



# 21.6k SF Multi-Tenant Industrial | Tampa MSA

2007 Wood Ct, Plant City, Florida 33563

Vinh Dawkins  
Senior Advisor  
863-315-4595  
vinh@saundersrealestate.com  
FL #SL3611309

## TABLE OF CONTENTS



## Table of Contents

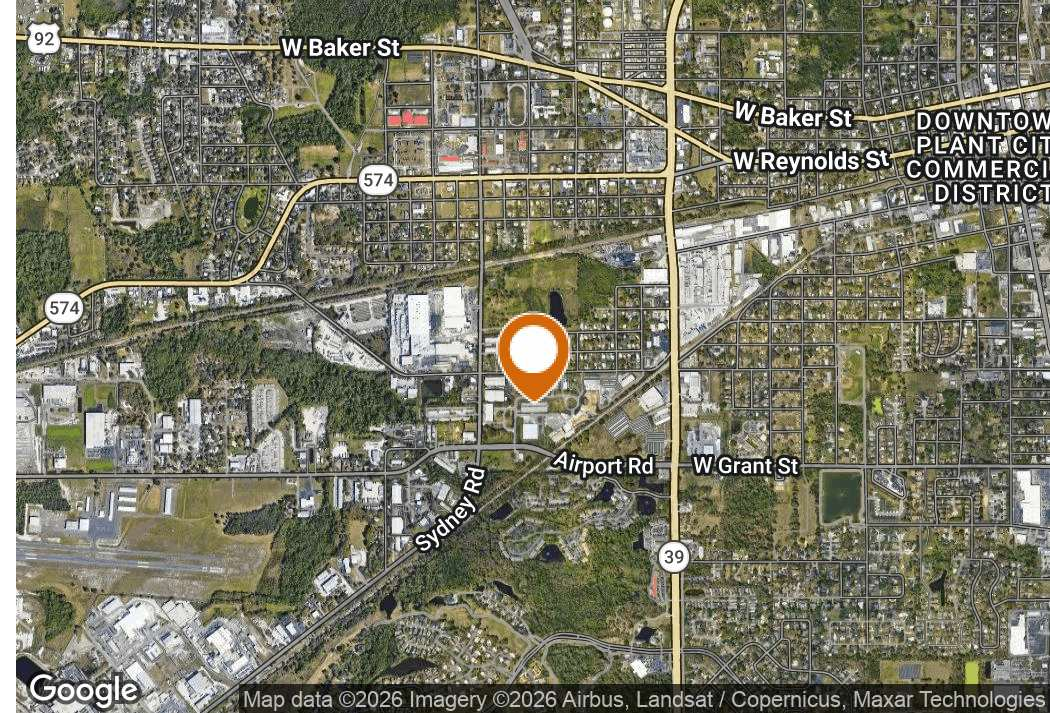
Property Information	3
Property Summary	4
Location Information	5
Regional Map	6
Location Map	7
Pro Forma & Plans	8
Rent Roll	9
Lease Comps	10
Floor Plan	11
Site Plan	12
Demographics, Map, & Photos	13
Benchmark Demographics	14
Retailer Map	15
Tampa Msa	16
Additional Photos	18
Agent And Company Info	19
Advisor Biography	20



SECTION 1

# Property Information

## PROPERTY SUMMARY



## Offering Summary

<b>Sale Price:</b>	<b>\$3,564,000</b>
<b>Building Size:</b>	21,600 SF
<b>WALT:</b>	± 1.27 years
<b>As-Is / Stabilized Cap:</b>	6% / 8.1%
<b>\$/SF:</b>	\$165/SF
<b>Units:</b>	5x
<b>Grade Doors:</b>	5x (12' x 12') 1x (12' x 14')
<b>Clear Height:</b>	20'
<b>Fire Sprinklers:</b>	Yes
<b>Power:</b>	3P 200A
<b>Sewer/Water:</b>	Public
<b>Year Built:</b>	1998/2011
<b>Zoning:</b>	Light Industrial (PD)
<b>PIN:</b>	P-31-28-22-58X-000000-00013.0

## Property Overview

Located 2± miles from Interstate 4, this 21,600 SF multi-tenant industrial building is 100% leased to five tenants. A short 1.27-year WALT drives significant near-term mark-to-market upside, offering an incoming owner stabilized in-place income today with the ability to reset rents tomorrow.

~58% of GLA rolls to market within 24 months — including space available now — with additional upside if the Suite 5 renewal option lapses. With leases currently structured gross or modified gross, a buyer has the opportunity to reset rents to market and convert tenants to NNN at renewal, capturing both rate growth and full pass-through of operating expenses currently absorbed by ownership.

All units feature 3-phase power, fire suppression, and 20' clear heights. Mezzanine and second-story office buildouts vary by suite and are not included in GLA.

## Property Highlights

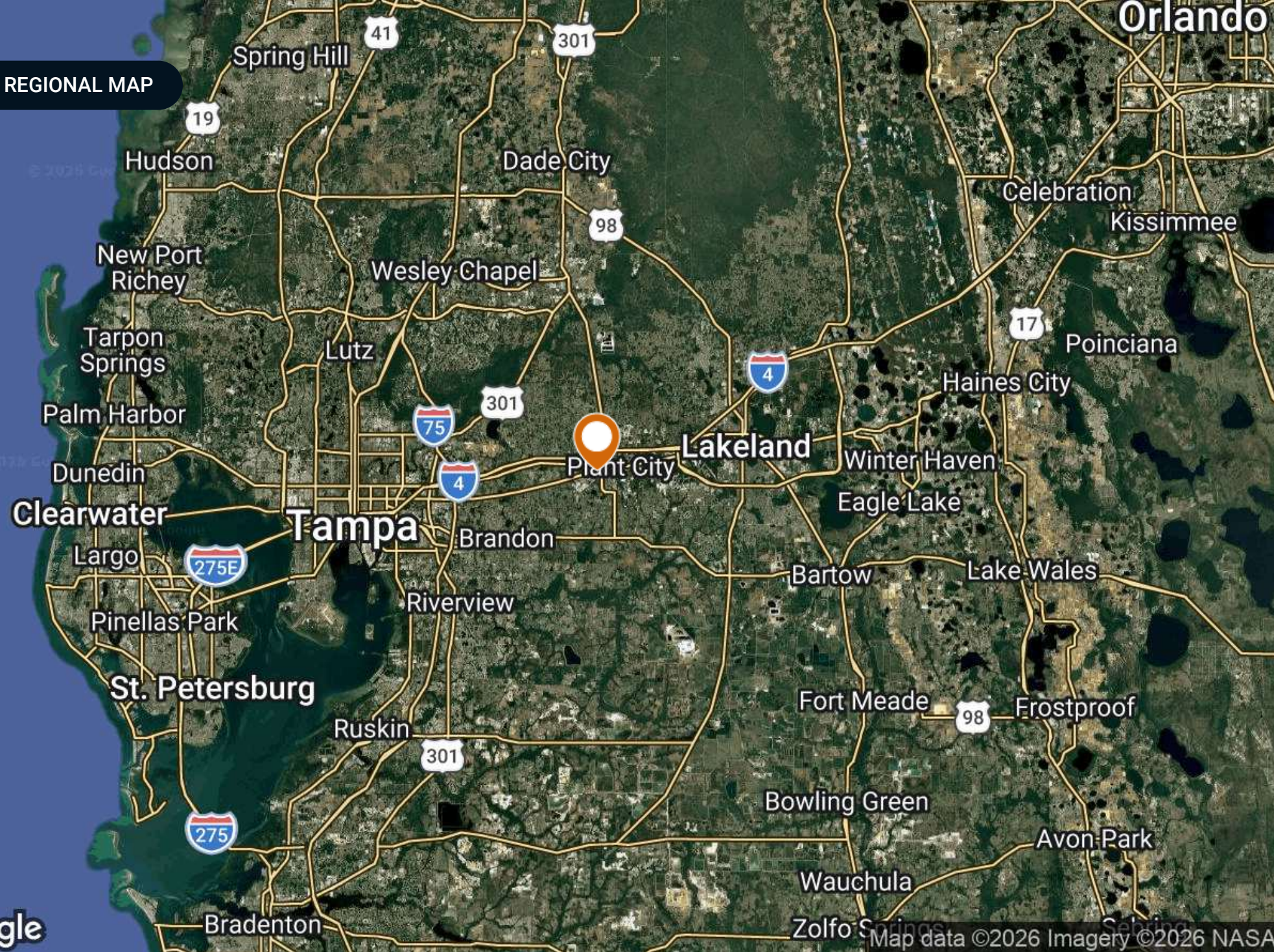
- Light Industrial (PD) Zoning
- 5 units
- 20' Clear Height
- 3 Phase 200 Amps
- Public utilities



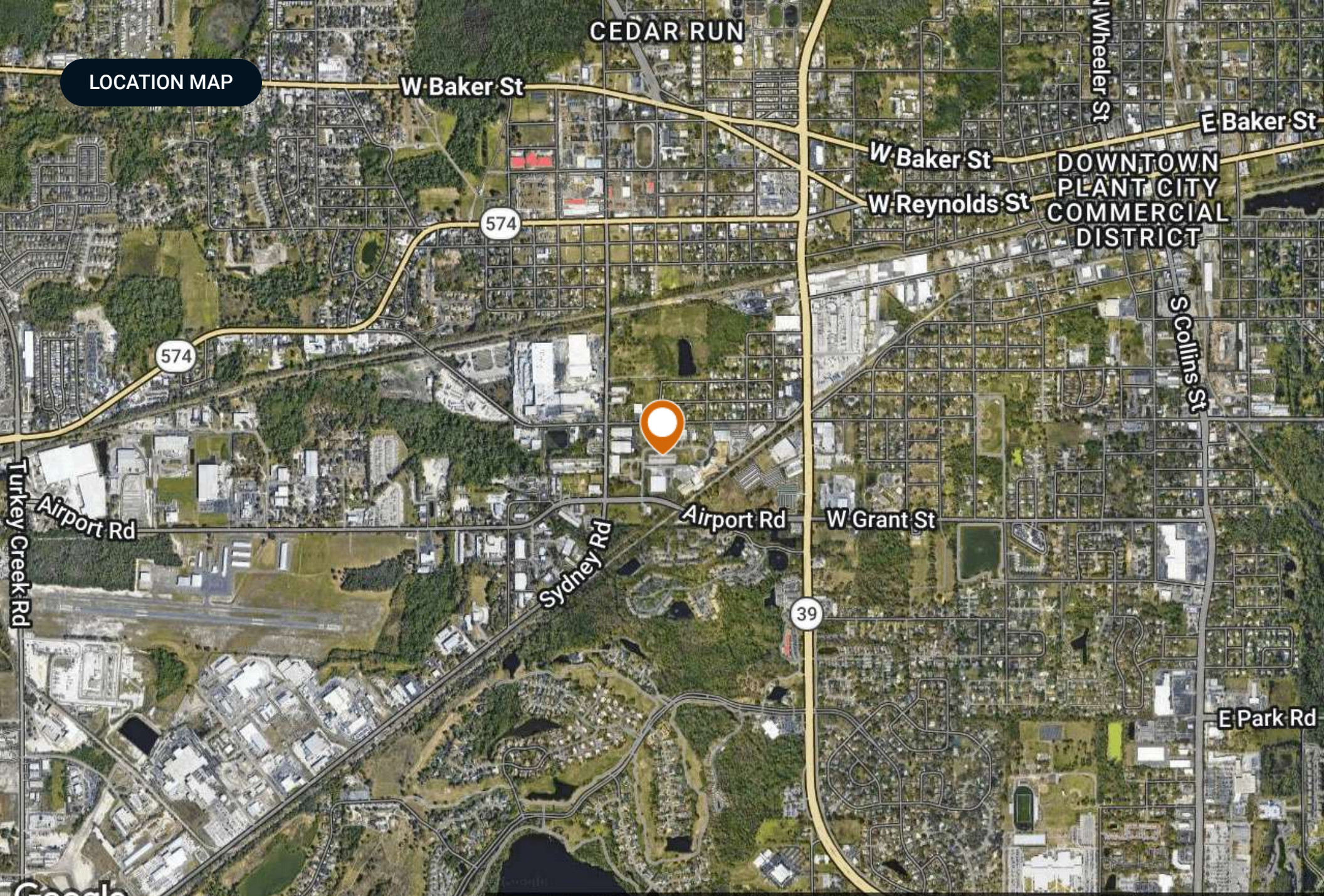
## SECTION 2

# Location Information

REGIONAL MAP



LOCATION MAP



CEDAR RUN

W Baker St

W Wheeler St

E Baker St

DOWNTOWN  
PLANT CITY  
COMMERCIAL  
DISTRICT

W Baker St

W Reynolds St

S Collins St

574

574



Airport Rd

W Grant St

39

Turkey Creek Rd

Airport Rd

Sydney Rd

E Park Rd

Google

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



SECTION 3  
Rent Roll & Plans

# 2007 WOOD CT

Multi-Tenant Industrial | Rent Roll as of July 2026

**21,600 SF**

5 Suites

**100%**

Leased

**\$261,438**

In-Place Base Rent /  
Yr

**\$12.10**

Avg In-Place Base  
\$/SF

**1.27 yrs**

WALT

Suite	Tenant	SF	Type	Start	End	Monthly Base	Annual Base	\$/SF	Lease Notes
Ste 1	Sensenich Propeller	3,600	MG	6/1/26	5/31/29	\$4,500	\$54,000	\$15.00	3-yr term; 3.0%/yr escalations
Ste 2	E3 Solutions	3,600	Gross	1/1/19	12/31/26	\$3,400	\$40,800	\$11.33	Near-term rollover
Ste 3	Hydromax USA	3,600	Gross	5/1/19	4/30/26	\$3,600	\$43,200	\$12.00	Holdover MTM since 5/1/26
Ste 4	Jamco Industrial	5,400	Gross	8/1/19	8/31/27	\$5,800*	\$69,600*	\$12.89	Near-term rollover
Ste 5	Montrose Air Quality Services	5,400	MG	1/1/23	3/31/28	\$4,487	\$53,838	\$9.97	1x 5-yr option; 3.5%/yr escalations
<b>Total / Avg</b>		<b>21,600</b>				<b>\$21,787</b>	<b>\$261,438</b>	<b>\$12.10</b>	

\* Ste 4 (Jamco Industrial) shown at contractual rate of \$5,800/mo effective 9/1/26 (currently \$4,800/mo through 8/31/26); lease expires 8/31/27.

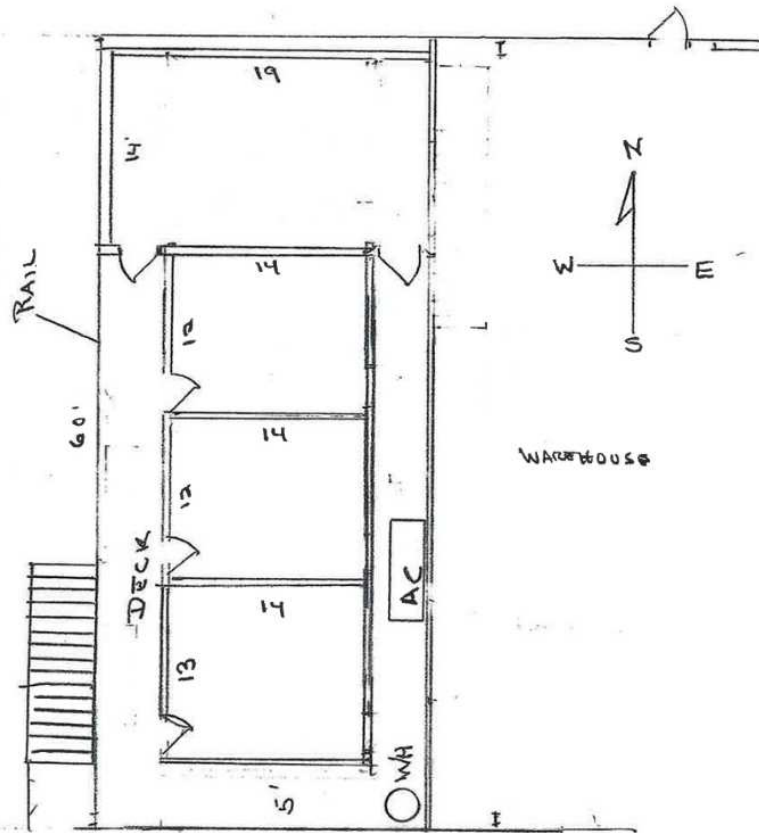
Market base rent estimated at \$14.78/SF NNN (≈ \$319,155/yr). MG = Modified Gross. Totals reflect in-place base rent; in-place total income incl. reimbursements: \$286,599/yr.

**LEASE COMPS**

Lease Comps						
Address	SF Leased	\$/SF Rate	Lease Type	Commencement	Source	
1802 Corporate Center Ln Ste. A, Plant City	3,000	\$15.00	NNN	Dec-25	CoStar	
1802 Corporate Center Ln Ste. D, Plant City	3,000	\$15.00	NNN	Nov-25	CoStar	
1806 Turkey Creek Rd, Plant City	3,664	\$17.19	NNN	Apr-25	CoStar	
2900 James L Redman Pkwy, Plant City	5,000	\$15.00	NNN	Jun-24	CoStar	
4017 Frontage Rd, Plant City	10,000	\$14.50	NNN	Oct-25	CoStar	
4255 N Frontage Rd, Lakeland	10,000	\$13.92	NNN	Feb-25	CoStar	

# FLOOR PLAN

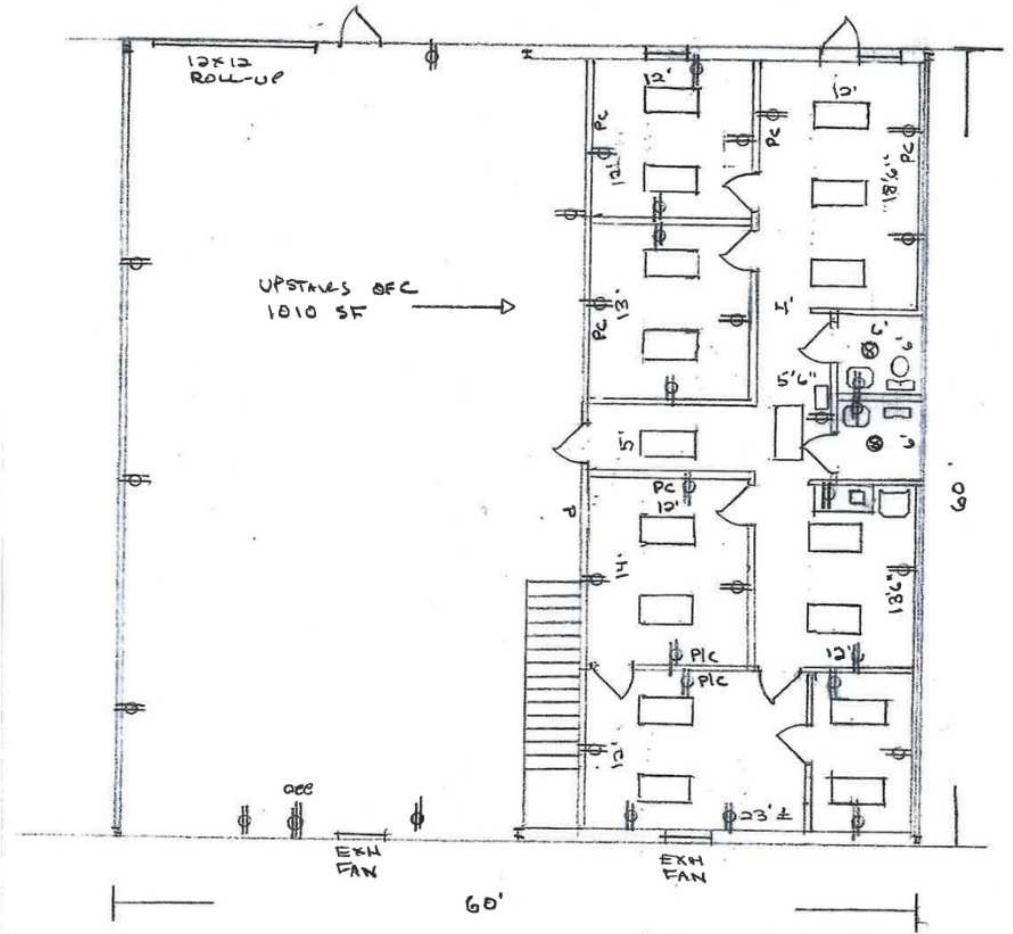
2007-2  
SECOND FLOOR



SECOND FLOOR PLAN B

SCALE = 1" = 10'

2007-2  
FIRST FLOOR

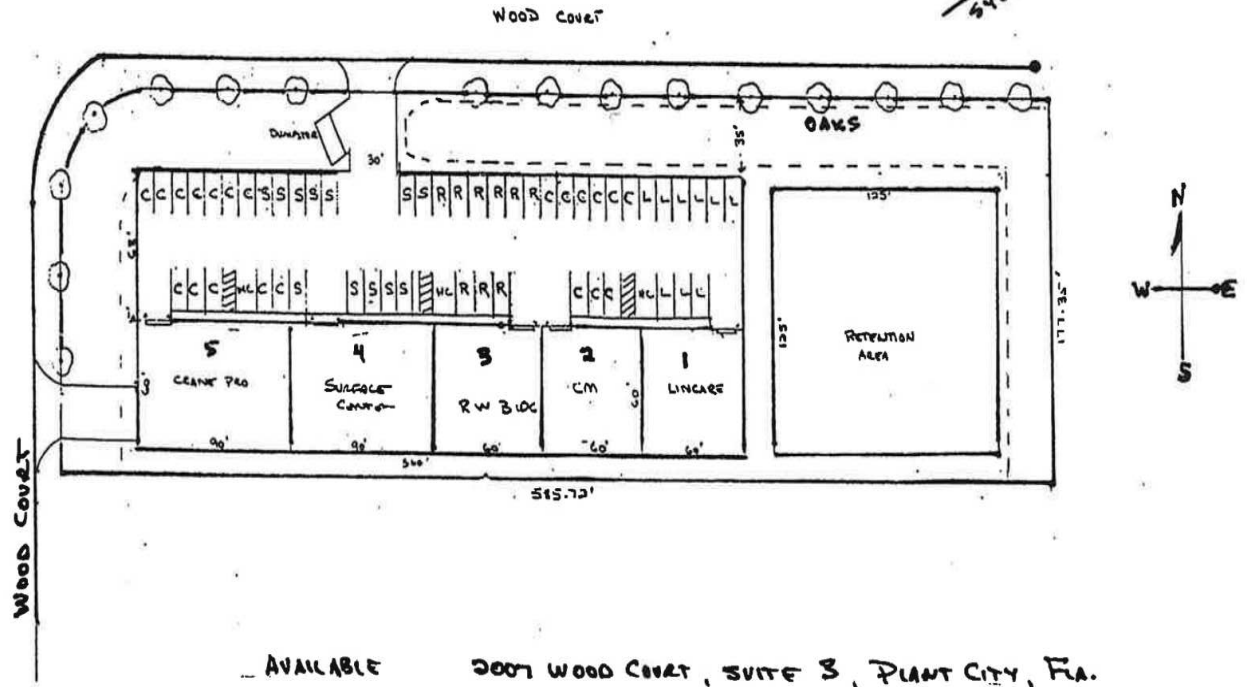
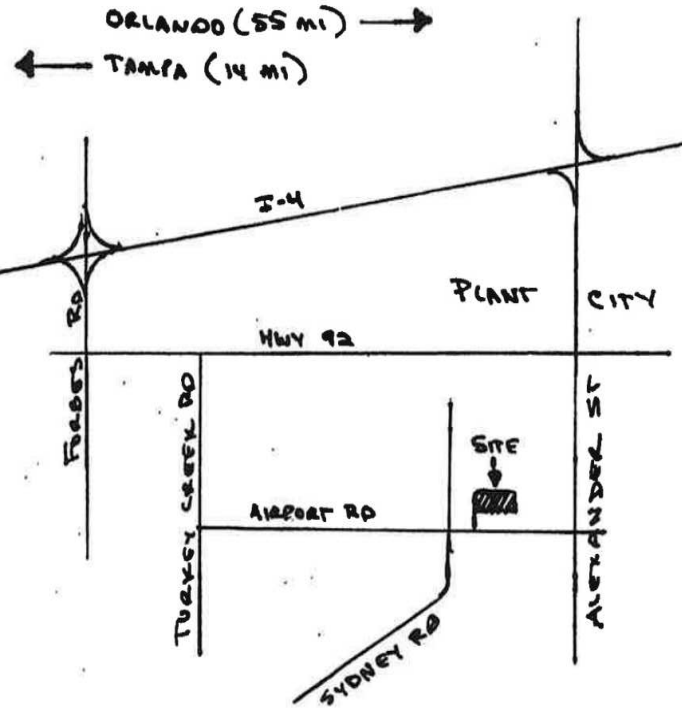


All units feature a similar or comparable layout and configuration.

**SITE PLAN**

**S & J Construction, Inc.**  
 Certified General Contractors

P.O. Box 3147  
 Plant City, Florida 33563-0003  
 Lic. # CGC042179  
 Office (813) 752-2422 / Fax (713) 752-1915



AVAILABLE 2007 WOOD COVEY, SUITE 3, PLANT CITY, FLA.



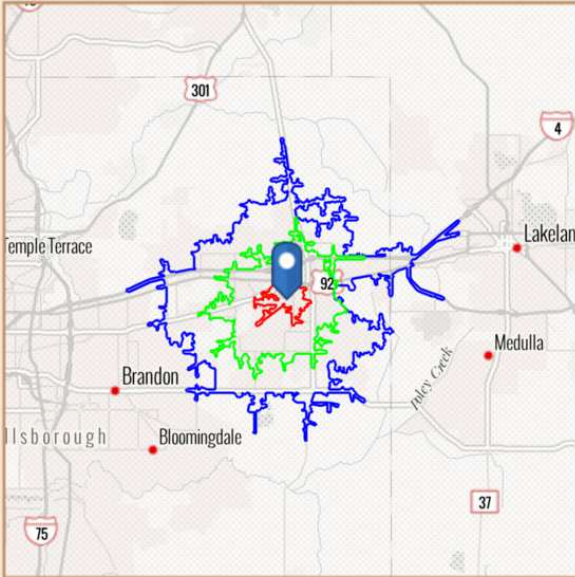
## SECTION 4

# Demographics, Retailer Map, & Photos

# BENCHMARK DEMOGRAPHICS

2007 Wood Ct, 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



## DRIVE TIME

5 mins 10 mins 15 mins

## GEOGRAPHY

Counties Hillsborough County  
 CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area  
 States Florida USA

### AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
0 - 4	6.63%	6.31%	6.06%	5.34%	4.70%	4.69%	5.39%
5 - 9	6.51%	6.38%	6.19%	5.69%	5.08%	5.03%	5.75%
10 - 14	6.88%	7.02%	6.78%	5.99%	5.40%	5.34%	5.98%
15 - 19	7.69%	7.24%	7.04%	6.67%	5.84%	5.84%	6.47%
20 - 34	22.43%	21.03%	20.80%	21.46%	18.51%	18.43%	20.33%
35 - 54	23.93%	24.86%	24.40%	26.30%	25.01%	24.41%	25.20%
55 - 74	18.21%	20.08%	21.28%	21.36%	25.41%	25.55%	22.82%
75+	7.61%	7.10%	7.45%	7.24%	10.06%	10.74%	8.05%

### HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	7.8%	8.3%	8.5%	8.7%	8.2%	8.0%	8.3%
\$15,000-\$24,999	7.3%	7.4%	7.4%	5.5%	5.8%	5.8%	5.9%
\$25,000-\$34,999	7.6%	7.6%	7.5%	6.0%	6.6%	6.7%	6.3%
\$35,000-\$49,999	14.9%	11.1%	11.2%	9.2%	10.4%	10.5%	9.8%
\$50,000-\$74,999	23.5%	18.8%	17.7%	16.5%	16.9%	16.9%	15.6%
\$75,000-\$99,999	7.6%	12.7%	12.6%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	21.6%	19.1%	19.1%	18.4%	18.3%	18.4%	17.8%
\$150,000-\$199,999	6.2%	8.9%	8.9%	8.9%	8.8%	8.7%	9.8%
\$200,000+	3.4%	6.1%	7.2%	14.1%	12.0%	12.1%	14.0%

### KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Population	6,677	42,697	78,133	1,569,833	3,385,153	23,027,836	339,887,819
Daytime Population	10,218	43,131	74,398	1,620,635	3,364,494	22,846,618	338,218,372
Employees	3,262	20,939	37,512	794,459	1,636,712	10,832,721	167,630,539
Households	2,294	14,918	27,036	605,715	1,406,545	9,263,074	132,422,916
Average HH Size	2.84	2.81	2.82	2.54	2.36	2.43	2.50
Median Age	34.9	36.4	37.3	38.5	43.2	43.6	39.6

### HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	320,270	356,849	364,563	427,559	404,577	416,969	370,578
Owner Occupied %	49.3%	65.1%	71.0%	61.3%	67.0%	67.2%	64.2%
Renter Occupied %	50.7%	34.9%	29.0%	38.8%	33.0%	32.8%	35.8%
Total Housing Units	2,399	15,873	29,153	648,302	1,564,169	10,635,372	146,800,552

### INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$62,269	\$69,972	\$71,363	\$81,652	\$78,083	\$78,205	\$81,624
Per Capita Income	\$28,946	\$31,865	\$32,264	\$44,836	\$45,617	\$44,891	\$45,360
Median Net Worth	\$90,553	\$159,068	\$194,737	\$201,691	\$245,761	\$253,219	\$228,144

# RETAILER MAP



# 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.



# 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.



ADDITIONAL 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

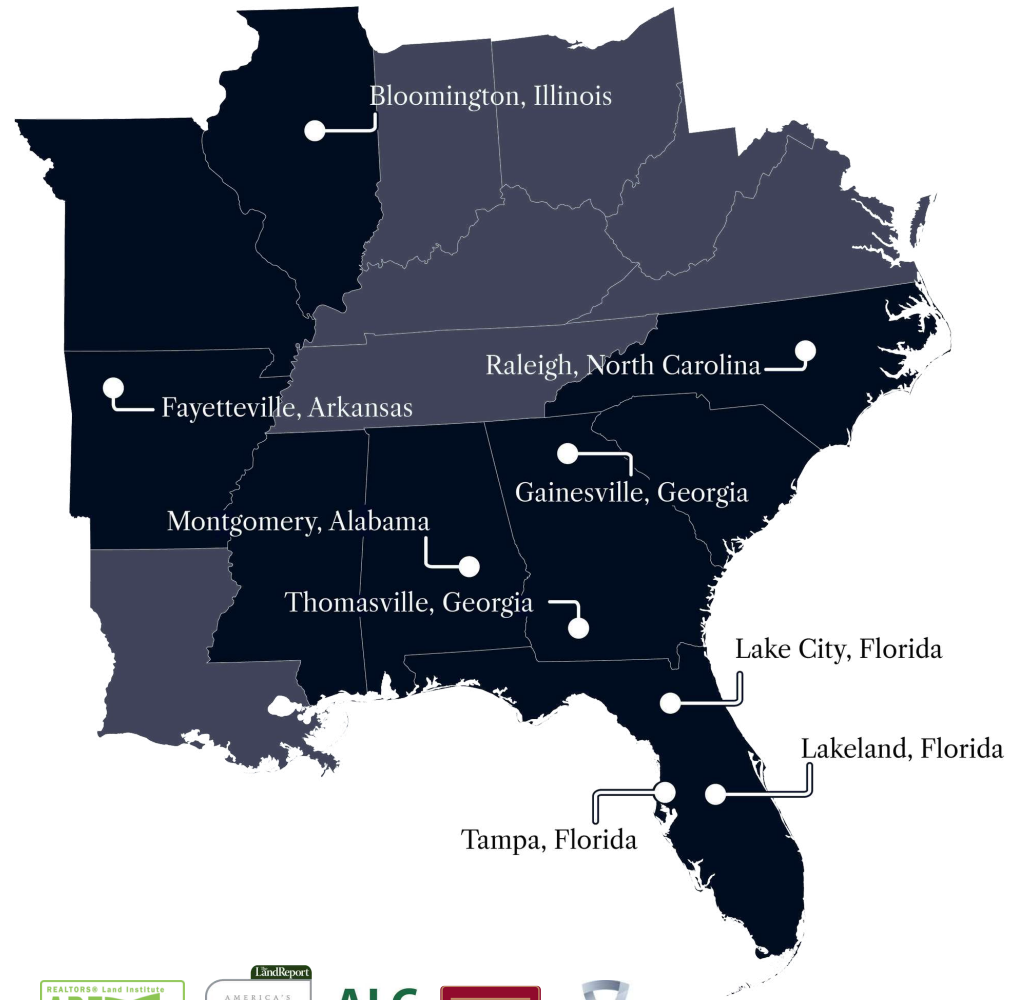
## Memberships

- CCIM Candidate
- United Way Young Leaders Society
- FL CCIM Chapter West Coast District Board Member

1511 N. Westshore Blvd Suite 220  
Tampa, FL 33607



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • [info@saundersrealestate.com](mailto:info@saundersrealestate.com)

