

FOR LEASE

LARGO, FL

6950 112TH CIR

±27,140 SF OFFICE/WAREHOUSE SPACE



MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

LEASING BROCHURE

EXCLUSIVLE LEASING AGENTS

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PROPERTY OVERVIEW



2003
YEAR BUILT



REINFORCED
CONCRETE
CONSTRUCTION



±1.19 AC
LAND ACRES



0.52
FAR



SINGLE
TENANT
MOVE IN READY



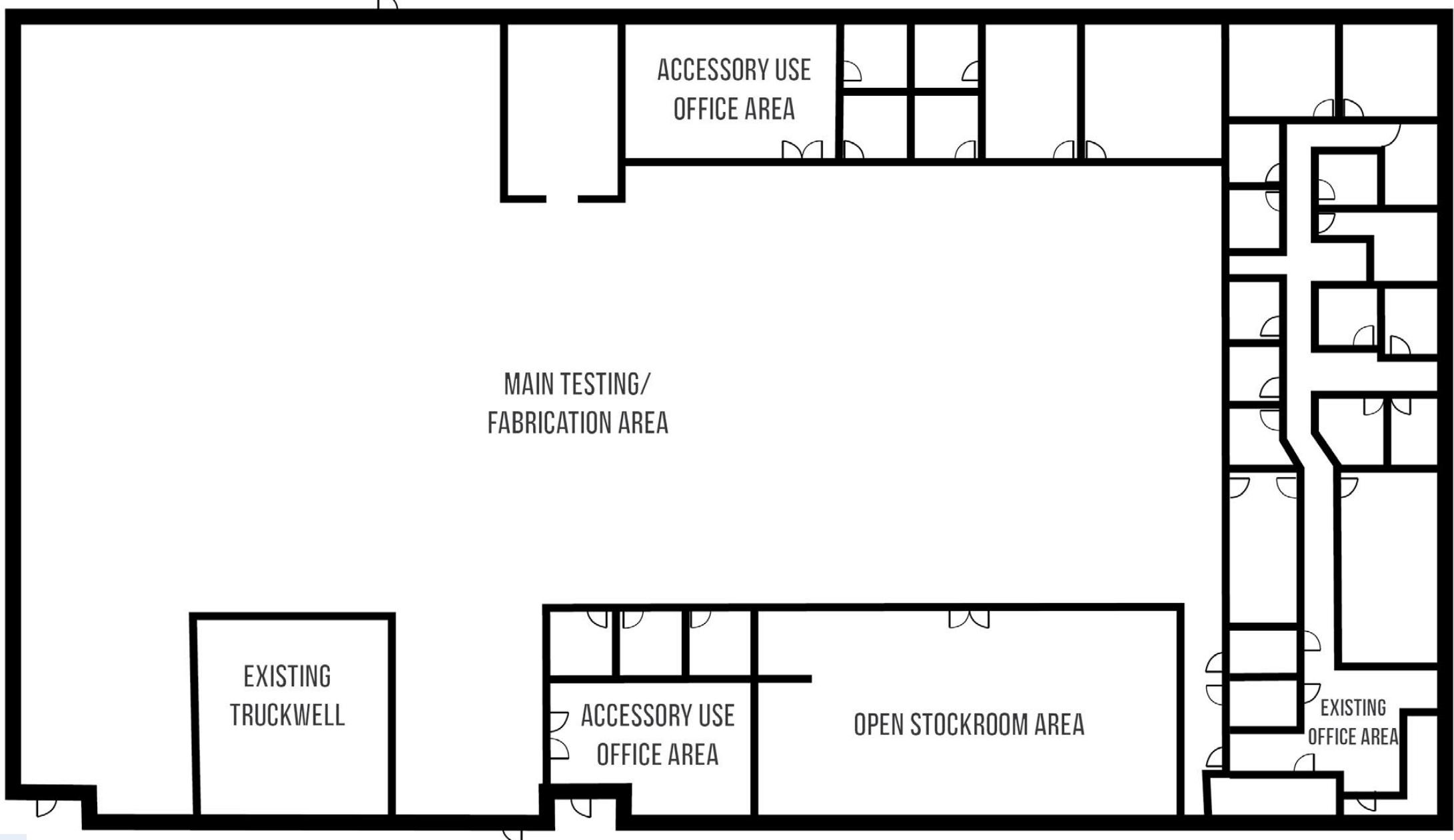
3
DOORS



±27,140 SF
RBA



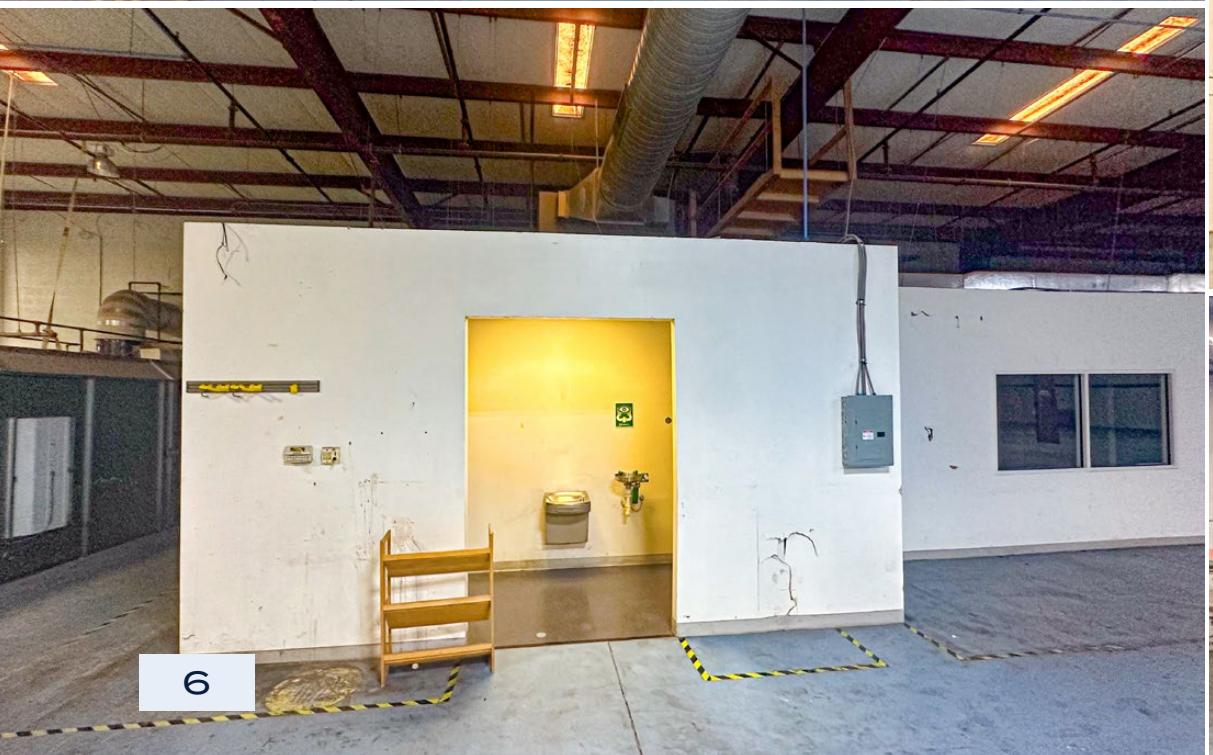
SITE PLAN



PARCEL OUTLINE



WAREHOUSE PHOTOS



INTERIOR PHOTOS

OWNERSHIP PLANS TO RENOVATE



LARGO, FLORIDA

Largo, Florida, located within Pinellas County, is a city offering a unique blend of suburban tranquility and urban amenities. With its prime location on the Gulf Coast, Largo boasts miles of pristine beaches and scenic waterfronts, attracting visitors and residents alike to enjoy outdoor activities such as swimming, fishing, and boating. Beyond its natural beauty, Largo is renowned for its diverse cultural scene, with art galleries, theaters, and music venues dotting the landscape. The city also prides itself on its strong sense of community, evident in its numerous parks, recreational facilities, and family-friendly events throughout the year. With a thriving economy, excellent schools, and a welcoming atmosphere, Largo continues to be a coveted destination for those seeking a high quality of life on Florida's west coast.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Population Projection	5,680	102,806	275,113
2025 Population	5,734	102,778	273,872
2021 Population	6,202	105,939	276,249
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Population Projection	2,425	47,693	124,854
2025 Population	2,449	47,744	124,353
2021 Population	2,650	49,542	125,748
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$88,461	\$74,048	\$79,470





ALLEN STORAGE

SUBJECT PROPERTY



BRYAN DAIRY RD ± 46,500 VPD



TEMPO FULFILLMENT
STORAGE FACILITY

693



± 37,000 VPD



RV'S R US INC

NEARBY
TENANTS

19

± 57,000 VPD

ATTRACTI0NS

Largo, Florida, is strategically situated within the Tampa Bay metropolitan area, offering businesses exceptional connectivity to major transportation hubs. The city provides convenient access to several key highways, including U.S. Route 19 and State Roads 686 and 688, facilitating efficient movement of goods throughout the region. Additionally, Largo is approximately 20 miles from Tampa International Airport, ensuring swift air freight capabilities. The city's proximity to Port Tampa Bay, a major seaport, further enhances its appeal for businesses involved in shipping and logistics. These transportation advantages make Largo an ideal location for companies seeking to optimize their distribution and logistics operations within the Tampa Bay area.

ECONOMY

Largo's economy includes a mix of industries including healthcare, education, manufacturing, retail, and hospitality. The city is home to several medical facilities, including Largo Medical Center, which is one of the largest employers in the area. Retail centers, restaurants, and other businesses contribute to the local economy as well. Largo has a thriving manufacturing sector, with companies involved in industries such as electronics, aerospace, defense, and marine. These manufacturing businesses contribute to the local economy and provide employment opportunities. Along with this, Largo has a range of retail centers, restaurants, and hospitality establishments that contribute to the local economy as well. Largo depends on this source of income for their city as well.

DISTANCE MAP



ECONOMIC DEVELOPMENTS

Tampa's economy continues to thrive, driven by key industries such as defense, financial services, technology, and healthcare. Major assets like the Port of Tampa Bay, Tampa International Airport, a growing central business district, and multiple higher education institutions support this growth. The city remains home to major company headquarters, including TECO Energy, Sykes Enterprises, and Bloomin' Brands, alongside a rapidly expanding tech sector.

Tampa's gross metro product has grown to **\$198 billion**, reflecting strong economic performance. The region continues to see steady **population growth of 1.2%** and **employment growth of 1.7%**, with an unemployment rate holding at 3.1% as of late 2024. The construction sector remains robust, with billions in ongoing developments across residential, commercial, and infrastructure projects.

The **Port of Tampa Bay** now contributes over **\$17 billion** to the economy, supports **85,000 jobs**, and handles **more than 34 million tons of cargo annually**. **Tampa International Airport** served over **24 million passengers in 2024**, processing nearly **500 million pounds of cargo**. **MacDill Air Force Base**, home to U.S. Central Command and Special Operations Command, continues to be a significant economic driver, with an annual impact of **over \$3.2 billion**.



1.2% POPULATION GROWTH



\$4.2 BILLION GROWTH



\$198 BILLION METRO GROSS



34,000 MILLION TONS OF CARGO



24 MILLION PASSENGERS



85,000+ JOBS

INDUSTRIAL MARKET

Tampa's industrial market continues to demonstrate resilience and long-term growth potential. After six quarters of rising vacancy, the rate has stabilized at 6.3% as of Q2 2025—a sign of balance returning to the market.

While absorption fluctuated in 2024, the second half of the year saw a surge in demand, driven by major occupancies including Target's 1.4 million SF distribution center in Pasco County and Coca-Cola's 725,000 SF facility in East Tampa—two of the largest move-ins in market history. These projects highlight tenant preference for modern, build-to-suit solutions.

Modern facilities are clearly in demand: two-thirds of all 100,000 SF+ leases signed in 2024 occurred in buildings less than five years old, underscoring the value of new construction with features like high clear heights, ample trailer parking, and built-out office space.

Despite a short-term slowdown in larger lease signings, Tampa is still outperforming historic norms. Overall leasing volume remains 15% to 20% higher than pre-pandemic levels, with robust activity in the under-50,000 SF segment—450+ small-format leases were signed in 2024, up from the record-setting levels of 2022.

With a pipeline of active tenant requirements and momentum expected to carry into the first half of 2025, Tampa is well-positioned for a rebound in absorption. Demand continues to favor high-quality, well-located product, making this an opportune time for landlords and investors to capture leasing interest and drive value.

DEMAND IS BACK

PIPELINE DISCIPLINE

VACANCY IS MANAGEABLE



STABILIZED VACANCY RATES

The green line (Tampa vacancy) shows that after a rise in vacancy through 2023–2024, the rate plateaued around 6.3% in 2025, and is forecasted to decline gradually through 2029. This suggests a return to equilibrium between supply and demand.

STRONG NET ABSORPTION REBOUND

Net absorption (light blue bars) was volatile in 2024, including a sharp dip, but has recovered quickly. Several strong quarters with absorption outpacing deliveries signal healthy tenant demand.

DELIVERIES ARE MODERATING

Net deliveries (dark blue bars) peaked in 2022–2023 but are now declining to more stable levels. This reduces supply-side pressure, giving the market room to absorb vacant space and support rate growth.

FORECASTED LEASING STABILITY

Both net absorption and deliveries are projected to remain steady and positive from 2025 through 2029, suggesting consistent leasing activity and balanced development moving forward.

BETTER THAN NATIONAL AVERAGE

Tampa's vacancy (green) is projected to stay below the U.S. average through the forecast period, a strong sign of relative market strength and local demand.

RISING INDUSTRIAL HUB

CLEARWATER, TAMPA, AND ST. PETERSBURG

The Clearwater, Tampa, and St. Petersburg industrial markets are experiencing significant growth, driven by their strategic location, robust infrastructure, and rising demand for warehousing and distribution space. While Clearwater and Tampa have long been key players in logistics and manufacturing, St. Petersburg—traditionally known for its tourism and waterfront lifestyle—is now emerging as a dynamic hub for industrial and logistics operations. As Florida's Gulf Coast continues to expand, these markets are becoming essential centers for e-commerce fulfillment, manufacturing, and supply chain optimization, attracting businesses seeking prime access to key regional and national markets.

With continued population growth and shifting supply chain strategies, the Clearwater and Tampa industrial markets are poised for sustained expansion. Companies looking to establish or expand operations in Florida will find these markets to be a prime choice, offering accessibility, workforce availability, and long-term growth potential.





STRATEGIC LOCATION & MARKET ACCESS

Situated along the I-75 and I-4 corridors, Clearwater and Tampa offer unparalleled access to major consumer markets, including St. Petersburg, Orlando, and Miami. Businesses benefit from the proximity to Tampa International Airport and Port Tampa Bay—one of Florida's largest and most diverse seaports—facilitating global trade and supply chain efficiency.



INDUSTRIAL GROWTH & DEMAND DRIVERS

Over the past decade, the industrial market in these areas has seen rising demand, particularly from e-commerce, third-party logistics (3PL) providers, and advanced manufacturing firms. As companies seek to optimize their distribution networks, Clearwater and Tampa have emerged as ideal locations for last-mile and regional distribution centers.



KEY TRENDS SHAPING THE MARKET

- **SURGING WAREHOUSE DEVELOPMENT:** Developers are capitalizing on demand by adding modern, high-clearance warehouses with advanced automation capabilities.
- **SHIFTING SUPPLY CHAINS:** Companies are diversifying supply chains and nearshoring operations to Florida to mitigate global disruptions.



KEY MARKET DRIVERS

- **PORT & AIRPORT ACCESS:** The region's growing port and air cargo operations enhance supply chain efficiency for import/export businesses.
- **GROWING WORKFORCE:** A steady influx of residents and a skilled labor pool in logistics, trade, and manufacturing support industrial expansion.





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This Leasing Package contains select information pertaining to the business and affairs of 6950 112th Cir, Largo, FL 33773 ("Property"). It has been prepared by Matthews Real Estate Investment Services™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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