



Industrial Outdoor Storage / Development Opportunity

4333 S 50th St | Tampa, FL 33619

Jan Boltres, CCIM

Executive Vice President
+1 727 204 0877
jan.boltres@colliers.com

Mia Jarrell, MCR

Executive Vice President
+1 813 785 5535 555 5555
mia.jarrell@colliers.com



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Industrial Outside Storage (IOS) / Development Opportunity

4333 S 50TH ST, TAMPA, FL 33619

High-Visibility Commercial Property: Perfect for IOS or multiple adaptive development opportunities.

Limited Availability, Maximum Potential: With demand for industrial outdoor storage surging across Tampa, this property offers a prime advantage. It's perfectly suited for businesses looking to capitalize on the region's rapid growth

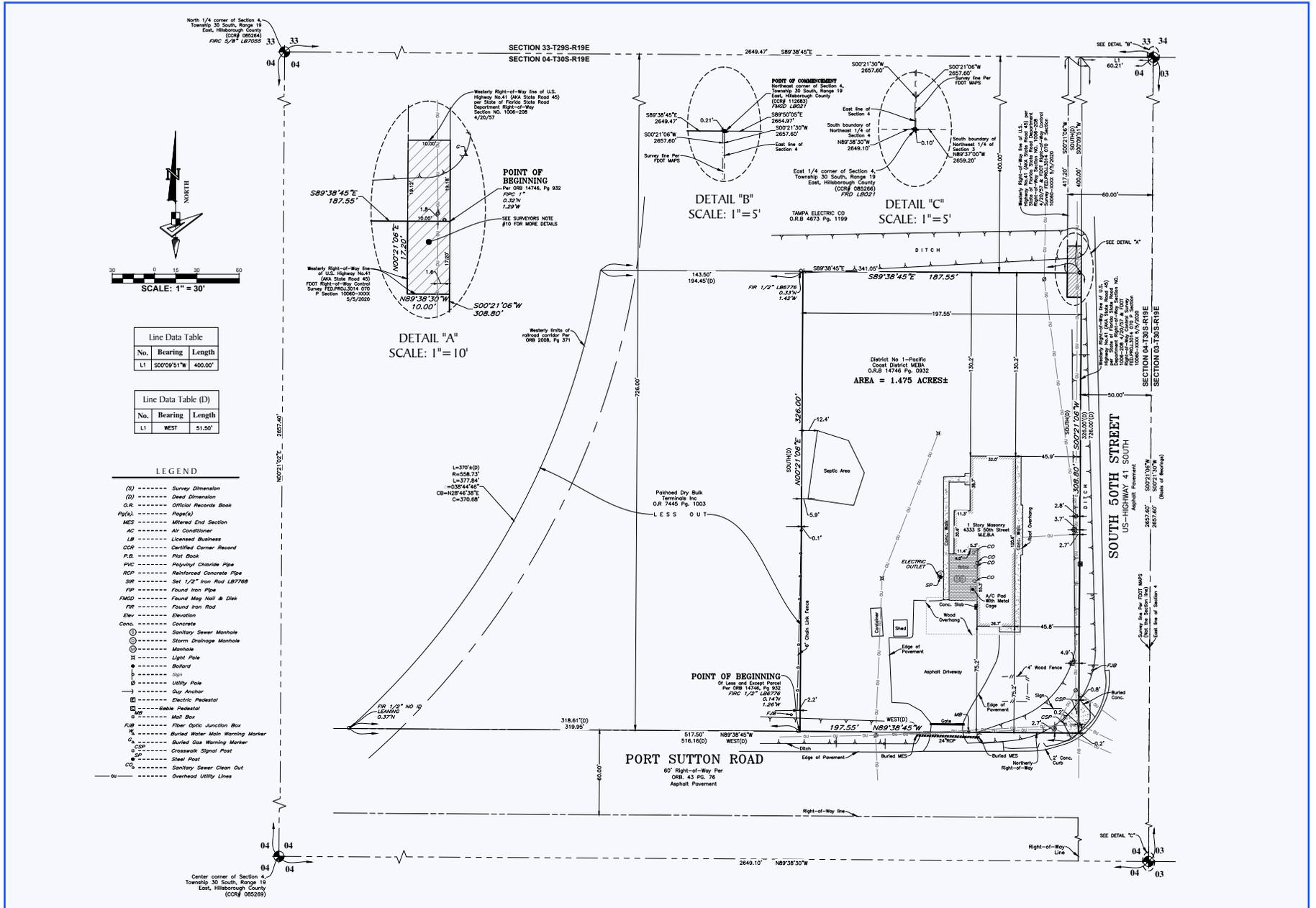
Strategic Location: Situated at the northeast intersection of S 50th St/US Hwy 41 and Port Sutton Rd, this property offers exceptional connectivity to Port Tampa Bay. Its close proximity to major transportation routes, including the I-4 corridor, ensures seamless access to key interstates and state highways.



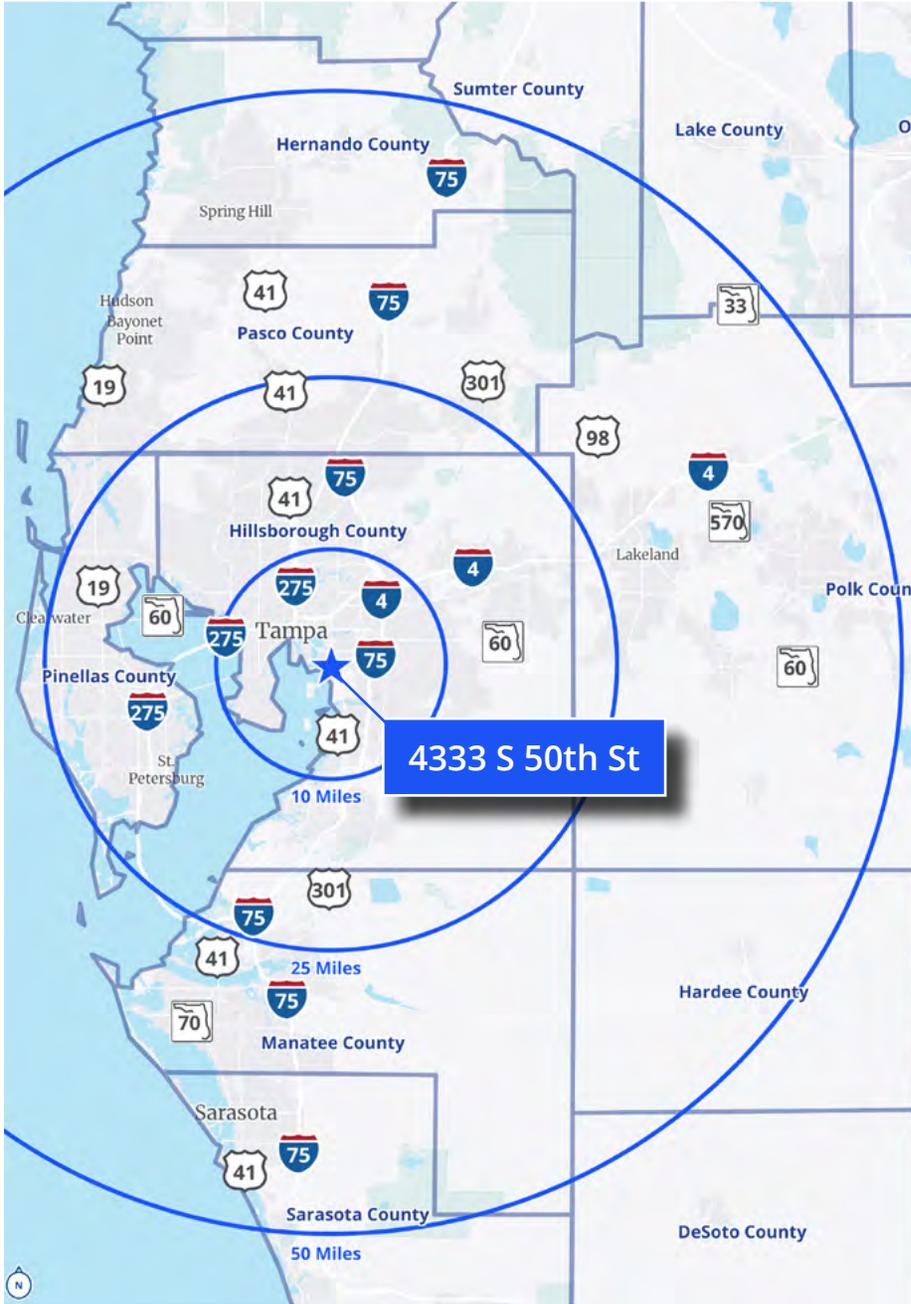
Property Details

Existing Building Size	±4,000 SF
Acreage	±1.475 Acres
Frontage	326' on S 50th St/US Hwy 41
Year Built	1961
Building Construction	Single-story concrete block
Roof	Wood/metal truss w/ asphalt/composition shingle
HVAC	Central
Jurisdiction	Unincorporated Hillsborough County
Zoning Category	Commercial/Office/Industrial
Zoning	CI - Commercial Intensive
Current Property Use	Office 1 STY D
Future Land Use	HI - Heavy Industrial
Flood Zone	AE
Parcel ID	U-04-30-19-ZZZ-000001-67290.0
Folio	048945-0450
2025 Tax Assessment	\$9,787.58

Property Survey

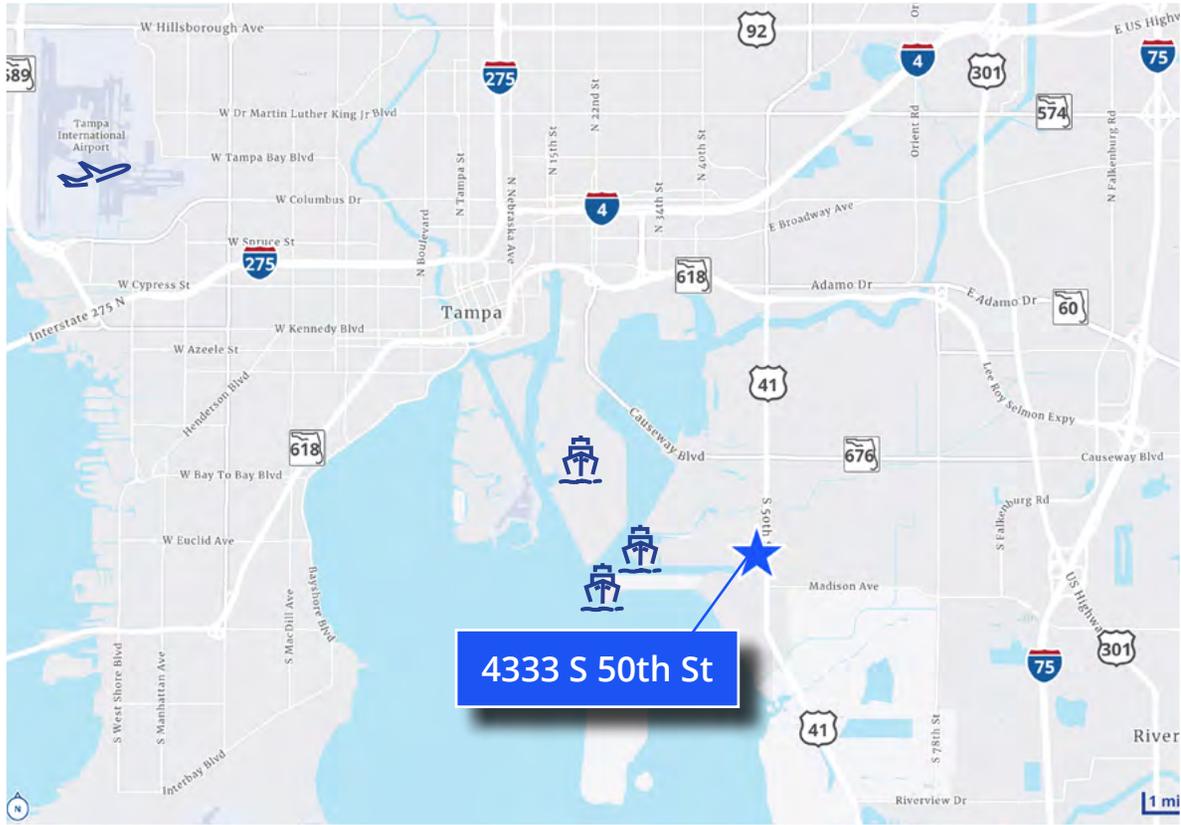


Location Overview



Driving Distances

Port Pendola Point Gate	0.5 miles	US Hwy 301	4.3 miles
Port Sutton Gate	1.4 miles	US Hwy 92	4.3 miles
Selmon Expy	3.0 miles	CSX Tampa Railyard	5.4 miles
SR 60	3.2 miles	I-275/I-4 Interchange	9.6 miles
Port Tampa Bay Gate	3.8 miles	Tampa Int'l Airport	17.2 miles
I-4	4.3 miles	I-275/I-75 Interchange	28.2 miles
I-75	4.3 miles		



Port Tampa Bay

Port Tampa Bay is Florida's largest and most diversified seaport, serving as the leading economic engine for West Central Florida. Strategically located on the I-4 Corridor, it is the state's largest cargo port by tonnage and land area, supporting shipbuilding, repair, cruise operations, and a wide range of cargo types including bulk, break-bulk, roll-on/roll-off, and containers.

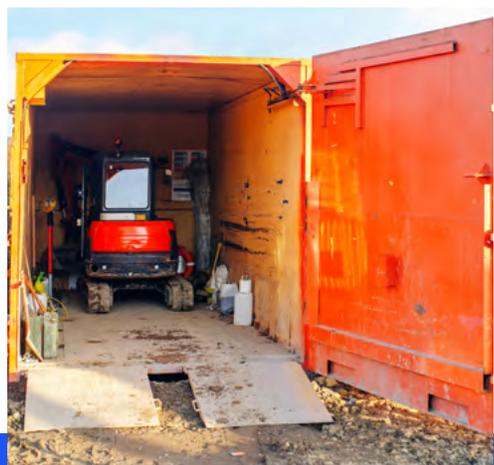
Container traffic has surged by an average of 28% annually over the past five years, driven by major infrastructure investments with partner Ports America. The container terminal now spans nearly 100 acres, with a third berth under construction to accommodate three large ships simultaneously. Upgrades include a new gate complex, five STS post-Panamax cranes, and heavy-lift mobile cranes, increasing annual capacity to 1 million TEUs to meet Central Florida's growing demand.

The port also features a 135,000 SF refrigerated facility serving the region's food and beverage sector and acts as the energy gateway for West and Central Florida, importing petroleum products and jet fuel for Tampa and Orlando airports. Its petroleum terminal has recently undergone significant expansion and modernization.



Port Sutton is a versatile industrial area supporting bulk cargo and warehousing. With convenient access to rail and highway networks, it plays a key role in regional distribution and industrial logistics.

Pendola Point is a specialized terminal area primarily focused on handling bulk liquids, petroleum products, and construction materials such as cement and aggregates.



For more information, contact:

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