


# Urban Industrial & Contractor Yard Opportunity



**± 11,406 SF Warehouse / Flex with IOS**  
2125 W Columbus Drive, Tampa, Florida 33607

**AVISON  
YOUNG**

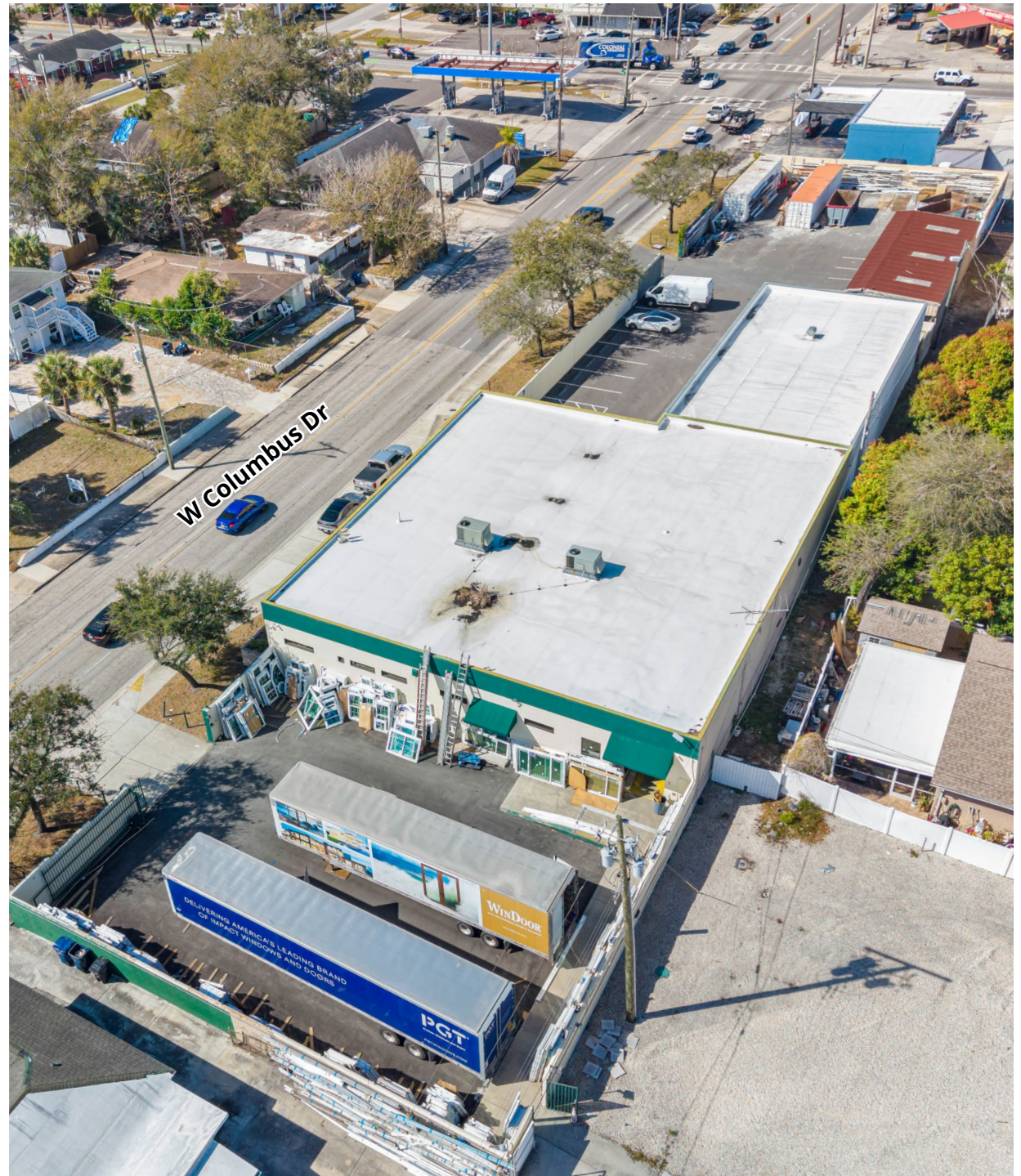
## Ground lease

# ± 11,406 SF Warehouse / Flex with IOS

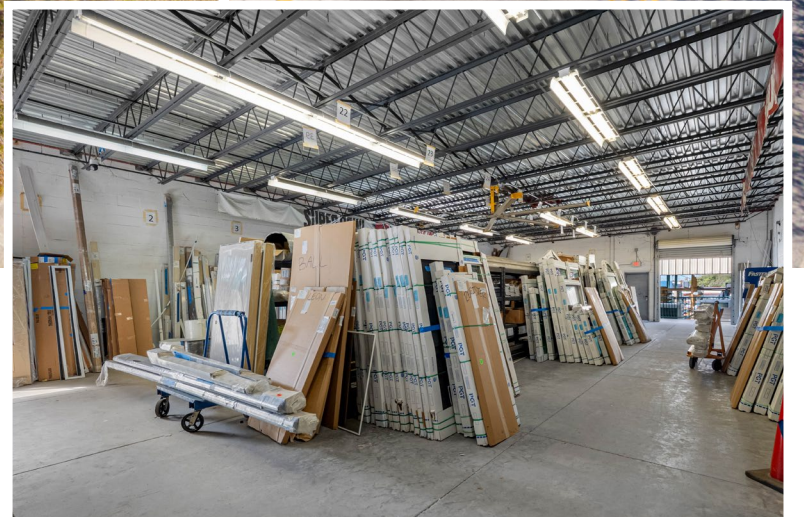
- ±11,406 SF warehouse / flex building
- Situated on ±0.84 acres
- CI – Commercial Intensive zoning
- Outdoor storage / contractor yard potential
- Immediate access to I-275
- Minutes from Downtown Tampa and the Heights District
- Rare urban industrial location in West Tampa

## Ideal user

- General contractors
- Landscaping companies
- HVAC, plumbing, electrical contractors
- Equipment rental companies
- Building supply companies
- Last-mile logistics and delivery operators















## Portfolio overview

This West Tampa portfolio presents a rare opportunity to secure multiple ground lease development sites in a growing infill market. The offering includes an existing warehouse/flex building with IOS capability, a drive-thru development site, and a commercial development parcel, along with additional residential land that may be sold or leased depending on the user's needs.

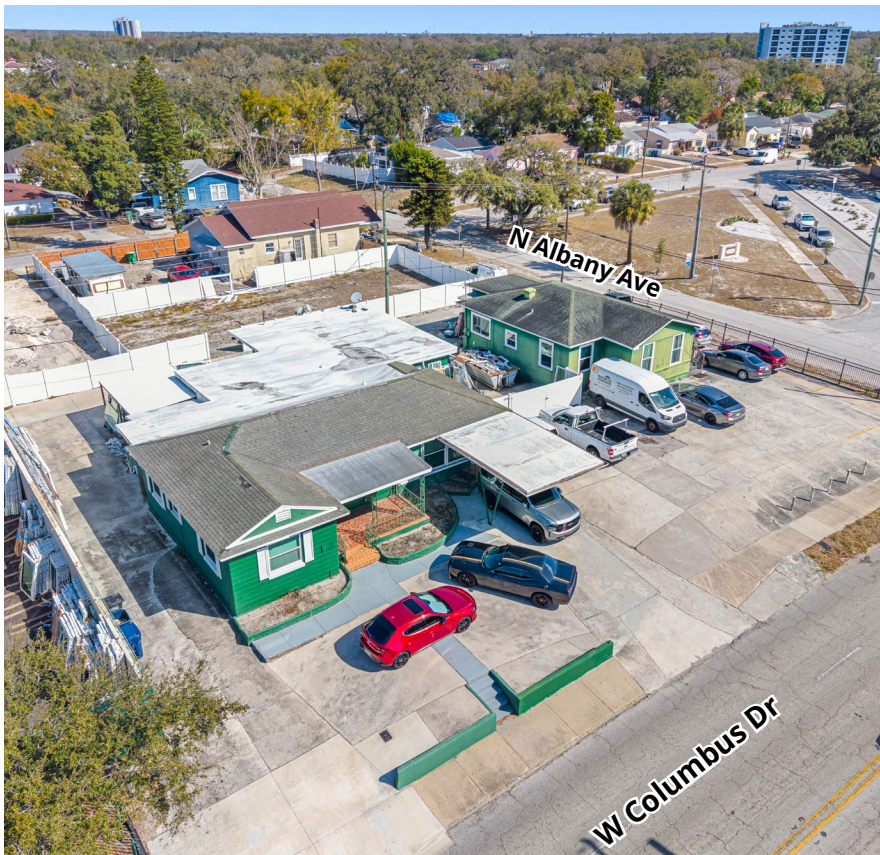
Asset	Size	Zoning	Opportunity
1 Warehouse / Flex	± 11,406 SF	CI	Ground lease
2 Drive-thru development opportunity	± 0.30 AC	CI	Ground lease
3 Commercial development lot	± 0.24 AC	CG	Ground lease
4 Residential development parcel	± 0.37 AC	Residential	Sale or lease
5 Residential parcel	± 0.12 AC	Residential	Sale or lease

# ± 0.30 AC Drive-Thru Development Site

Ground lease

Site size	Zoning	Use
± 0.30 AC	CI	Drive-thru retail development

- Suitable for QSR, coffee, or drive-thru concepts
- Infill Tampa development opportunity



# ± 0.24 AC Commercial Development Site

Ground lease

Site size	Zoning	Use
± 0.24 AC	CG	Retail / office development

- Flexible CG zoning allows for retail, medical, office, or professional office uses.
- Located within a growing West Tampa infill corridor
- Excellent accessibility to Downtown Tampa and major transportation routes

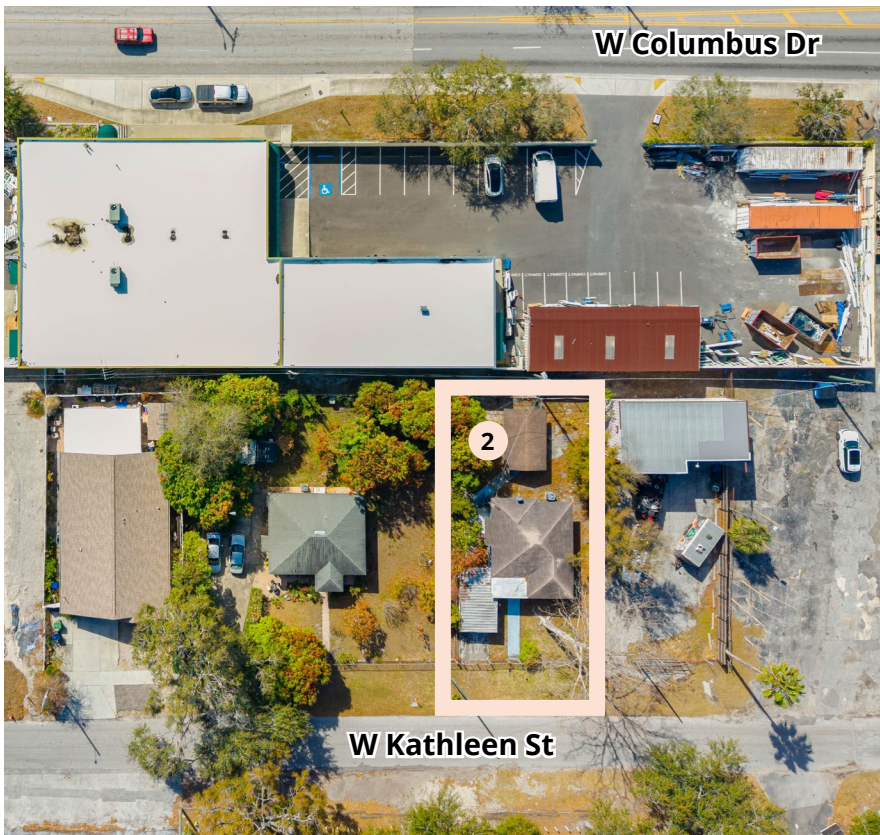


# Residential land opportunity

For lease or sale

Parcels	Details
1 ± 0.37 AC	Vacant
2 ± 0.12 AC	Existing structure: ±858 SF house

- May be sold or leased depending on user requirements
- Area could potentially support additional storage or auxiliary use for a commercial user



# West Tampa Growth and Development Drivers

West Tampa is rapidly emerging as one of the most dynamic and fast-growing submarkets in the Tampa Bay region. The area has seen significant public and private investment over the past several years, driven by large-scale redevelopment projects, infrastructure improvements, and increasing residential demand.

Located just minutes from Downtown Tampa, the subject property benefits from proximity to several transformative developments including the West River redevelopment, Armature Works, the Tampa Riverwalk expansion, and the continued growth of Seminole Heights.

Together, these projects are reshaping West Tampa into one of the most desirable urban infill neighborhoods in the region.

## Major area investments

### West River Redevelopment

\$300M+ Master Planned Development

The West River redevelopment is a transformative mixed-use project spanning more than 150 acres along the Hillsborough River. Led by The Related Group and Tampa Housing Authority, the project is bringing thousands of new residential units, retail, public parks, and infrastructure improvements to the area.

This large-scale investment is expected to significantly enhance the surrounding neighborhoods and drive continued economic growth throughout West Tampa.



[Click to Learn More](#)



## Major area investments

### Tampa Riverwalk Expansion

The Tampa Riverwalk is one of the city's most prominent waterfront developments, connecting key districts including Downtown Tampa, the Heights, and Water Street.

The west expansion continues to drive new development, tourism, and residential growth while enhancing connectivity between Tampa's most desirable urban neighborhoods.

[Click to Learn More](#)

### Armature Works and The Heights District

Located just minutes from the subject property, Armature Works has become one of Tampa's most vibrant lifestyle destinations. The historic redevelopment includes a 70,000+ square foot mixed-use building featuring the Heights Public Market, multiple restaurants, retail spaces, and event venues.

Armature Works has served as a major catalyst for residential and commercial development throughout the Heights District.

[Click to Learn More](#)

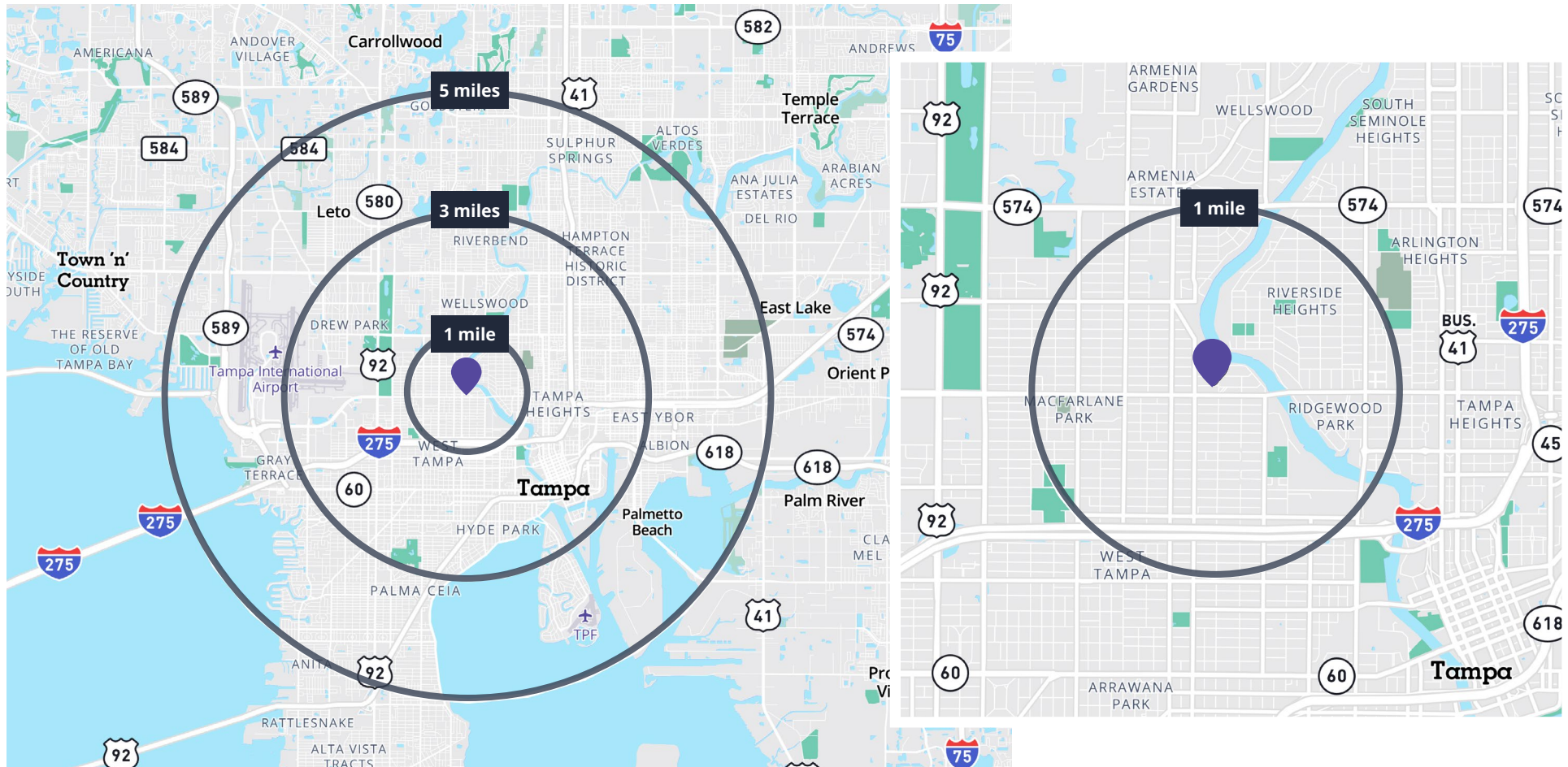


### Seminole Heights Growth

Just north of the subject property, Seminole Heights has become one of Tampa's fastest-growing neighborhoods known for its vibrant restaurant scene, craft breweries, and historic character.

The area continues to attract new residents, entrepreneurs, and investors, further strengthening the demand for nearby commercial and mixed-use development opportunities.

# Location overview



**17.5%**

Population growth since 2010\*



**5M**

Tampa Bay residents\*



**43%**

GDP growth 2019-2023\*\*



**24.2M**

Passengers through TPA airport in 2025†



**33M**

Tons of cargo through Port Tampa every year‡

\*Tampa-St. Petersburg-Clearwater MSA. Source: stateoftheregion.com

\*\*Source: coworkingcafe.com

†Source: tampaairport.com

‡Source: porttb.com

# Let's make good things happen together.

## **Nick Mastro**

Senior Associate  
Capital Markets Group, Net Lease  
+1 813 390 7199  
[nick.mastro@avisonyoung.com](mailto:nick.mastro@avisonyoung.com)

## **Greg Kelly**

Senior Vice President  
Capital Markets Group, Industrial  
+1 813 735 0840  
[greg.kelly@avisonyoung.com](mailto:greg.kelly@avisonyoung.com)

**[avisonyoung.com](https://avisonyoung.com)**

© 2026 Avison Young - Florida, LLC. All rights reserved.  
E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.  
5411 SkyCenter Drive, Suite 210, Tampa, FL 33607

