

Riverview Industrial Property for Sale

6508 & 6516 S 78th St., Riverview, FL 33578

EXECUTIVE SUMMARY



Summary:

Price:	\$4,499,900
Building Size:	25,690 SF (10% +/- Office)
Zoning:	M/Manufacturing
Land Size:	Two Parcels Total- 3.43 Acres
Folios:	6508 S 78 th St – 049101-0300 6516 S 78 th St – 049150-1804
Current Use	Industrial/Used Auto Parts
Future Land Use:	Community Mixed Use-12 (.50 FAR)
Signage:	Building
Market:	Riverview/Palm River Area
Year Built	1988
Clear Heights:	19'eaves
Roll Up Doors	6 Grade Level Doors/1 Covered Well Front Door: 14' H x 16' W Back Door: 12' H x 14' W
Construction:	Metal
Power:	3 phase
Utilities:	County Water & Septic
Sprinklers:	None
Taxes:	\$32,527
Occupancy:	Seller requires 6 months to relocate.
Current Flood Zone	Zone AE

Overview:

FOR SALE!! This is a free-standing grade level industrial building, with lots of outside storage. This property is located in the Palm River/Riverview Submarket. This location has good access to US 41, US 301 and Interstate 75. With Manufacturing Zoning, the large 3.4 acres fenced yard provides multiple use possibilities. The building has plenty of loading options with roll up doors on all sides of the building including a covered loading well w/door on the north side. This two-parcel opportunity offers a versatile space suitable for various business operations, including manufacturing, warehouse distribution and assembly use, all with a fenced yard for storage.

Key highlights include:

- Size and Layout: Ample square footage to accommodate storage, distribution or light manufacturing.
- Location: Strategically located just a short drive to Port Tampa Bay's Port Sutton along US 41/50th St
- Amenities: Good sized fenced yard for outside storage, 3 phase power, dock high loading with loading platform, multiple dock doors, 20' clear heights and an office
- 6515 S 78th St Tampa FL – Note the old warehouse burned down and was removed on this property, as noted in old aerials. Now all open storage.

This facility is ideal for businesses looking for a building for manufacturing or warehouse distribution with a large storage yard.

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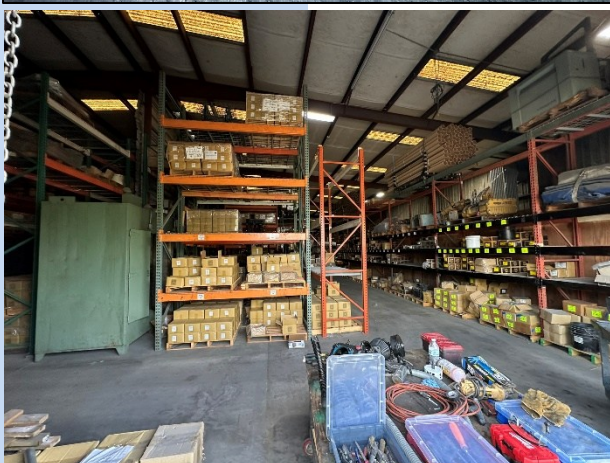
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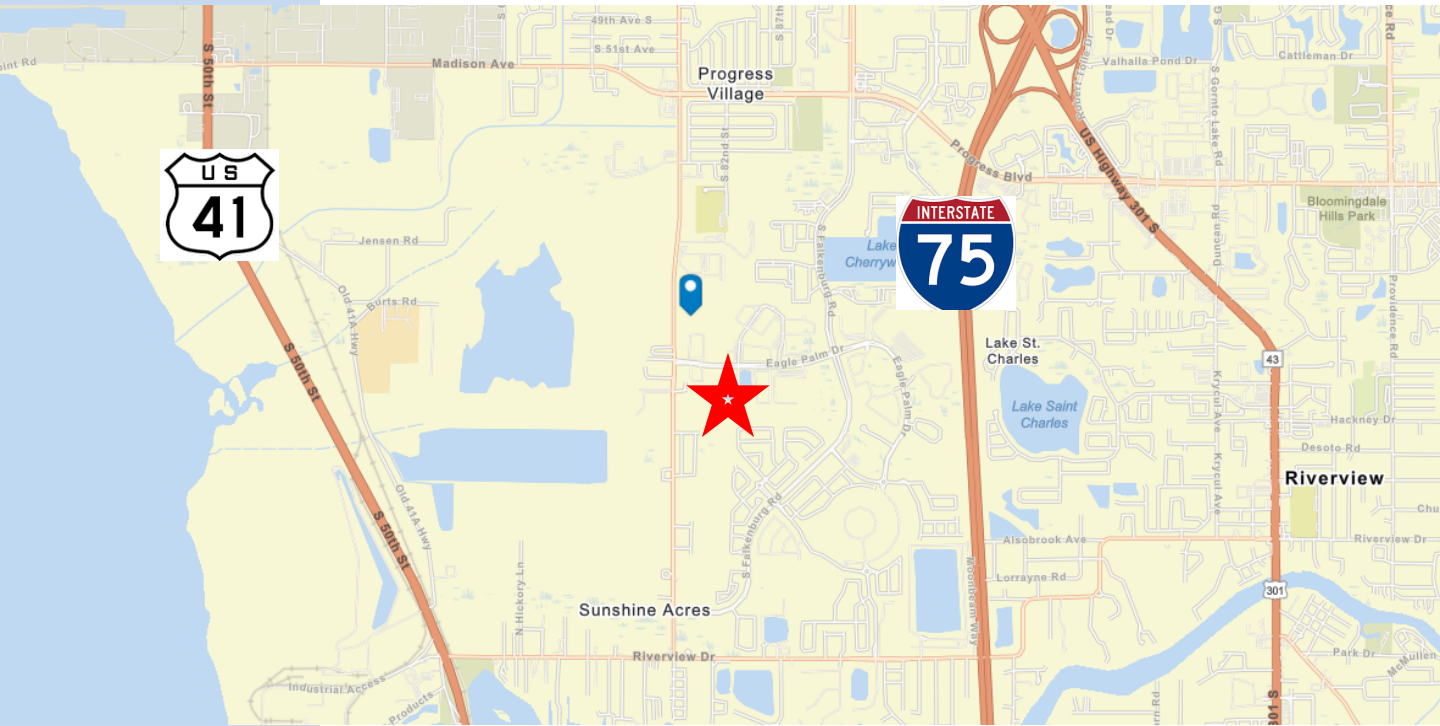
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LOCATION AND AERIAL MAPS



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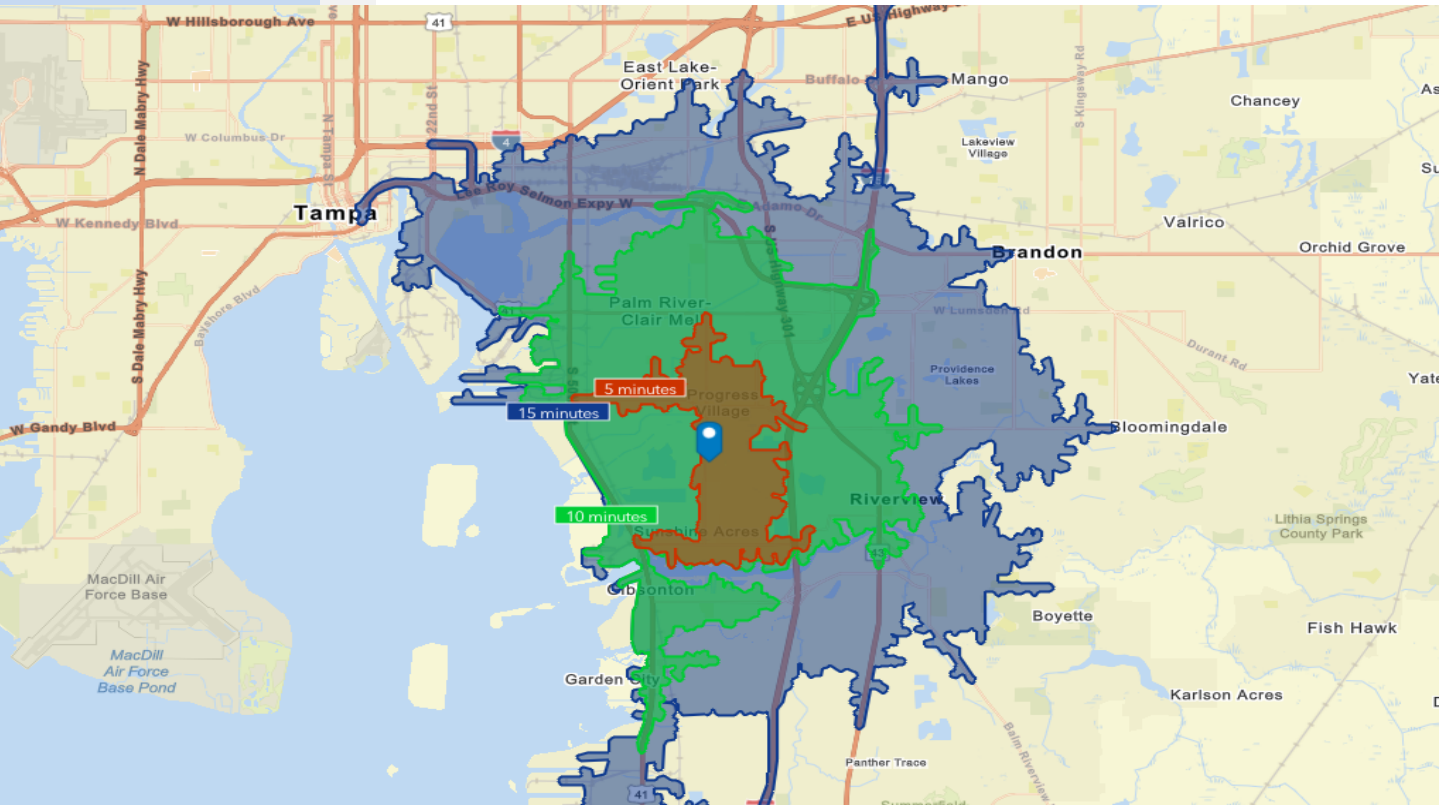
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DRIVE TIME AND DEMOGRAPHICS



Population Trends and Key Indicators

20,206	7,988	2.52	35.2	\$71,363	\$340,421	71	82	84
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$10,965

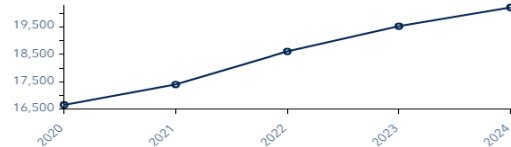
Avg Spent on Mortgage & Basics



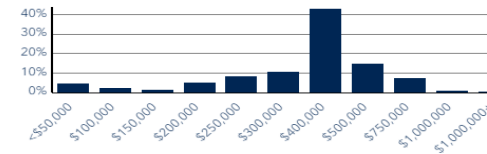
29.9%

Percent of Income for Mortgage

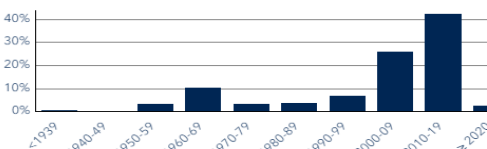
Historical Trends: Population



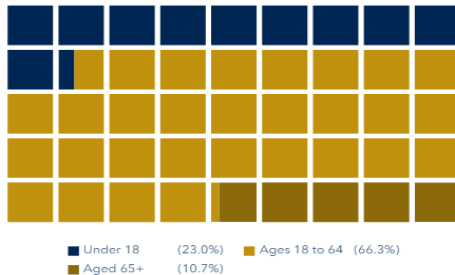
Home Value



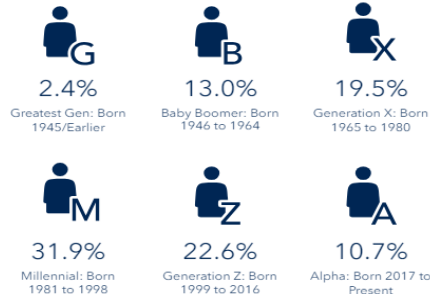
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



esri THE SOURCE FOR ARRESTS
Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022), © 2025 Esri

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