



Outdoor Storage Land

W Dr Martin Luther King Jr Blvd

FOR SALE – 36,316 SF Free Standing Warehouse

1301 W Dr Martin Luther King Jr Blvd, Plant City, FL 33563

Single Tenant NNN Investment | Clear Span Warehouse | Signage & Frontage in the Heart of Plant City

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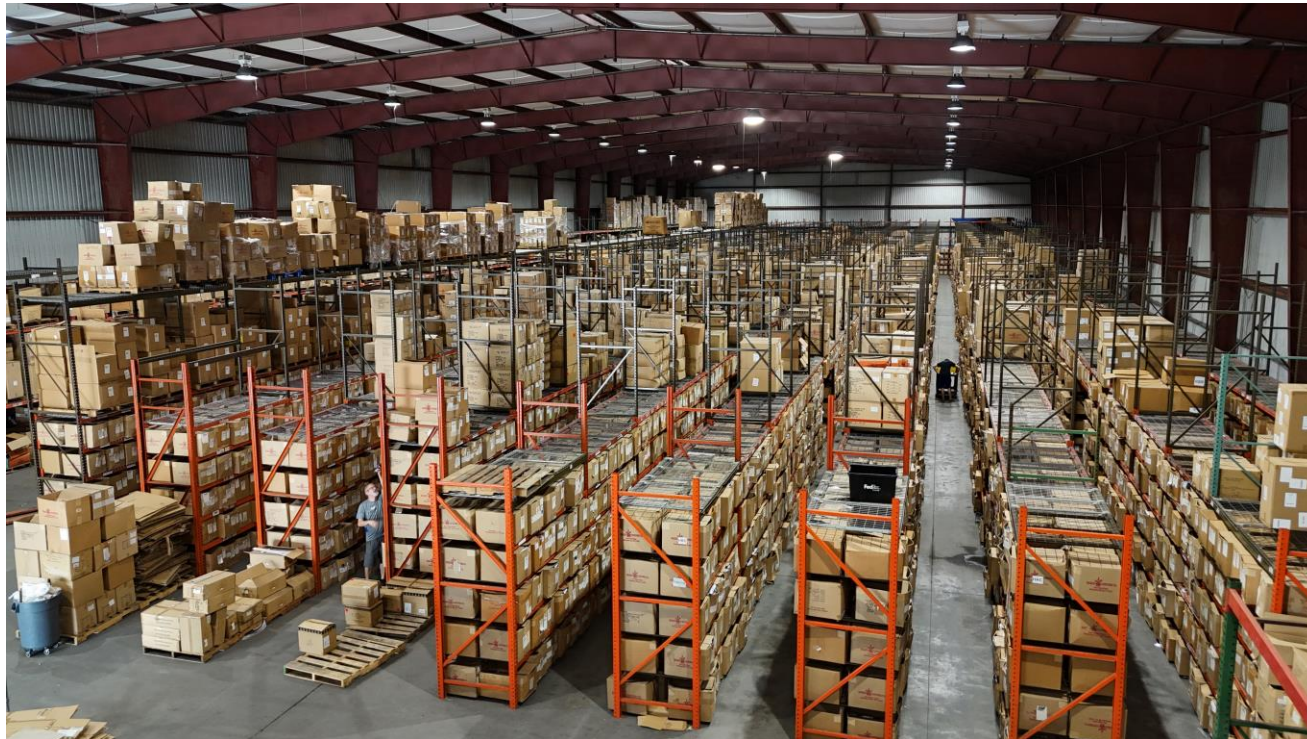
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REAL ESTATE INVESTMENTS AND LEASING

Property Overview

Google Maps Link:	Click Link Here!
Address:	1301 W Dr Martin Luther King Jr Blvd, Plant City, FL 33563
Size Available:	36,316 SF Total - Approx. 1,500 SF Office Space
Zoning:	"M-1" – Light Manufacturing
Sales Pricing:	Call for details
Outdoor Storage:	0.20 acres of laydown yard
Clear Height:	26 ft – 32ft
Power:	600 amps 480 volts 3 phase
County / Submarket:	Hillsborough / Plant City
Layout:	Clear Span + Front Load
Construction:	Butler style
Loading:	three (3) 16'x14' automatic grade level doors, one (1) 8'x14' grade level rollup door, one (1) covered dock high platform w/ two (2) loading positions + one (1) forklift ramp
Lease Type:	NNN
Net Operating Income 2024:	\$311,591.28



Additional Photos



Financial Summary & Tenant Breakdown

Rent Schedule:

Term	Lease Rate PSF NNN	Escalations %	Monthly Rent \$	Annual Rent \$
June 1, 2023 – June 30, 2023	NA	NA	NA	NA
July 1, 2023 – June 30, 2024	\$8.25	4%	\$24,967.25	\$299,607.00
July 1, 2024 – June 30, 2025	\$8.58	4%	\$25,965.94	\$311,591.28
July 1, 2025 – June 30, 2026	\$8.92	4%	\$27,004.58	\$324,054.96
July 1, 2026 – June 30, 2027	\$9.28	4%	\$28,084.76	\$337,017.12
July 1, 2027 – June 30, 2028	\$9.65	4%	\$29,208.15	\$350,497.80

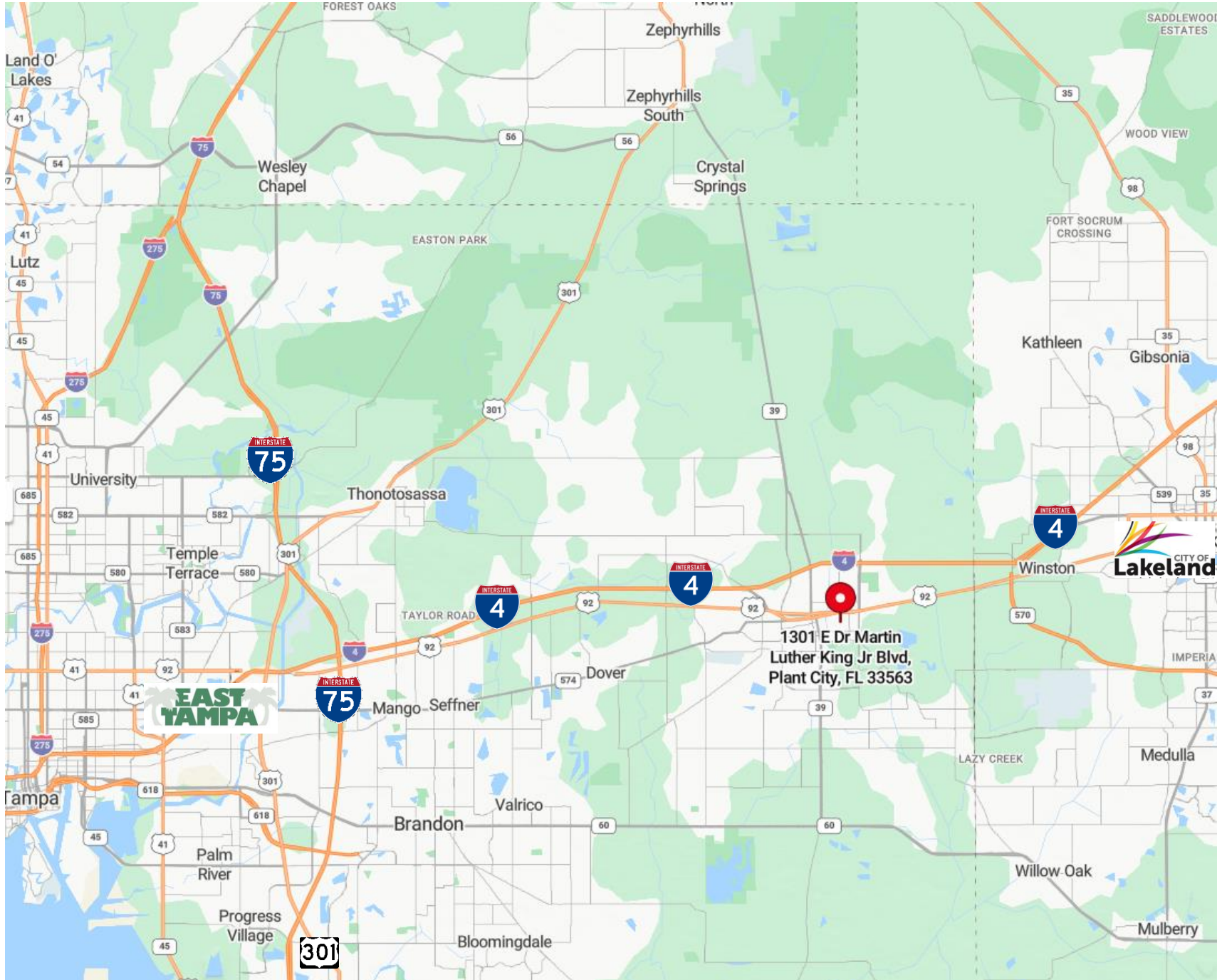
Tenant: One Net Enterprises LLC dba 7th
Avenue Stores

Website:

<http://www.7thavenuecostumes.com/>



Heart of Plant City | Quick Access to I-4 | Centrally located between Tampa & Lakeland





Contact for pricing and more info:

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