



# Investment Offering Memorandum

28,230 SF Industrial Warehouse | Manufacturing Facility | 1020-1030 S 86th St



100% Leased Infill Industrial Investment | East Tampa | 1020-1030 S 86th St

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## Industrial Investment Offering | East Tampa | 1020-1030 S 86th Street | Tampa, FL 33619

Lamm Properties Inc. is pleased to present a 100% leased, two-building industrial investment totaling 28,230 SF in Tampa's highly sought-after East Tampa industrial corridor. The property offers stable in-place income, contractual rent growth, and supplemental billboard revenue within a supply-constrained infill market.

The asset consists of two freestanding industrial buildings with prominent frontage along the Lee Roy Selmon Expressway. Both buildings are leased on a NNN basis with annual escalations, providing predictable cash flow and built-in NOI growth. Ancillary billboard income further enhances overall yield.

Ownership has invested approximately \$500,000 in recent capital improvements, resulting in a well-maintained, institutional-quality asset with limited near-term capital needs. The property features functional clear heights, grade-level loading, heavy power, and flexible industrial layouts suitable for a wide range of tenants.

Strategically located with immediate access to I-75, I-4, US-301, SR-60, and Port Tampa Bay, and situated within an Opportunity Zone, this offering represents a compelling stabilized industrial investment with durable income and long-term upside.

### Contact for more information:

Jeff Lamm | 813.300.5266 | [jeff.lamm@lammproperties.net](mailto:jeff.lamm@lammproperties.net)

Website: [www.lammproperties.net](http://www.lammproperties.net)

Tampa Office: 100 S Ashley Dr, Suite 600-2505, Tampa, FL 33602

*Lic. Real Estate Broker*

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## Property Specifications | Investment Summary

**Property Address:** 1020–1030 S 86th Street, Tampa, FL 33619

**Asset Type:** Multi-Tenant Infill Industrial Investment

**Occupancy:** 100% Leased

**Total Building Area:** 28,230 SF (Two Buildings)

**Site Area:** ±1.56 Acres

**Zoning:** M – Manufacturing

**Construction:** Concrete Block & Metal

**Clear Heights:** Up to 21'4"

**Loading:** Multiple Grade-Level Doors

**Power:** 1,200 AMP / 3-Phase / 480V (Heavy Power)

**Parking:** On-site parking with additional overflow capability

**Outside Storage:** Yard area plus secure fenced storage

**Capital Improvements:** Approximately \$500,000 invested in recent upgrades, including HVAC systems, LED lighting, plumbing and sanitary lines, insulation, structural repairs, and interior/exterior paint

**Additional Income:** Ancillary billboard revenue

**Visibility:** Prominent frontage and exposure along the Lee Roy Selmon Crosstown Expressway

**Opportunity Zone:** Located within a designated Opportunity Zone

**Regional Access:** Immediate access to I-75, I-4, US-301, SR-60, and Port Tampa Bay

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## Floor Plans



### Floor Plan Overview | Investment Context

The property consists of two freestanding industrial buildings that provide diversified, in-place income with functional layouts designed to support long-term tenant retention and re-tenanting flexibility.

#### Suite 1 – 1030 S 86th Street (Fully Leased):

- Approximately 10,786 SF of fully leased, income-producing space
- 5-year lease in place with expiration in 2030
- Clear heights ranging from approximately 16'6" to 21'4", accommodating a wide range of industrial, manufacturing, and service-oriented users
- Efficient floor plan supports clean operational flow, flexible racking or equipment layouts, and minimal loss factor

#### Suite 2 – 1020 S 86th Street (Fully Leased):

- Approximately 17,444 SF of fully leased, income-producing space
- 5-year lease in place with expiration in 2031
- Functional warehouse configuration with wide clear spans and efficient column spacing
- Two-story office component positioned at the front of the building, allowing clear separation between office and warehouse operations
- Grade-level loading strategically located to support drive-in access, staging, and efficient circulation

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## Warehouse



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## Offices



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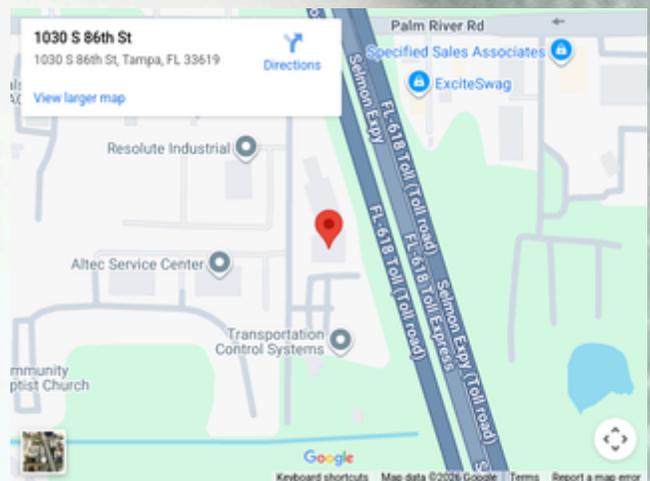
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- Direct frontage and visibility on the Lee Roy Selmon Crosstown Expressway
- Immediate access to US-301, connecting directly to I-75 and I-4
- Central East Tampa location with efficient access to downtown Tampa, Port Tampa Bay, and Tampa International Airport
- Strong connectivity to SR-60 serving the Westshore, Airport, and Brandon submarkets
- Located within a well-established East Tampa industrial corridor with limited new supply
- Excellent regional distribution access across Tampa Bay, Central Florida, and statewide markets
- Proximity to major population centers and labor pools in Tampa, Brandon, Riverview, and Plant City

DISTANCES		
0.5 miles	2 miles	7.1 miles
1.3 miles	4.3 miles	13.6 miles
1.4 miles	5.1 miles	



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