

TAMPA'S LARGEST INDUSTRIAL SPACE AVAILABLE



CLICK OR SCAN
TO WATCH
PROPERTY VIDEO

229,605 SF

AVAILABLE NOW FOR LEASE

SABAL PARK

3102 Queen Palm Drive
Tampa, FL 33619

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BUILDING FEATURES

TOTAL BUILDING SIZE: 229,605 SF

OFFICE:

5,453 SF Office
5,124 SF Warehouse Office w/
1,396 SF Mezzanine Space

LOADING:

33 Dock-High Doors w/ Dock Levelers
(1 w/ Pit Leveler)
1 (19.6' x 8.5') Oversized Dock-High Door

CLEAR HEIGHT: 25'-30'

TRAILER PARKING: 36 Off-Dock Spaces

CAR PARKING: 54 Unreserved Spaces

POWER: 3-Phase 280V 3,000 Amps

RAIL:

Existing Rail Infrastructure
Reactivation Potential | 9 Rail Doors

GENERATOR: Onsite Diesel Generator

HVAC: Office Units Replaced in 2022

SPRINKLER:

ESFR in the warehouse
Wet pipe in the offices

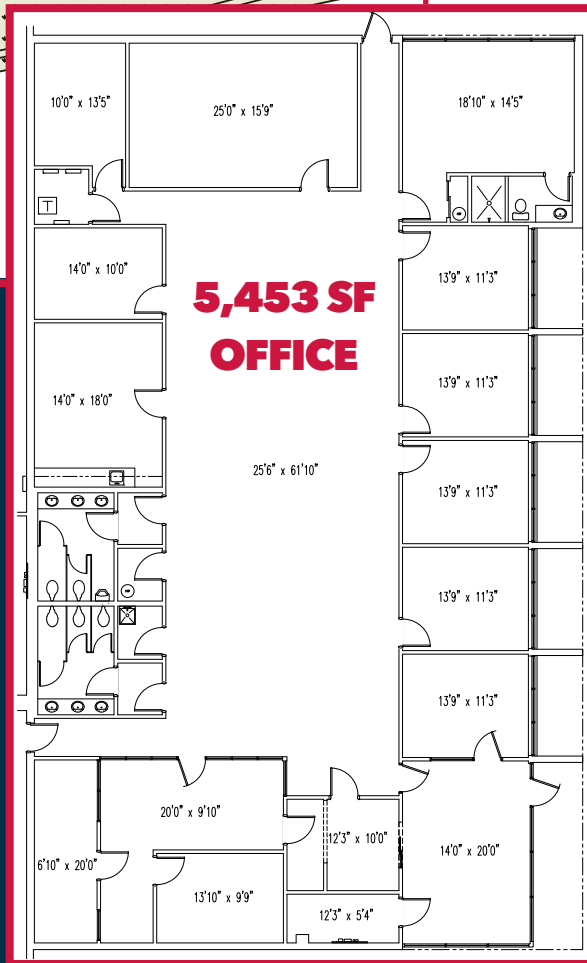
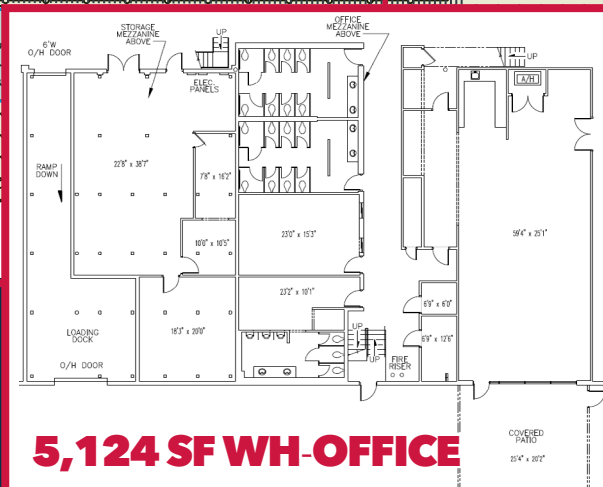
SECURITY:

Perimeter Fence
Onsite Guard Shack

LIGHTING: Motion LED in Warehouse

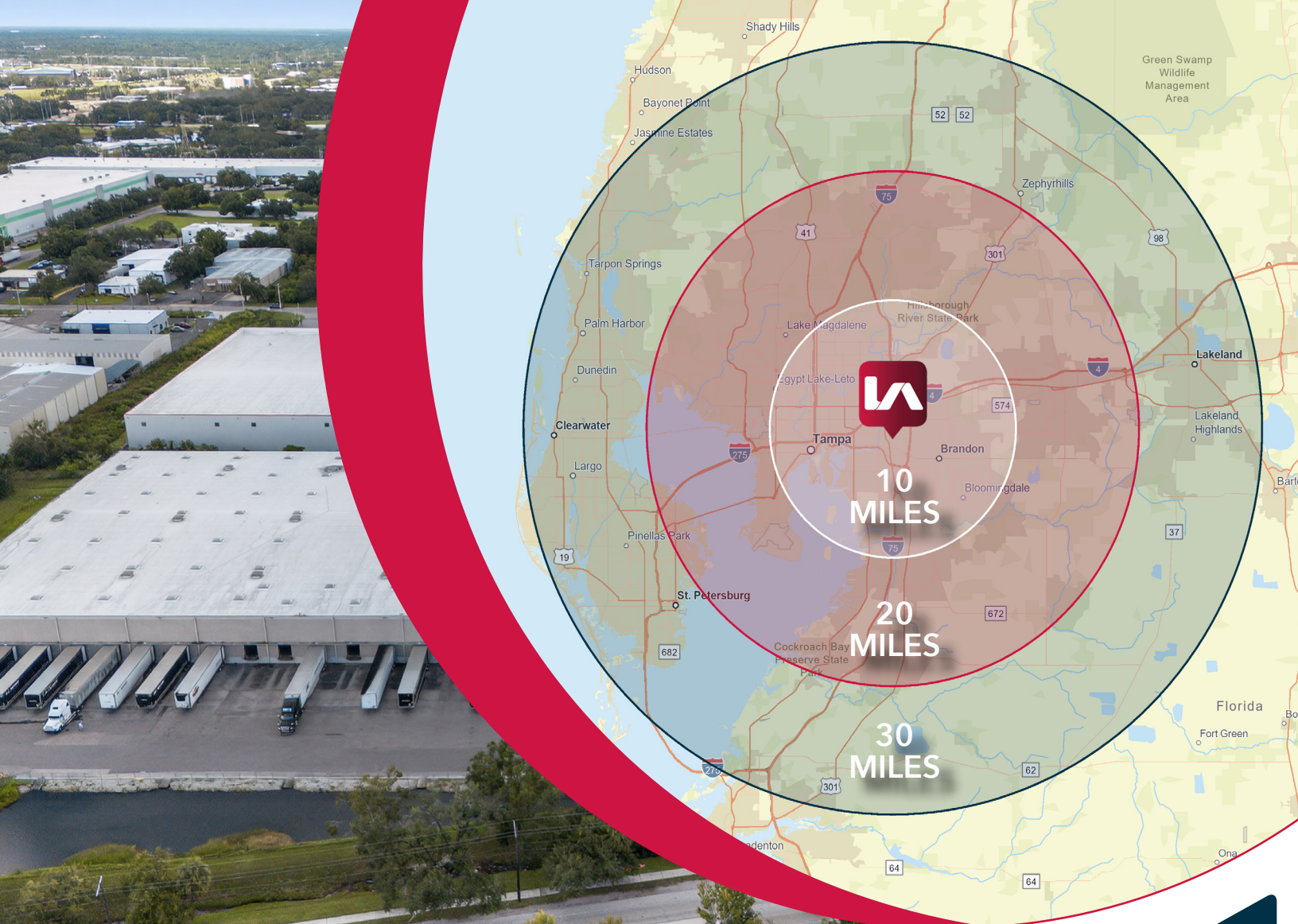
WAREHOUSE SKYLIGHTS:
Replacement in 2026

BUILDING SITE PLAN



OFFICE PLAN HIGHLIGHTS

- Multiple 14' x 11' offices fronting Queen Palm Drive
- Mezzanine space
- Executive office ±14' x 19'
- Reception area ±14' x 20', adjacent waiting area
- Conference room ±16' x 24', capacity for large meetings
- Break area and kitchen space (18' x 14')
- Dedicated men's and women's restrooms
- Storage rooms for files and equipment



DEMOGRAPHICS

MILES	10	20	30
POPULATION	765,094	1,812,125	3,393,756
MEDIAN HH INCOME	\$70,384	\$84,264	\$79,653
LABOR FORCE	388,030	728,707	1,349,708
BLUE COLLAR LABOR FORCE	19.4%	17.8%	18.1%

MARKET INDICATORS

POPULATION GROWTH

- 2025 projected population: 33,454
- 24.01% increase since 2020

LABOR FORCE

- 66.8% of population = workforce age
- 19.85% of workforce = blue-collar roles

ECONOMIC OUTLOOK

- Future job growth: 42.6% (U.S. avg. 33.5%)



LOCATION HIGHLIGHTS

- Prime Sabal Park campus (1,000 + acres)
- Quick access to I-75, I-4 & Selmon Expwy
- High visibility on Queen Palm Dr.
- Near restaurants, hotels & retail

US HWY 301	0.6 Miles
I-75	1.7 Miles
I-4	2.2 Miles
SR-60	2.2 Miles
Selmon Expwy	3.1 Miles
US HWY 41	3.1 Miles

CSX Intermodal	3.4 Miles
Port Tampa Bay	6.1 Miles
I-275	6.3 Miles
Tampa Int'l Airport	12.6 Miles
Lakeland	24.3 Miles
St. Petersburg	27.7 Miles

LEASED BY:



OWNED BY:



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