALM RIVER RD, TAMPA, FL 33619**



**DEVIN BEELER**, Senior Associate

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**ROBBIE LOBER**, Managing Member

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**REALTERM**



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www.LoberRealEstate.com

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## PROPERTY OVERVIEW



± 35,000 SF  
WAREHOUSE SIZE



77 HIGH POSITION  
LOADING DOCKS



### PROPERTY DETAILS

#### LOCATION

**ADDRESS** 9801 Palm River Rd, Tampa, FL 33619  
**SUBMARKET / COUNTY** East Tampa / Hillsborough

#### BUILDING

**CROSS DOCK TRUCK TERMINAL** ±35,000 SF (2,000 SF of Office)  
**MAINTENANCE FACILITY** ±1,100 SF  
**CONSTRUCTION** Metal with Steel Frame  
**LOADING** 76 Dock High Doors + 1 Drive-In Ramp  
**OFF-DOCK TRAILER STALLS** ±100  
**CLEAR HEIGHT** 16 ft  
**PROPERTY IMPROVEMENTS** See Page 3

#### SITE

**LOT SIZE** ±10.4 Acres Total  
**USABLE ACRES** ±5.0 Acres  
**SIGNAGE** Monument Signage Available  
**ACCESS** Two (2) Gated Access Points + Full Drive Around

#### ZONING & USE

**ZONING** M - Manufacturing

#### PERMITTED USES

Warehousing, Distribution, Outdoor Storage, Truck Repair & Maintenance, Logistics  
- See additional uses [here](#).

#### AVAILABILITY

**DATE AVAILABLE** June 01, 2025  
**LEASE TERMS** Call Broker for Pricing / Details

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## PROPERTY IMPROVEMENTS AND FEATURES



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## PROPERTY PHOTOS



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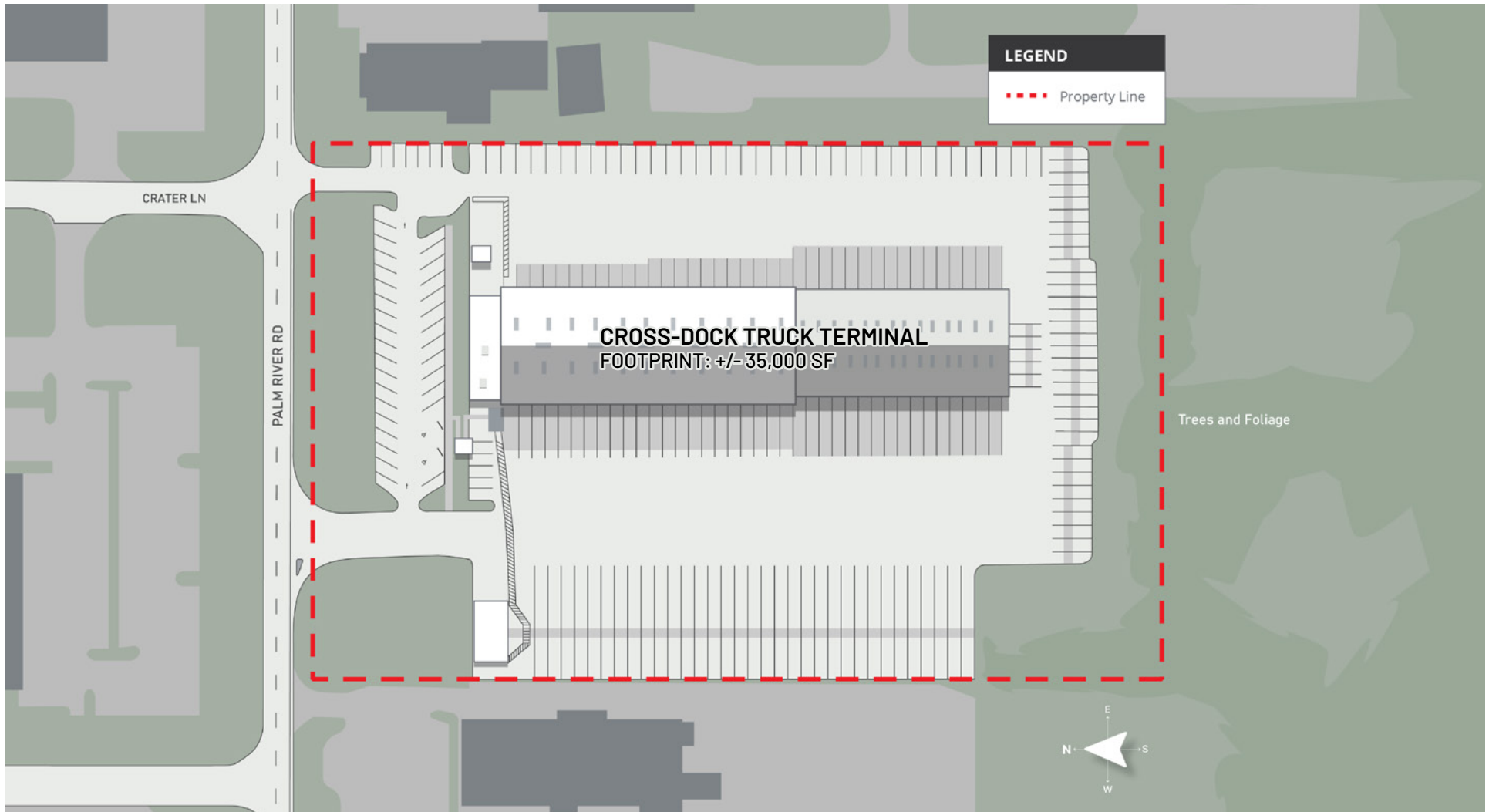
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## SITE PLAN



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## NEIGHBORING TENANTS



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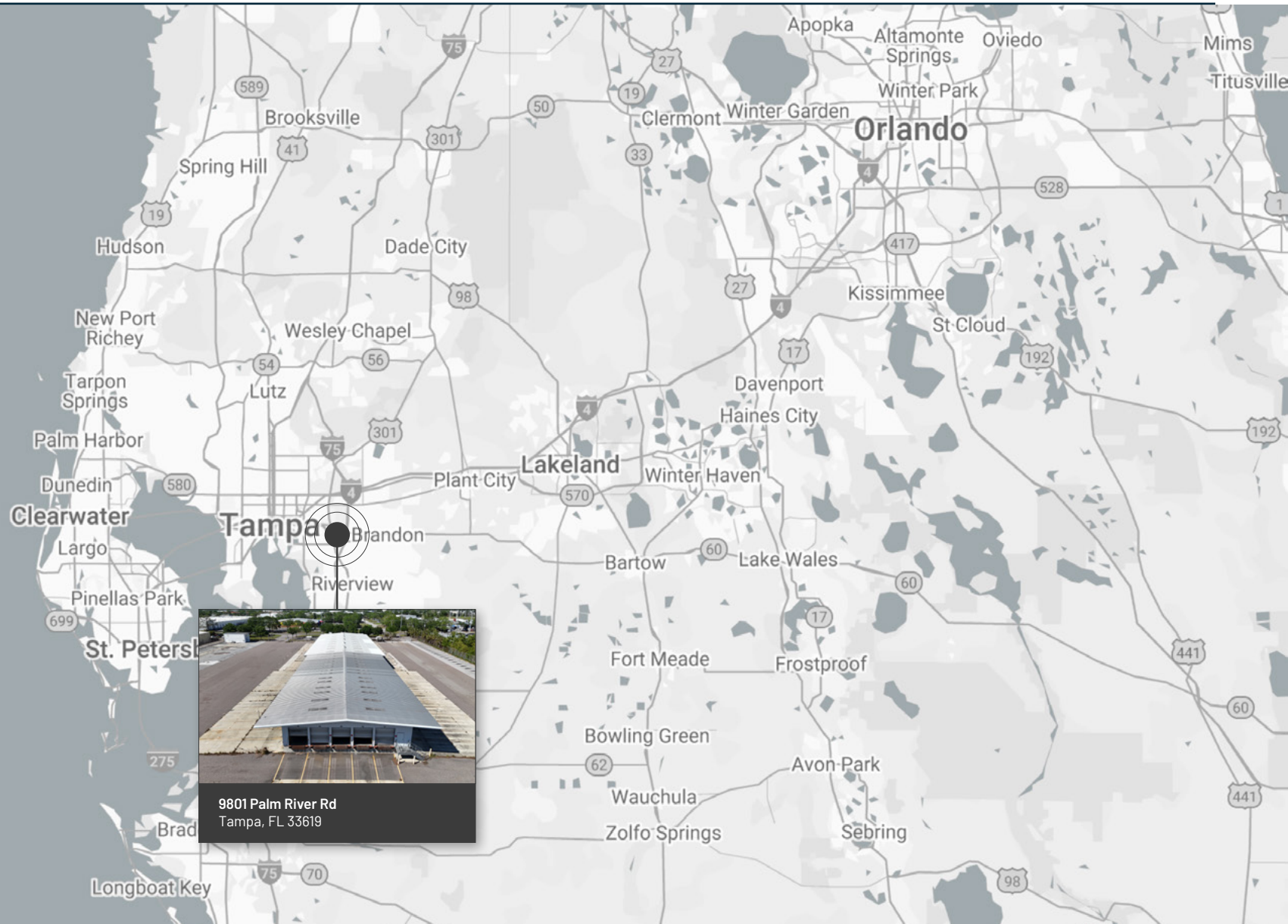
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## LOCATION MAP



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[illegible]

100 MI 3HR

199 MI 3HR 9MIN

204 MI 3HR

204 MI 3HR 13MIN

8.0 MI 17 MIN

8.9 MI 13MIN

78.2 MI 1HR 1

78.2 MI 1HR 18MIN

15.3 MI 20 MIN

15.3 MI 20MIN

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9.4 MI 14 MIN

8.4 MI 14MIN

124 MI 1HR 52MIN

124 MI 1HR 52MIN

78.0 MI 148.16 MI

78.9 MI 1HR 16MIN

278 MI 4 HR 8 MIN

📍 278 MI 🚗 4HR 8MIN


230 MI 4HP

📍 239 MI 🚗 4HR 14MIN

272 MI 3HR


272 MI 3HR 52MIN

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