

# 20k SF Multi-Tenant Industrial | Tampa MSA

2711 Airport Rd, Plant City, Florida 33563

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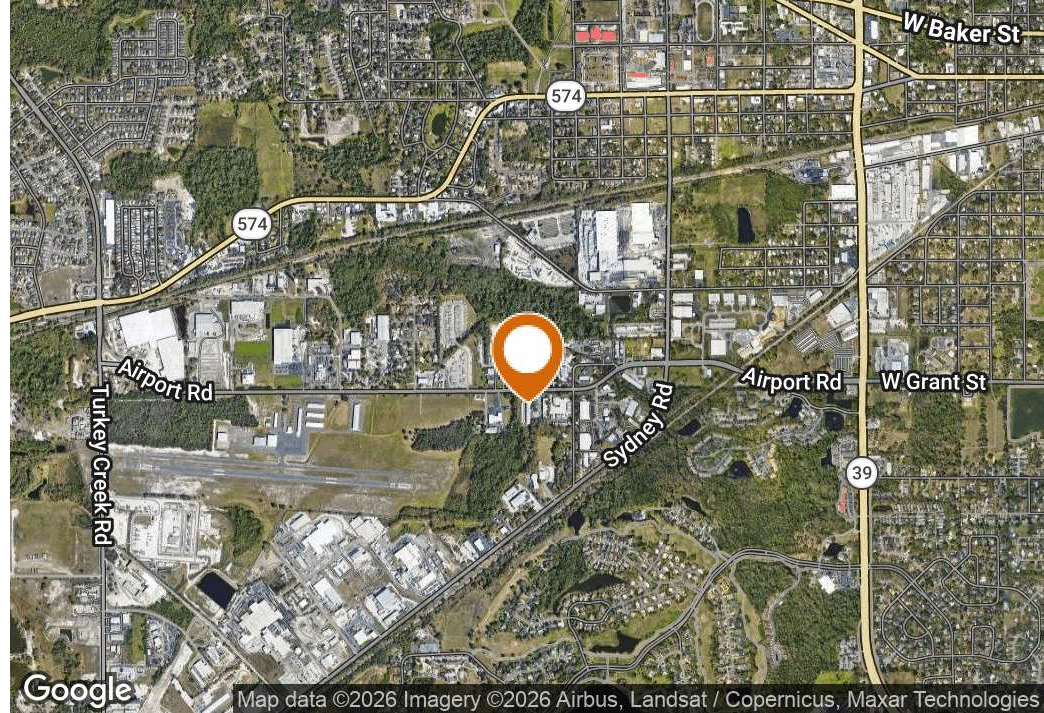
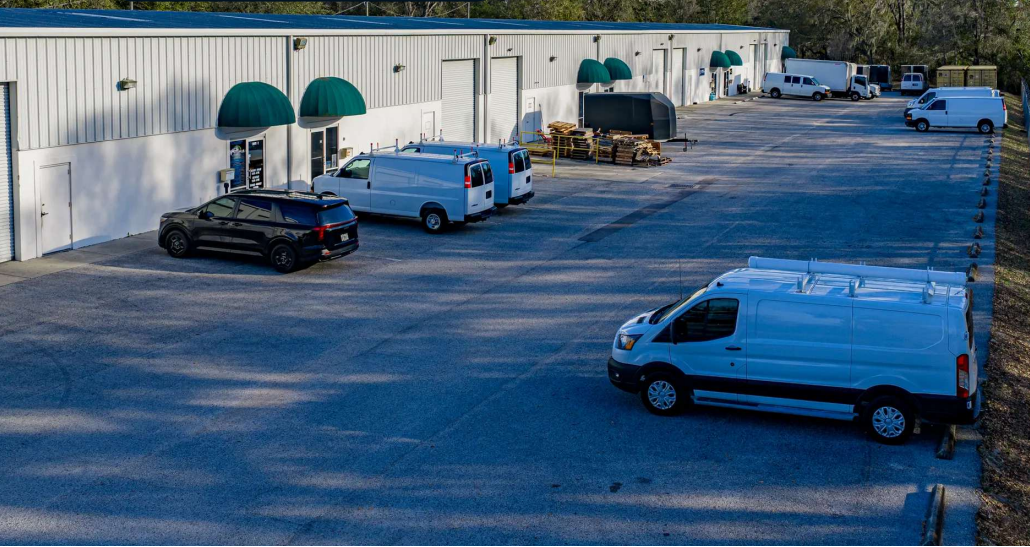
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SECTION 1

# Property Information

## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$3,300,000
Building Size:	20,000 SF
\$/SF:	\$165/SF
Units:	5x
Cap Rate (As-Is/Stabilized):	4% / 8.1%
Occupancy:	75%
Clear Height:	18'
Grade Doors:	8x (12' x 14')
Power:	3P 200A
Water/Sewer:	Public
Fire Suppression:	N/A
Zoning:	Light Industrial (PD)

## Property Overview

Located in one of Plant City's industrial corridors, this 20,000 SF multi-tenant industrial building is 75% leased across five suites. With a WALT of under 0.1 years, an incoming owner has near-term ability to reset rents to market across nearly the entire rent roll.

The offering presents multiple paths to upside: lease-up of the two vacant suites, conversion of the month-to-month tenancies to market-rate leases, and mark-to-market potential on the one near-term lease expiration. Together, these levers give an owner a clear runway to stabilize the asset's return well above the submarket average.

All suites feature 3-phase power and grade-level loading, positioning the property well for a range of light industrial users. Office build-out varies by suite and is included in the building's total GLA; mezzanine space varies by suite and is not included in total SF.

## Property Highlights

- 20,000 SF multi-tenant industrial building in one of Plant City's industrial corridors
- Near-term opportunity to reset rents to market across much of the rent roll
- Units feature 3-phase power and grade-level loading, supporting a range of light industrial users



SECTION 2

# Rent Roll & Plans

# 2711 AIRPORT RD

Multi-Tenant | Rent Roll as of July 2026

**20,000 SF**

5 Suites

**75%**

Leased

**\$194,400**

In-Place Base Rent /  
Yr

**\$12.96**

Avg In-Place Base  
\$/SF

**< 0.1 yrs**

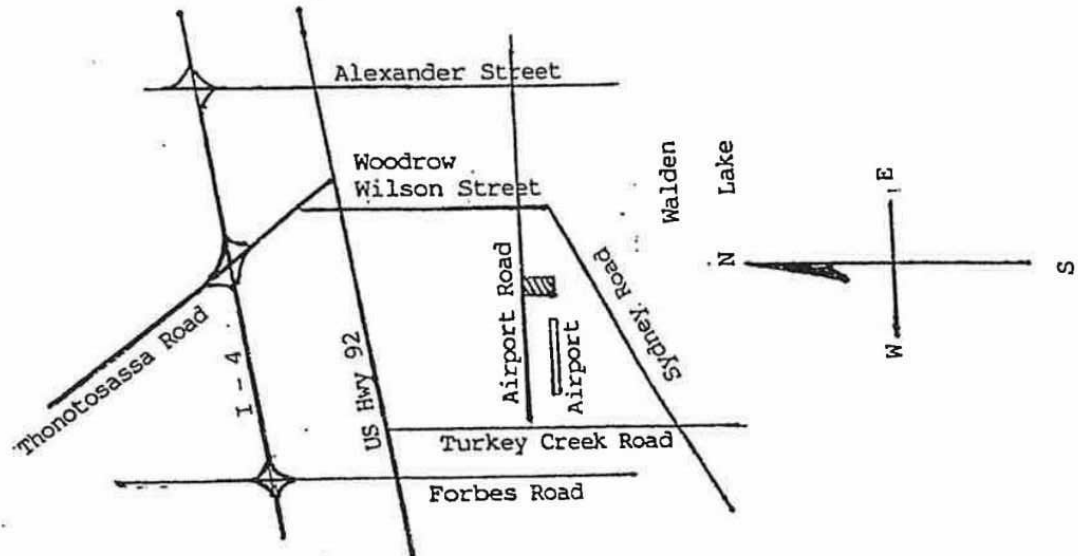
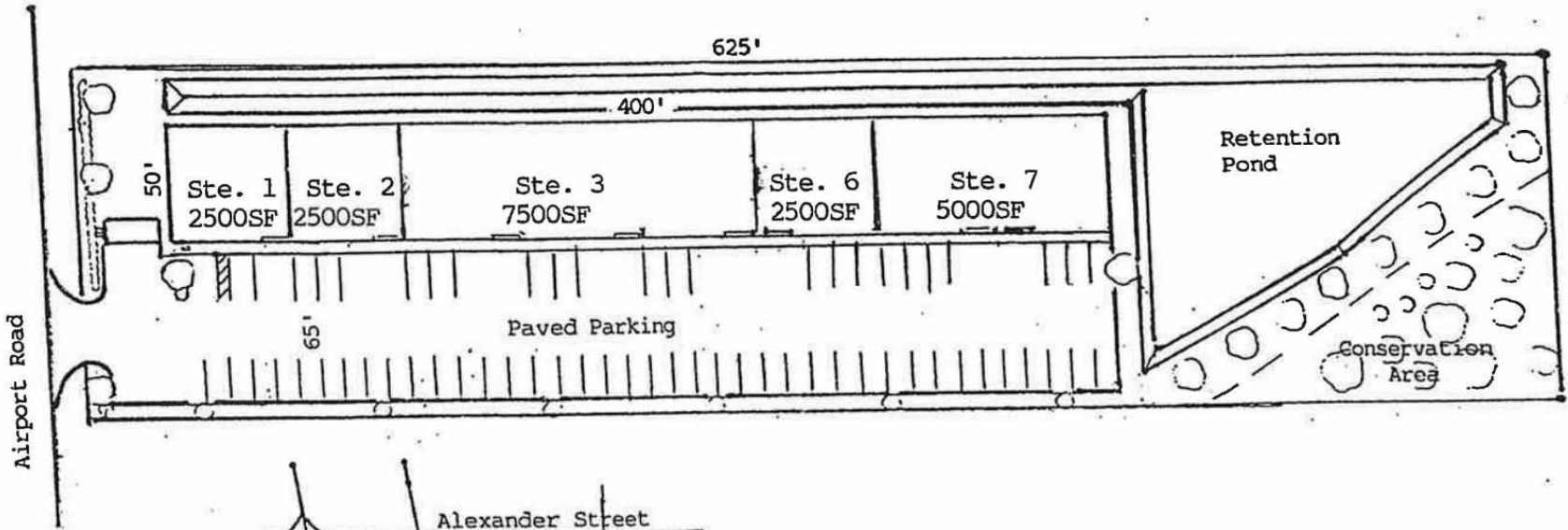
WALT

Suite	Tenant	SF	Type	Start	End	Monthly Base	Annual Base	\$/SF	Lease Notes
Ste 1	Vacant	2,500	—	—	—	—	—	—	Vacant — at market \$14.78/SF NNN
Ste 2	Tint Plus	2,500	Gross	7/21/23	8/31/26	\$2,900	\$34,800	\$13.92	Expires 8/31/26 (0.2 yrs remaining)
Ste 3	Sunshine Ophthalmic	7,500	Gross	3/1/21	MTM	\$7,500	\$90,000	\$12.00	Month-to-month
Ste 4	Vacant	2,500	—	—	—	—	—	—	Vacant — at market \$14.78/SF NNN
Ste 5	Sunshine Ophthalmic	5,000	Gross	12/15/21	MTM	\$5,800	\$69,600	\$13.92	Month-to-month
<b>Total / Avg</b>		<b>20,000</b>				<b>\$16,200</b>	<b>\$194,400</b>	<b>\$12.96</b>	

Ste 3 & Ste 5 (Sunshine Ophthalmic) are month-to-month; Ste 2 (Tint Plus) expires 8/31/26 (~0.2 yrs remaining).

Market base rent estimated at \$14.78/SF NNN (~ \$295,600/yr). Vacant suites (Ste 1 & Ste 4, 5,000 SF combined) shown at market (~ \$36,950/yr each). Totals reflect in-place base rent.

**SITE PLAN**

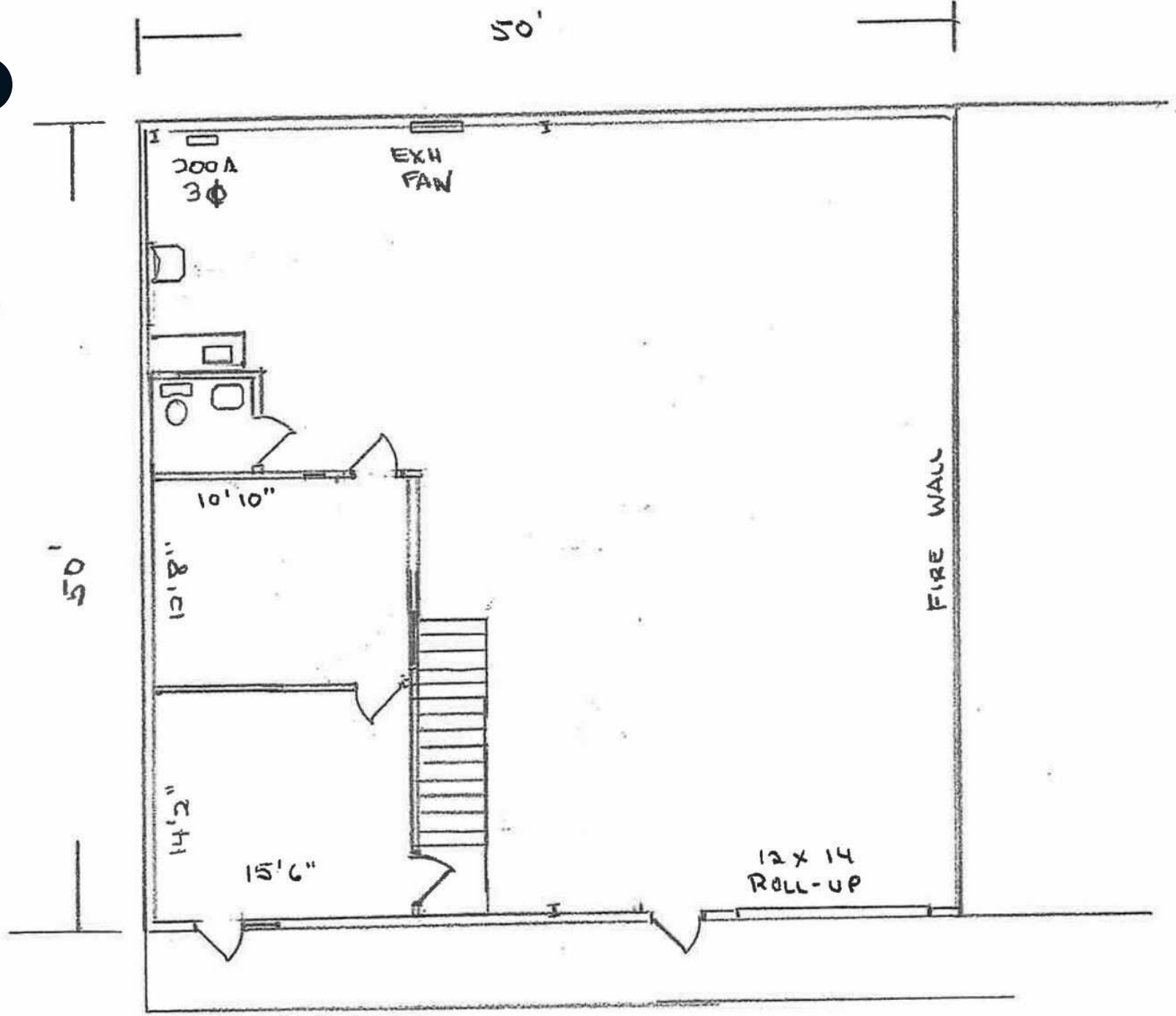


SITE PLAN

2711 Airport Road,  
Plant City,  
Florida

D & F Construction, Inc.  
State Certified General Contractors  
P. O. Box 3147  
Plant City, Florida 33564  
Lic. # CGC 042179  
Office 813-986-7070 / Fax 813-752-1915

FLOOR PLAN



Floor plan shown is representative; office configurations vary by suite.

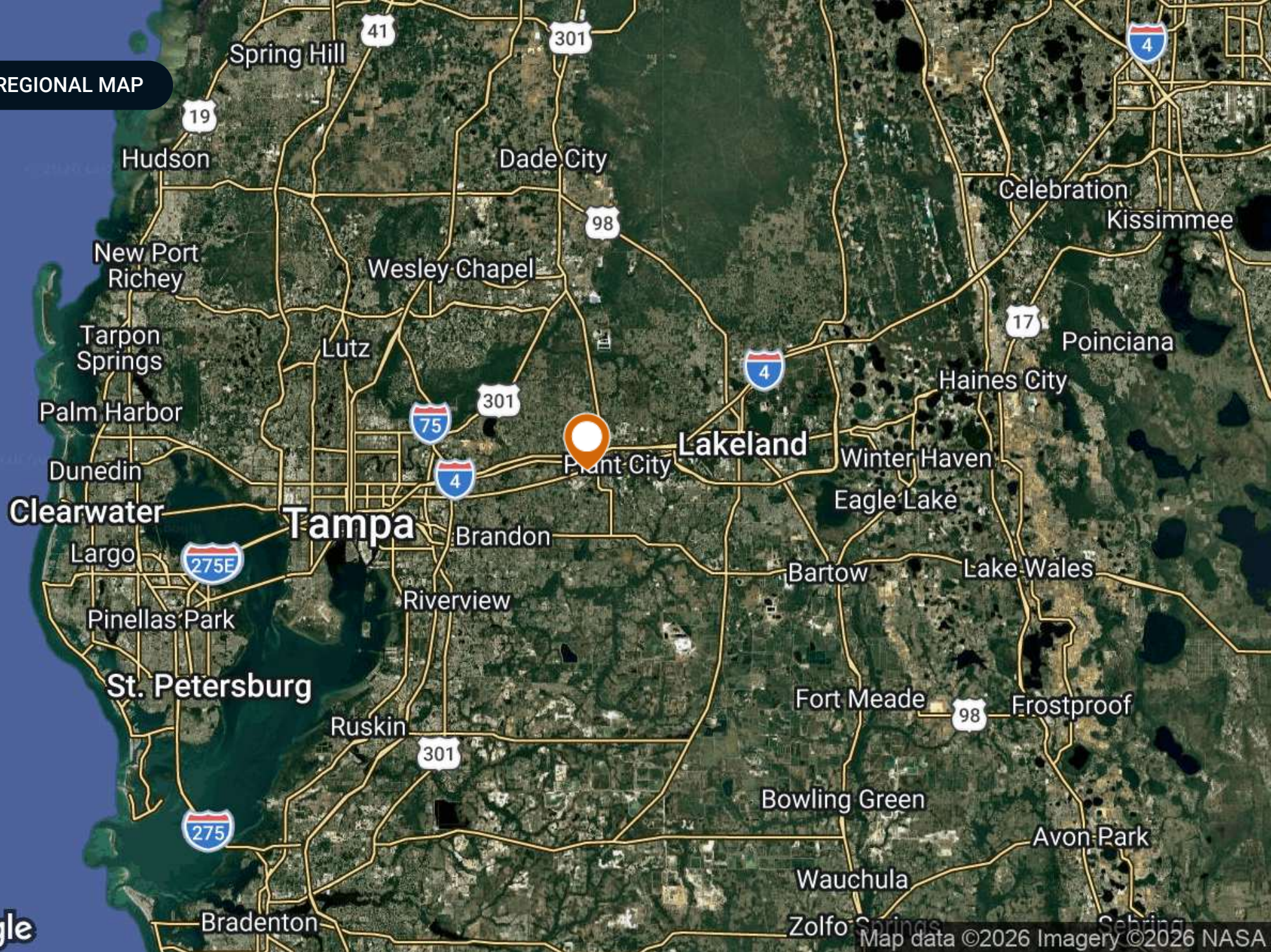
2711 AIRPORT ROAD, SUITE 1



SECTION 3

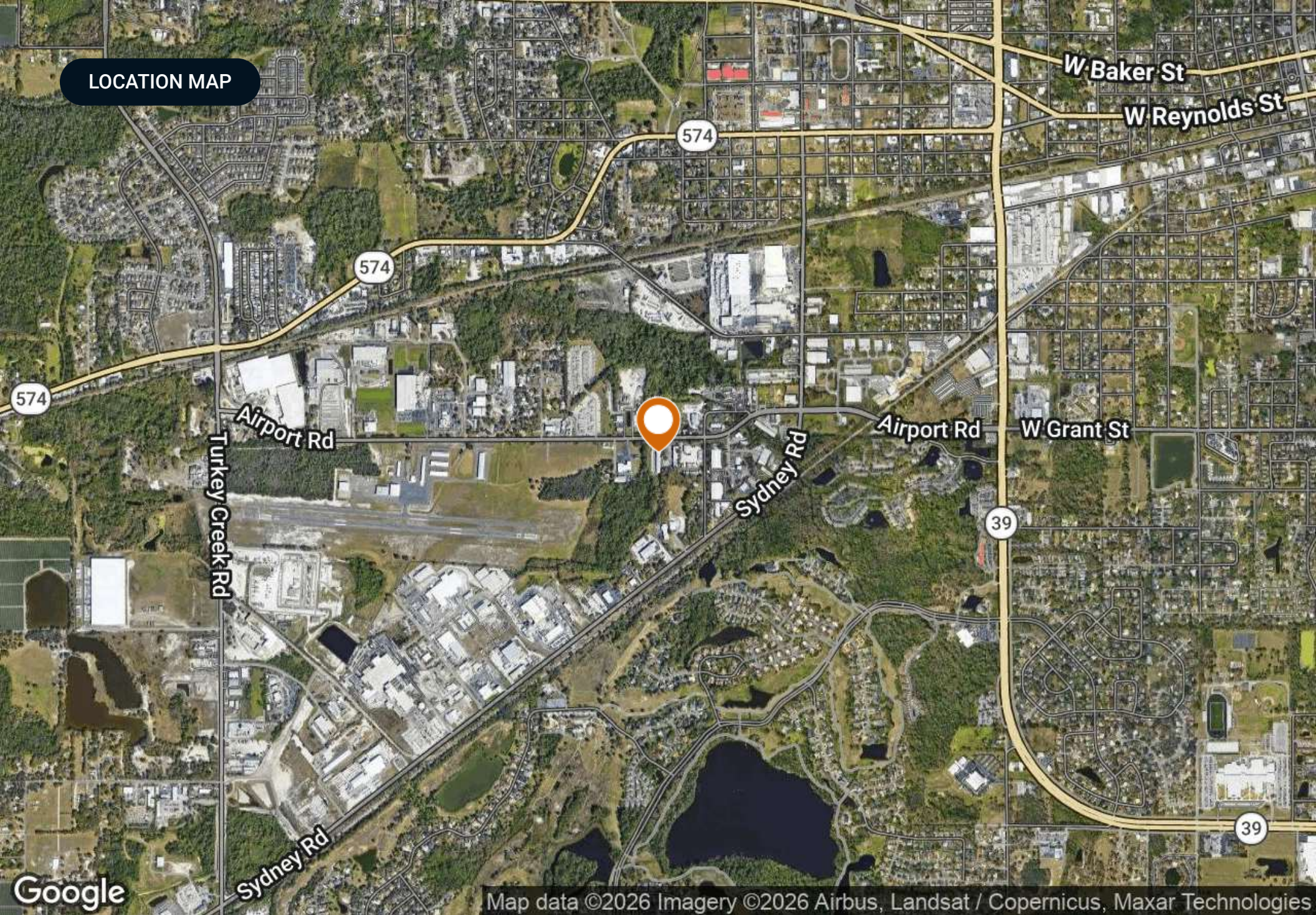
# Location Information

REGIONAL MAP



Google

LOCATION MAP



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

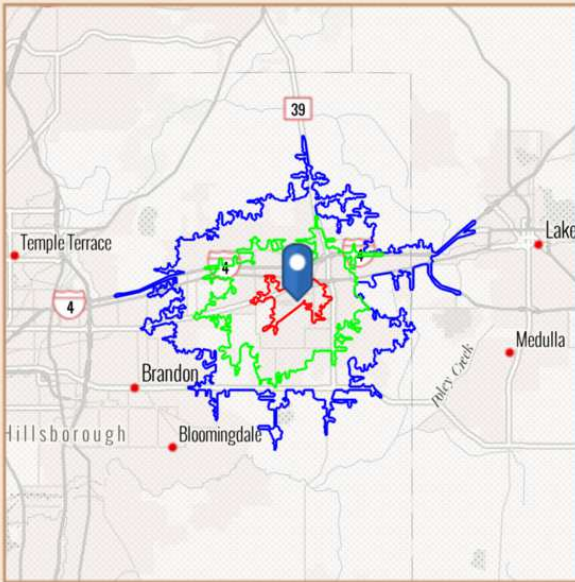
# RETAILER MAP



## BENCHMARK DEMOGRAPHICS

2711 Airport Rd, Plant City, Florida, 33563

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States Florida	USA
	5 mins	10 mins	15 mins	Counties Hillsborough County	CBSAs Tampa-St. Petersburg-Clearwater, FL		
0 - 4	6.50%	6.37%	5.96%	5.34%	4.70%	4.68%	5.39%
5 - 9	6.39%	6.22%	5.92%	5.61%	5.03%	4.97%	5.68%
10 - 14	6.75%	7.07%	6.64%	5.93%	5.36%	5.32%	5.93%
15 - 19	7.71%	7.23%	6.90%	6.64%	5.83%	5.81%	6.43%
20 - 34	21.53%	21.40%	20.71%	21.47%	18.55%	18.48%	20.35%
35 - 54	25.63%	24.90%	24.53%	26.23%	24.99%	24.37%	25.21%
55 - 74	18.69%	19.88%	21.74%	21.37%	25.29%	25.43%	22.77%
75+	6.81%	6.90%	7.63%	7.40%	10.25%	10.91%	8.23%
HOUSEHOLD INCOME							
<\$15,000	5.0%	7.3%	7.1%	7.4%	7.6%	7.7%	8.0%
\$15,000-\$24,999	8.6%	7.1%	6.8%	5.3%	5.3%	5.6%	5.5%
\$25,000-\$34,999	8.4%	6.5%	6.7%	5.3%	6.2%	6.1%	5.8%
\$35,000-\$49,999	13.1%	11.1%	10.9%	9.1%	10.2%	9.9%	9.3%
\$50,000-\$74,999	17.1%	17.0%	15.8%	14.9%	15.8%	16.0%	15.1%
\$75,000-\$99,999	10.0%	12.4%	12.5%	12.1%	12.1%	12.8%	12.4%
\$100,000-\$149,999	24.6%	19.9%	20.4%	19.0%	18.7%	18.8%	18.0%
\$150,000-\$199,999	9.9%	10.7%	10.8%	10.6%	10.3%	9.6%	10.4%
\$200,000+	3.3%	8.0%	8.9%	16.4%	13.8%	13.5%	15.4%
KEY FACTS							
Population	7,940	52,089	89,219	1,603,284	3,461,785	23,597,813	343,528,394
Daytime Population	11,656	50,286	84,324	1,658,290	3,443,807	23,413,280	341,846,552
Employees	3,646	24,976	42,060	812,651	1,670,789	11,049,242	168,700,572
Households	2,512	17,942	31,330	622,442	1,441,344	9,529,651	134,397,562
Average HH Size	3.09	2.84	2.78	2.52	2.36	2.43	2.49
Median Age	35.7	36.2	37.9	38.6	43.2	43.6	39.6
HOUSING FACTS							
Median Home Value	285,596	367,461	371,382	431,061	408,966	421,319	376,272
Owner Occupied %	57.9%	65.5%	71.1%	60.7%	66.4%	66.6%	64.0%
Renter Occupied %	42.1%	34.5%	28.9%	39.3%	33.6%	33.4%	36.0%
Total Housing Units	2,654	19,034	33,744	665,795	1,602,695	10,955,223	149,274,959
INCOME FACTS							
Median HH Income	\$70,732	\$76,499	\$79,175	\$90,204	\$83,517	\$82,707	\$85,893
Per Capita Income	\$29,611	\$34,147	\$35,778	\$49,531	\$49,147	\$47,873	\$48,241
Median Net Worth	\$162,405	\$210,218	\$258,598	\$265,307	\$291,476	\$292,996	\$276,821

# Plant City Submarket

## FLORIDA'S I-4 INDUSTRIAL GROWTH CORRIDOR



### Winter Strawberry Capital | Leading U.S. Strawberry Exporter

Known as the Winter Strawberry Capital, Plant City anchors one of America's leading strawberry-growing and export regions, alongside a deep food-processing and industrial base — anchored by Saputo, Sysco, Dart Container, Sonoco and James Hardie.



### I-4 Corridor Position | 3.28M Within 1-Hour Drive

Plant City sits along Interstate 4, Florida's fastest-growing non-residential corridor, 23 miles west of Tampa and 62 miles west of Orlando — placing the site within a 1-hour drive of 3.28 million people and up to 19 million within 4 hours.



### Population & Land | 27.2M SF Industrial Inventory

City population is near 45,300, with growth in the immediate trade area running 87.7% above the national rate. The East Hillsborough/Plant City submarket holds 27.2M SF of industrial inventory, one of the largest industrial bases along the I-4 corridor.

Source: Esri (2026); CoStar



### Stalwart Business Park | 3.4M SF on 410 Acres

Approved May 2025 along Paul Buchman Highway with direct CSX rail spur access and up to 150 MW of power capacity — one of the corridor's largest industrial approvals to date.

Source: Business Observer, May 2025

## SUBMARKET SNAPSHOT

Plant City anchors the eastern edge of the Tampa MSA along Interstate 4 — Florida's fastest-growing non-residential corridor and a core hub for Central Florida distribution, manufacturing and food processing.

1.49M

Employees within 60-min

89,648

Population within 15-min

### Submarket Metric

### Plant City

Median HH Income (15-min drive)

\$79,175

Industrial inventory (E Hillsborough)

27.2M SF

I-4 access

Exits 17–25

Drive: Tampa / Orlando

23 mi / 62 mi

Trades/skilled labor (15-min drive)

31.2%

Source: Esri (2026); CoStar

Demand is led by logistics and warehousing — the corridor's fastest-growing sectors — layered on a durable agribusiness base. Small-bay, multi-tenant product like 2711 Airport Rd remains the corridor's tightest and most sought-after segment.



2711 Airport Rd, Plant City, FL 33563 | (813) 499-9529 • saundersrealestate.com

# Tampa MSA Market

## FLORIDA'S FASTEST-GROWING LOGISTICS HUB



### \$24M Federal Port Grant | Port Tampa Bay

A \$24M federal MARAD grant funds Port Tampa Bay's \$40M Berth 300 expansion at Port Redwing; container volumes are up 300% since 2018 to ~263,000 TEUs.

Source: Port Tampa Bay; MARAD (2026)



### Deep Industrial Base | 229M SF Tampa MSA

Tampa's industrial base spans roughly 229 million square feet across the MSA, with another 3.1 million square feet under construction — one of the largest, most established industrial markets in the Southeast.

Source: CoStar (2026)



### Industrial Investment | ~\$1.2B in 2025

Industrial sales reached ~\$1.2B in 2025, up 25% year-over-year, with cap rates stabilizing near 7.6%.

Source: CoStar (2026)



### Demand Engine | 6.8M Within 90 Minutes

The Tampa MSA supports 1.59M employees within a 60-minute drive and 6.8M people within 90 minutes, with median household income holding above \$82K across the region — a deep, affluent base for retail and logistics demand alike.

Source: Esri (2026)

## MARKET SNAPSHOT

Tampa Bay's industrial sector is surging even as housing cools — powered by population-driven distribution demand along the I-4 corridor, the region's logistics backbone.

Industrial Market Metric	Tampa MSA
2025 sales volume	~\$1.2B (+25% YoY)
Tightest segment	Small-bay / Multi-tenant
Under construction (Tampa MSA)	3.1M SF
Population growth (5-yr)	3.4M (+7.1%)

Source: CoStar (2026)

Small-bay, multi-tenant product like 2711 Airport Rd remains the metro's tightest and most sought-after segment, backed by limited new supply and durable rent growth across the Tampa MSA.

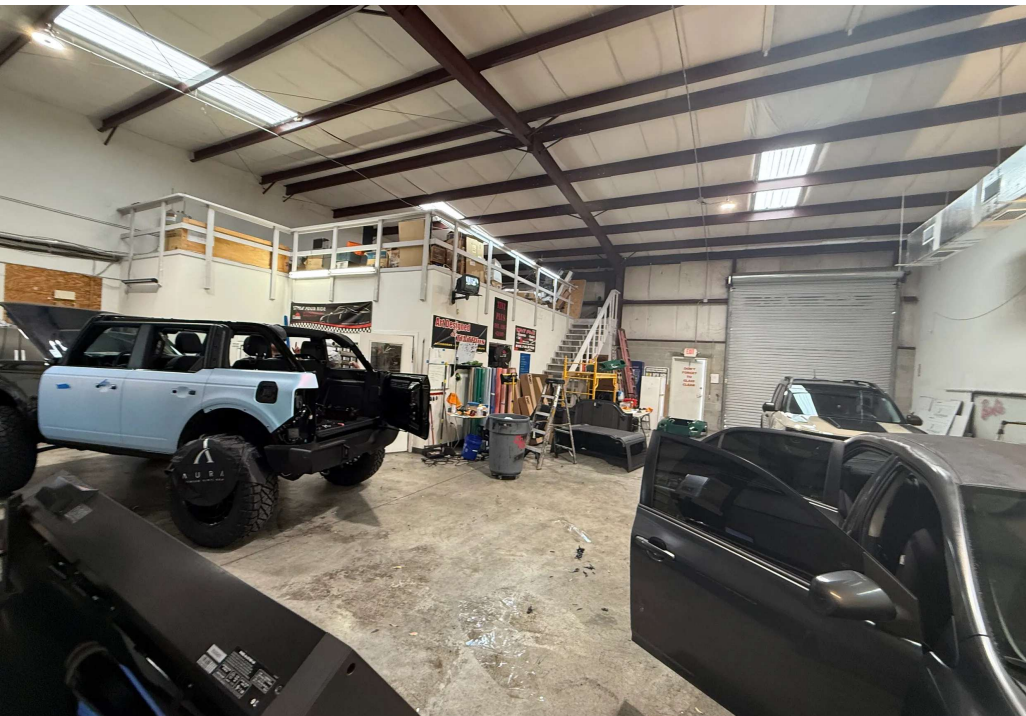




SECTION 4

# Interior Photos

INTERIOR PHOTOS





SECTION 5

# Agent And Company Info

## ADVISOR BIOGRAPHY



### Vinh Dawkins

Senior Advisor

vinh@saundersrealestate.com

Direct: **877-518-5263 x342** | Cell: **863-315-4595**

FL #SL3611309

## Professional Background

Vinh Dawkins is a Senior Advisor at Saunders Real Estate.

Vinh has closed over \$30 million in sales volume since entering brokerage, including more than \$18 million in his first full year (2025). He specializes in industrial and retail properties, working with owners, investors, and users across Central Florida.

He began his career at Saunders Real Estate as a Research Analyst Intern, building a strong foundation in market analysis and valuation that continues to inform his advisory approach.

Vinh holds a Bachelor of Science in Business Administration from Florida Southern College and competed as a collegiate lacrosse athlete at Florida Southern and St. John's University (NY).

He is a CCIM Candidate, a 2026 CCIM Florida Chapter – West Coast District Board Member, and serves on the United Way of Central Florida Young Leaders Society Committee.

Vinh specializes in:

- Industrial
- Retail

## Memberships

- CCIM Candidate
- United Way Young Leaders Society



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