

2515 N 71st St

Tampa, FL 33619

Value-Add Multi-Tenant
Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

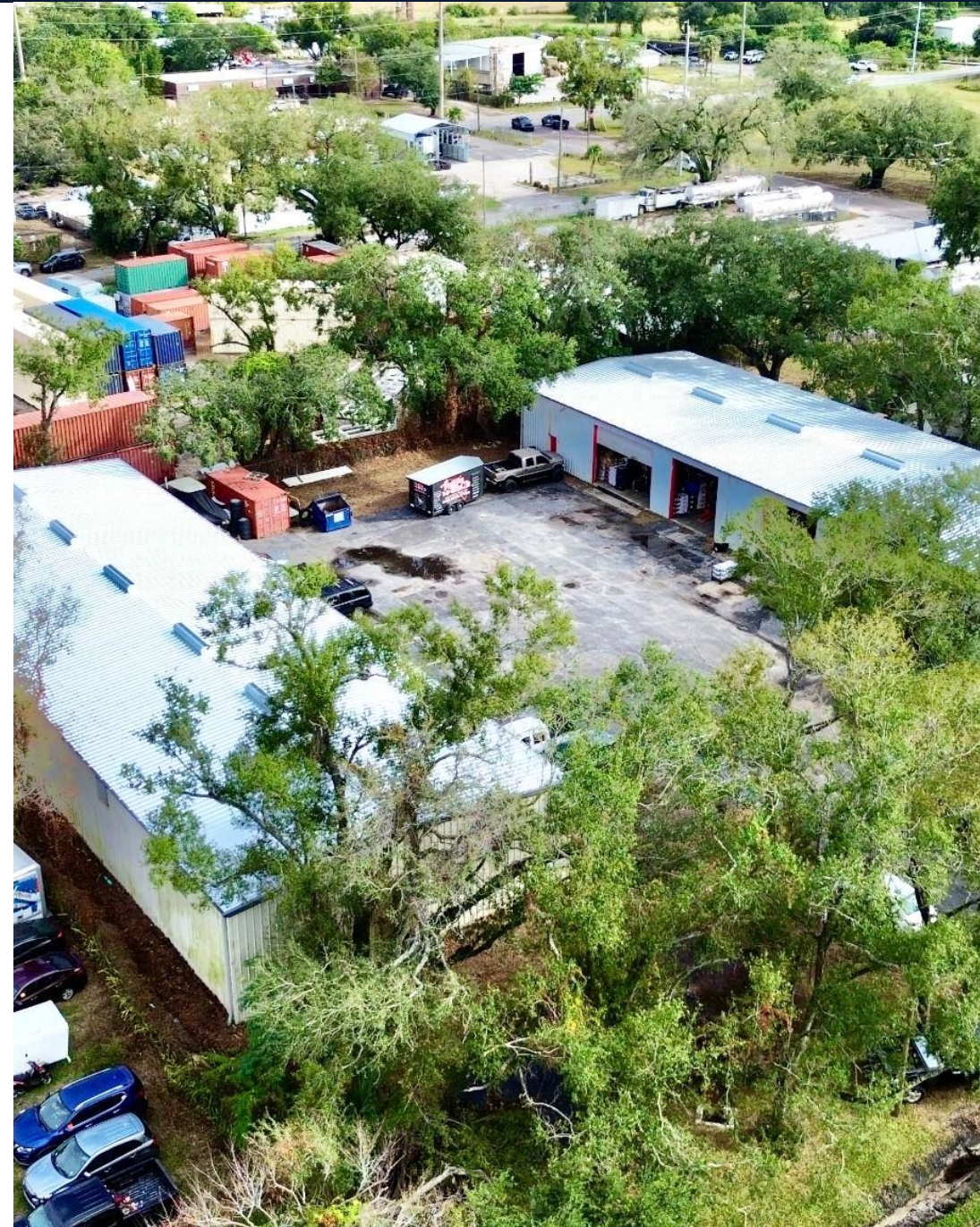
Value-Add Industrial
2515 N 71st St, Tampa, FL 33619



INVESTMENT HIGHLIGHTS

Property Highlights

- **Scarce Small-Bay Industrial Offering** - At the time of listing, this property represents one of the few value-add warehouse opportunities under 15,000 SF in Tampa's highly constrained 33619 ZIP code. With minimal new industrial development underway below 100,000 SF, the ability to replace an asset of this size, functionality, and location is increasingly challenging.
- **Owner-User or Investment Flexibility** - The property is currently leased to a month-to-month tenant at a below-market rental rate. This structure provides investors with immediate mark-to-market upside while maintaining flexibility for an owner-occupant seeking near-term possession.
- **Recent Capital Improvements (BRAND NEW ROOF)** - Ownership completed a full roof replacement within the last 60 days, including new insulation and gutters. This recent improvement materially reduces near-term capital expenditure requirements and enhances long-term durability.
- **Priced Below Replacement Cost** - Offered at \$146.67 per square foot, the property is priced well below current replacement costs and below several comparable industrial sales in Tampa over the past 12 months, positioning the asset as an attractive low-basis acquisition.
- **Efficient, Flexible Site Configuration** - The site features warehouse buildings positioned along the north and south boundaries, maximizing land utilization and minimizing wasted space. Each building includes its own office area and restroom, supporting potential multi-tenant functionality and operational flexibility.





Warehouse
±6,500 SF

Office
±1,000 SF

Warehouse
±6,500 SF

Office
±1,000 SF

N 71st St



Subject Property



618

± 72,000 VPD



Causeway Blvd ± 18,900 VPD

301 ± 53,000 VPD

E Adamo Dr ± 28,600 VPD

23 ± 89,500 VPD

2515 N 71st St
Tampa, FL 33619

±15,000 SF
GLA

1986
Year Built

55.24%
Mark-To-Market Upside

Brand New
Roof Age

\$146.67
Price Per SF



FINANCIAL OVERVIEW

Value-Add Industrial
2515 N 71st St, Tampa, FL 33619



FINANCIAL SUMMARY

\$2,200,000
List Price

4.27%
In-Place Cap Rate

\$146.67
Price Per SF

±1.01 AC
Lot Size

Building Details

Address	2515 N 71st St, Tampa, FL 33619
Rentable SF	±15,000
Buildings	2
Acreage	±1.01
APN (Parcel #)	A1429194CA000000000100
Lot Sq. Ft.	±44,000 SF
Renovations	(BRAND NEW) Whole Roof Reconstruction
Year Built	1986
Coverage Ratio	34.09%
Bathrooms	2 (1 in each building)
Drive-In Doors	7
Construction	Metal
Zoning	Heavy Industrial (IH)

Expenses

Estimated Taxes (Updated)	\$38,000.00
Insurance	N/A
Utilities	N/A
CAM	N/A
Total Expenses	\$38,000.00
Net Operating Income (NOI)	\$94,000.00



FINANCIAL SUMMARY

Financial Overview - In-Place (Month To Month Lease)

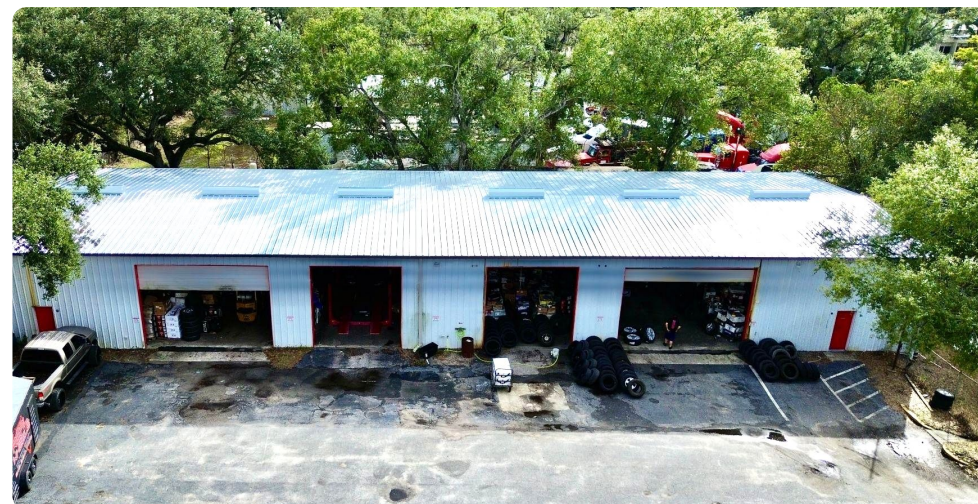
In Place Income	
Gross Rent	\$132,000.00
Additional Income	\$0.00
Effective Gross Income (EGI)	\$132,000.00

Pro Forma Summary

Pro Forma Rent/SF (Conservative)	\$14
Pro Forma Monthly Rent	\$17,500
Pro Forma Annual Rent	\$210,000
Pro Forma Cap Rate	9.55%
Mark-To-Market Upside	55.24%
Pro Forma NOI	\$210,000

Financial Summary (In Place Month-Month)

Price	\$2,200,000
Total SF	15,000
Cap Rate	4.27%
Base Rent/SF	\$8.80
Monthly Rent	\$11,000
Annual Rent	\$132,000
Expenses	\$38,000
NOI	\$94,000
Price/SF	\$146.67
Price/SF of Land	\$50
Price/AC	\$2,178,218

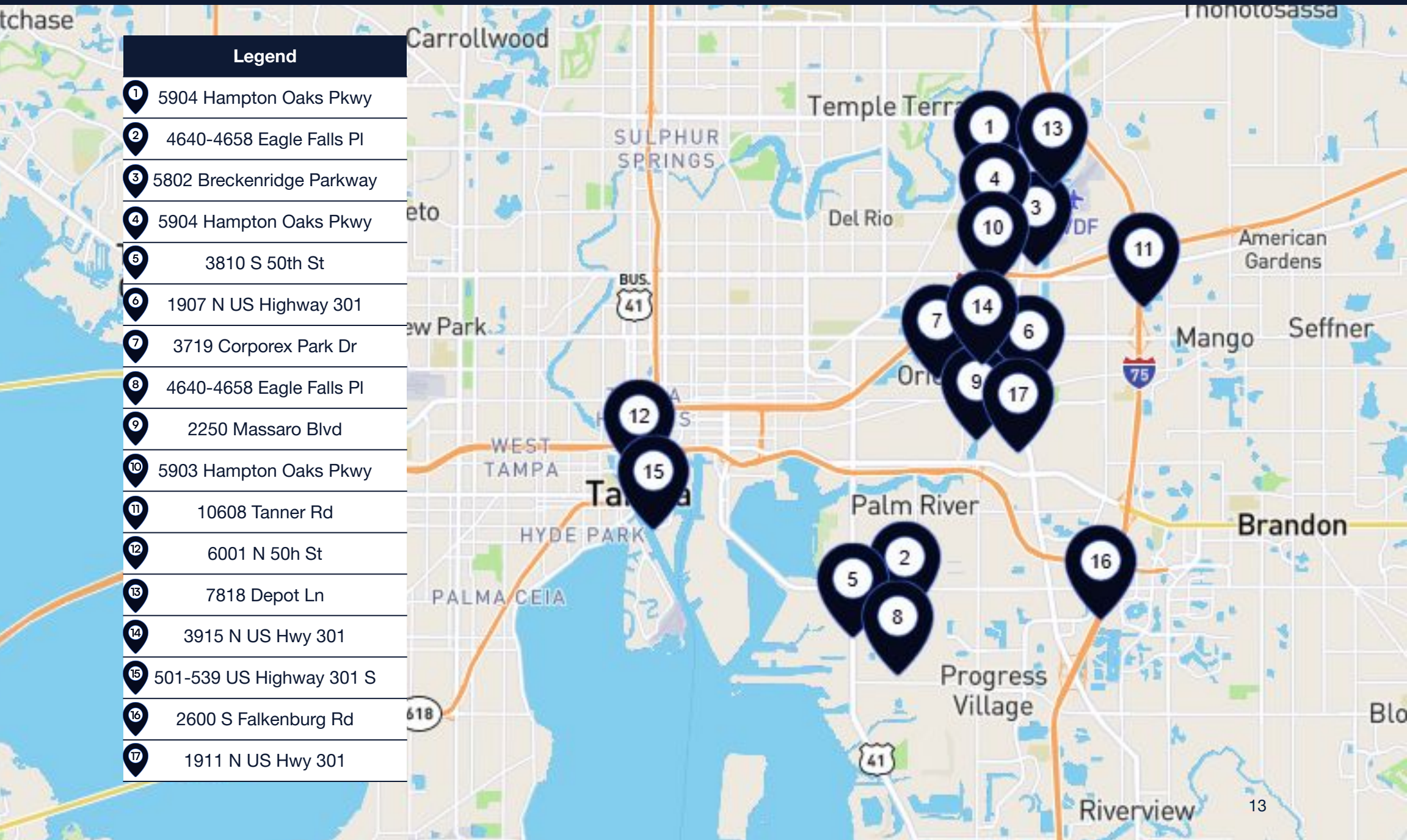


LEASE COMPARABLES

	Address	City	SF Leased	Rent/SF/Yr	Type of Lease	Lease Term	Expiration date
1	5904 Hampton Oaks Pkwy	Tampa	14,980	\$19.40	NNN	3 Years	2028
2	4640-4658 Eagle Falls Pl	Tampa	7,000	\$19.07	NNN	5 Years	2028
3	5802 Breckenridge Parkway	Tampa	5,350	\$18.75	NNN	3 Years	2026
4	5904 Hampton Oaks Pkwy	Tampa	22,691	\$17.50	MG	10 Years	2035
5	3810 S 50th St	Tampa	7,440	\$16.13	NNN	3 Years	2027
6	1907 N US Highway 301	Tampa	12,797	\$16.00	NNN	5 Years	2029
7	3719 Corporex Park Dr	Tampa	6,400	\$17.25	NNN	1 Year	2026
8	4640-4658 Eagle Falls Pl	Tampa	8,000	\$17.00	NNN	5 Years	2028
9	2250 Massaro Blvd	Tampa	7,857	\$16.00	NNN	5 Years	2029
10	5903 Hampton Oaks Pkwy	Tampa	7,200	\$16.79	NNN	5 Years	2029
11	10608 Tanner Rd	Tampa	9,480	\$18.95	NNN	4 Years	2029
12	6001 N 50h St	Tampa	19,258	\$18.26	NNN	5 Years	2030
13	7818 Depot Ln	Tampa	15,226	\$16.50	NNN	7 Years	2030
14	3915 N US Hwy 301	Tampa	18,475	\$15.34	NNN	5 Years	2030
15	501-539 US Highway 301 S	Tampa	12,380	\$16.39	NNN	7 Years	2031
16	2600 S Falkenburg Rd	Riverview	12,411	\$15.50	NNN	N/A	N/A
17	1911 N US Hwy 301	Tampa	10,129	\$16.07	NNN	5 Years	2029

LEASE COMPARABLES MAP

Legend	
1	5904 Hampton Oaks Pkwy
2	4640-4658 Eagle Falls Pl
3	5802 Breckenridge Parkway
4	5904 Hampton Oaks Pkwy
5	3810 S 50th St
6	1907 N US Highway 301
7	3719 Corporex Park Dr
8	4640-4658 Eagle Falls Pl
9	2250 Massaro Blvd
10	5903 Hampton Oaks Pkwy
11	10608 Tanner Rd
12	6001 N 50th St
13	7818 Depot Ln
14	3915 N US Hwy 301
15	501-539 US Highway 301 S
16	2600 S Falkenburg Rd
17	1911 N US Hwy 301



MARKET OVERVIEW

Value-Add Industrial
2515 N 71st St, Tampa, FL 33619



TAMPA, FL

Market Demographics



813,067
Total Population

\$121,937
Median HH Income

336,677
of Households

50.2 %
Homeownership Rate

200,727
Employed Population

39.9 %
% Bachelor's Degree

35.6
Median Age

\$375,300
Median Property Value

Local Market Overview

Tampa is anchored by a diversified economic base, centered on healthcare (notably Tampa General Hospital and Moffitt Cancer Center), financial services, logistics, and growing tech and innovation sectors. The city's status as a tourism gateway—highlighted by attractions such as Busch Gardens, the Florida Aquarium, and a vibrant cruise-ship port—drives substantial visitor traffic and supports hospitality, retail, and entertainment sectors. Tampa also benefits from a robust convention and event calendar that includes major sports and cultural gatherings.

Transportation infrastructure enhances Tampa's appeal: major corridors (I-275, I-4, and Veterans Expressway) facilitate intra- and inter-regional connectivity, while Tampa International Airport provides direct access to domestic and international markets. The region's port facilitates significant cargo and cruise operations. In education, Tampa hosts prominent institutions—University of South Florida, University of Tampa, Hillsborough Community College—which supply a steady pipeline of talent and promote research and institutional collaboration. Together, these amenities and linkages underpin Tampa's economic resilience and institutional relevance, appealing to both businesses and residents.

Population	3-Mile	5-Mile	10-Mile
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Current Year Estimate	45,661	207,747	841,584
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Households	3-Mile	5-Mile	10-Mile
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Current Year Estimate	15,522	84,168	341,836
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Income	3-Mile	5-Mile	10-Mile
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Average Household Income	\$73,948	\$88,429	\$111,784
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TAMPA, FL

Tampa's industrial market continues to show steady demand driven by population growth, strong in-migration, and the region's expanding role in statewide distribution. The metro area has surpassed 3.4 million residents, which supports a large labor pool and ongoing consumer-driven logistics activity. Industrial users are drawn to Tampa's access to major highways, including I-4, I-75, and the Selmon Expressway, which position the market as a key connection point between Central Florida, Southwest Florida, and the rest of the Southeast.

Port Tampa Bay plays a major role in supporting the area's industrial sector, with container volume and cargo activity rising as companies look for alternatives to congested East Coast ports. The port's ongoing improvements and its proximity to surrounding industrial submarkets help support users in manufacturing, distribution, and bulk logistics. Developers continue to deliver modern warehouse space near key transportation corridors, and while new supply has increased availability, it also gives tenants more options for advanced layouts and higher-clear-height facilities.

Logistics Advantage
Access to key freight corridors across Florida.

Business Efficiency
Lower operating costs support industrial users.

Airport Access
Tampa International provides reliable cargo connections.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2515 N 71st St, Tampa, FL, 33619** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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