



# South Shore Corporate Park

3240 Clover Ridge Ave, Ruskin, FL 33570

- 1st Generation Warehouse Space for Lease in East Tampa
- Building A | Full Building Available (Up to ±132,000 SF Available - Divisible to ±33,000 SF)
- Building B | Only ±80,000 SF Available
- Move-In Ready Space | ±2,000 SF Spec Office in Each Building (+ Pit Levelers & Lighting Packages)
- Exceptional Location With a Full Interchange on I-75 Within 1.25 Miles



# South Shore Corporate Park

Only 1.25 miles to a full interchange point on I-75, the Park provides dedicated turn lanes onto a 4-lane divided access road (30th Street SE) and has immediate connectivity to a signalized intersection on College Avenue (County Road 674). Servicing Hillsborough, Manatee County/Sarasota, and Pinellas Counties via I-75, as well as Orlando via I-4, accessibility is South Shore Corporate Park's most compelling attribute.

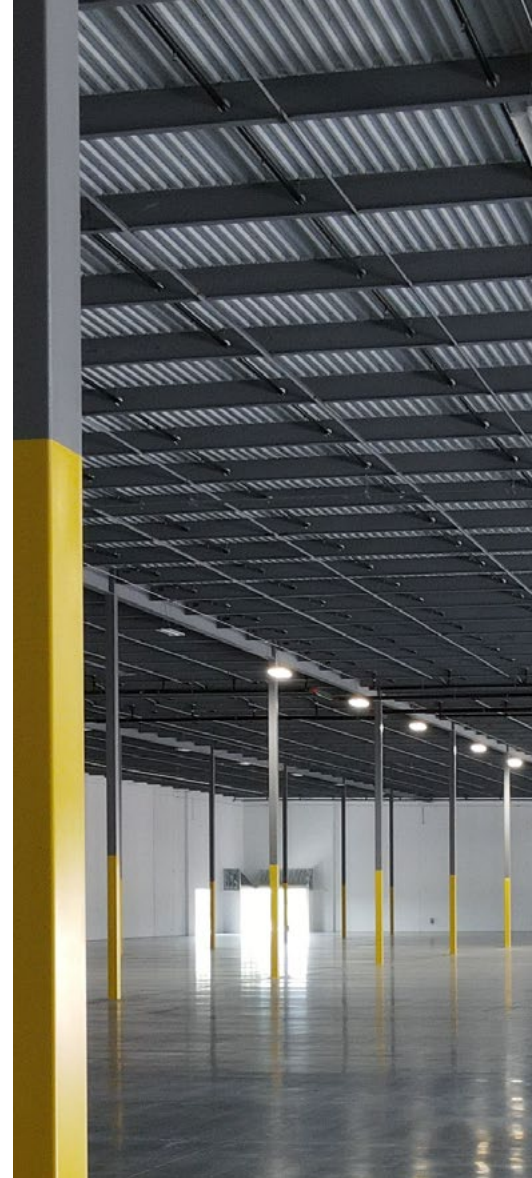
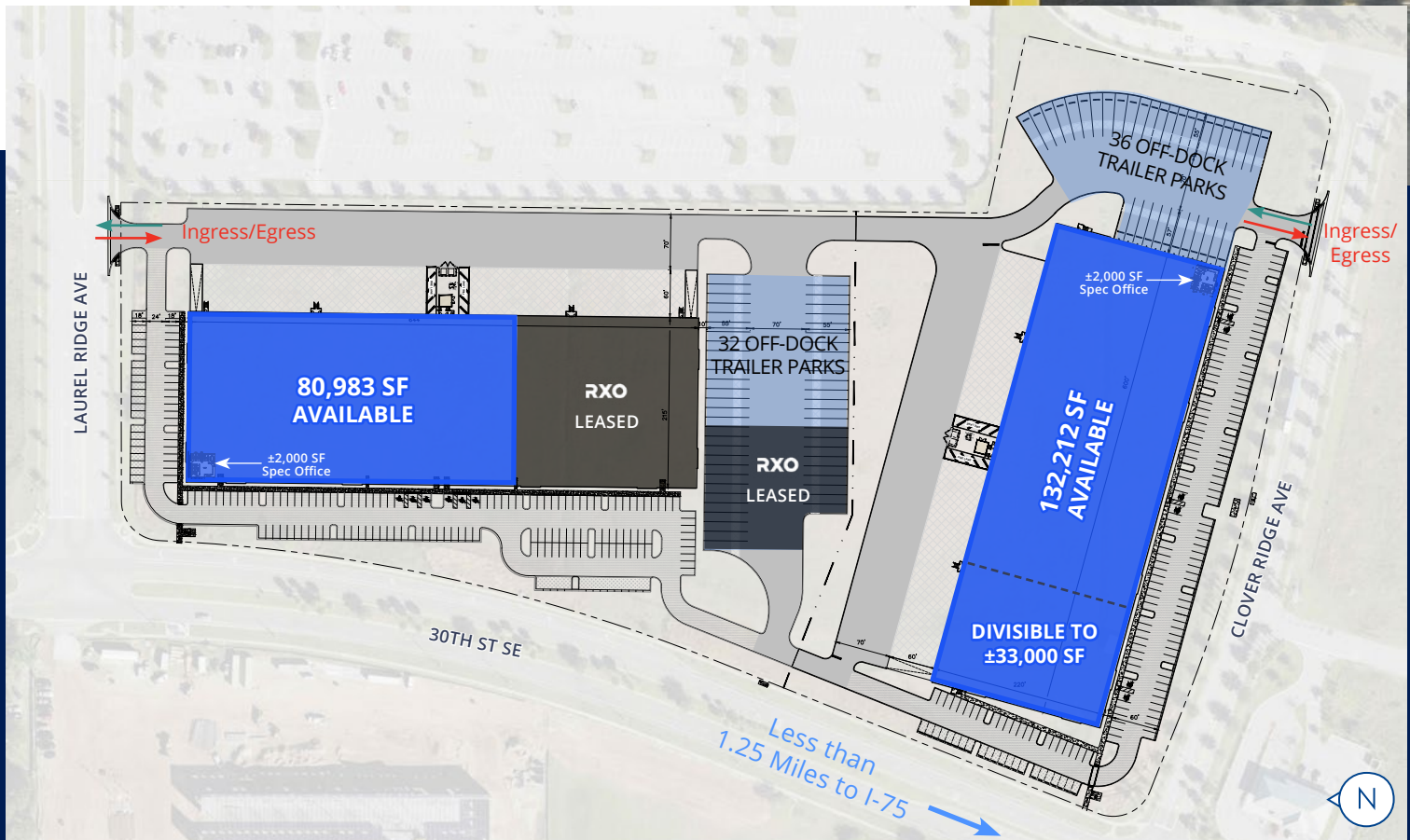
## The Project

Address: 3240 Clover Ridge Ave, Ruskin, FL 33570

Total Project Size: 270,885 SF

# of Buildings: Two rear-load warehouses

## Site Plan

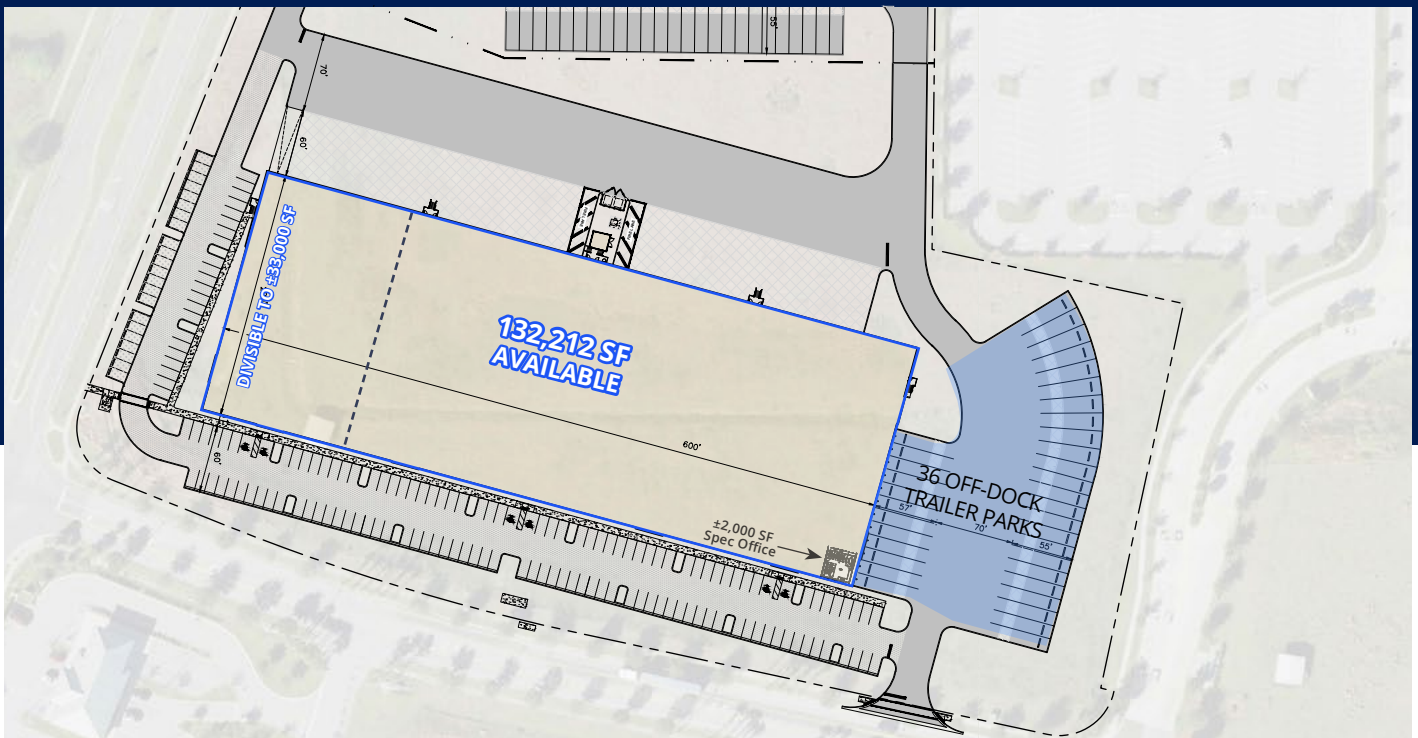


# Building A Specifications

Address:	3240 Clover Ridge Ave
Building Size:	132,212 SF
Load Type:	Rear-Load
Year Built:	2023
Construction:	Tilt-Wall
Building Dimensions:	600' (w) x 220' (d)
Column Spacing:	50' (w) x 53'4" (d)
Speed Bay:	60'
Clear Height:	32'
Slab Thickness	7" reinforced concrete, 4,000 PSI
Fire Suppression:	ESFR
Roof:	R-19
Truck Court Depth:	130'
Auto Parking:	165 spaces (1.25/1,000 SF ratio)
Trailer Parking:	36 spaces (2.72/10,000 SF ratio)
Flood Zone:	X
Zoning:	Warehouse

## Vacancy Specifications

Available SF:	132,212 SF
Minimum Divisible:	33,000 SF
Availability:	Immediate
Office:	±2,000 SF (existing)
Warehouse Lighting:	Motion-sensored LED lighting averaging a 30 FC
Dock-High Positions:	35 doors (9' x 10')
Dock Packages:	Pit Levelers: 40,000 lb. hydraulic on 18 positions Seals: In-place on 18 positions Lights: In-place on 18 positions
Drive-In Ramps:	1 ramp (12' x 14' door)
Power Remaining:	3-phase, 1,200 amps, 277/480 volts (existing)

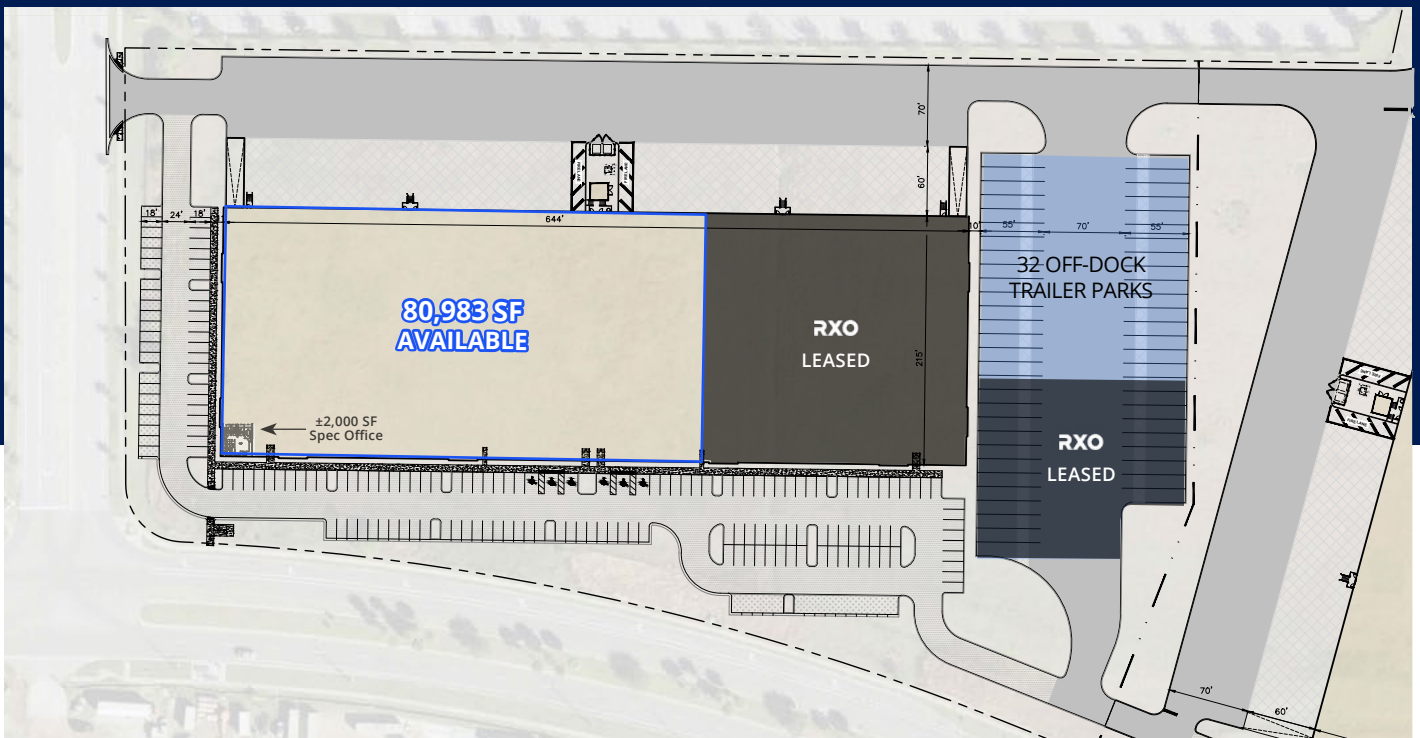


# Building B Specifications

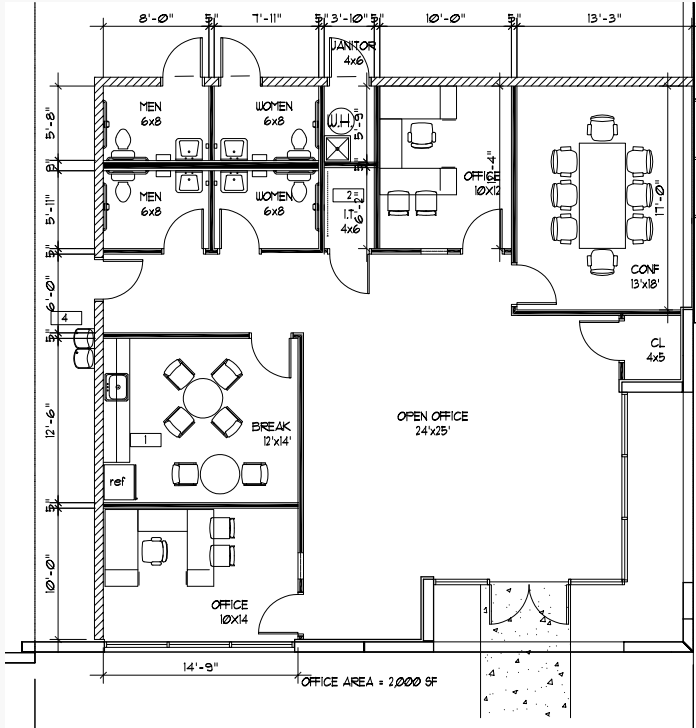
Address:	1075 NE 30th Street
Building Size:	138,673 SF
Load Type:	Rear-Load
Year Built:	2023
Construction:	Tilt-Wall
Building Dimensions:	644' (w) x 215' (d)
Column Spacing:	53'8" (w) x 51'8" (d)
Speed Bay:	60'
Clear Height:	32'
Slab Thickness	7" reinforced concrete, 4,000 PSI
Fire Suppression:	ESFR
Roof:	R-19
Truck Court Depth:	130'
Auto Parking:	184 spaces (1.33/1,000 SF ratio)
Trailer Parking:	54 spaces (3.89/10,000 SF ratio)
Flood Zone:	X
Zoning:	Warehouse

## Vacancy Specifications

Available SF:	80,983 SF
Minimum Divisible:	Not Divisible
Availability:	Immediate
Office:	±2,000 SF (Planned)
Warehouse Lighting:	Motion-sensored LED lighting averaging a 30 FC
Dock-High Positions:	21 doors (9' x 10')
Dock Packages:	Pit Levelers: 40,000 lb. hydraulic on 10 positions Seals: In-place on 10 positions Lights: In-place on 10 positions
Drive-In Ramps:	1 ramp (12' x 14' door)
Power Remaining:	3-phase, 900 amps, 277/480 volts (existing)



# ±2,000 SF Existing Office Plan



## Proven Location



620,094  
people within a  
30-minute drive



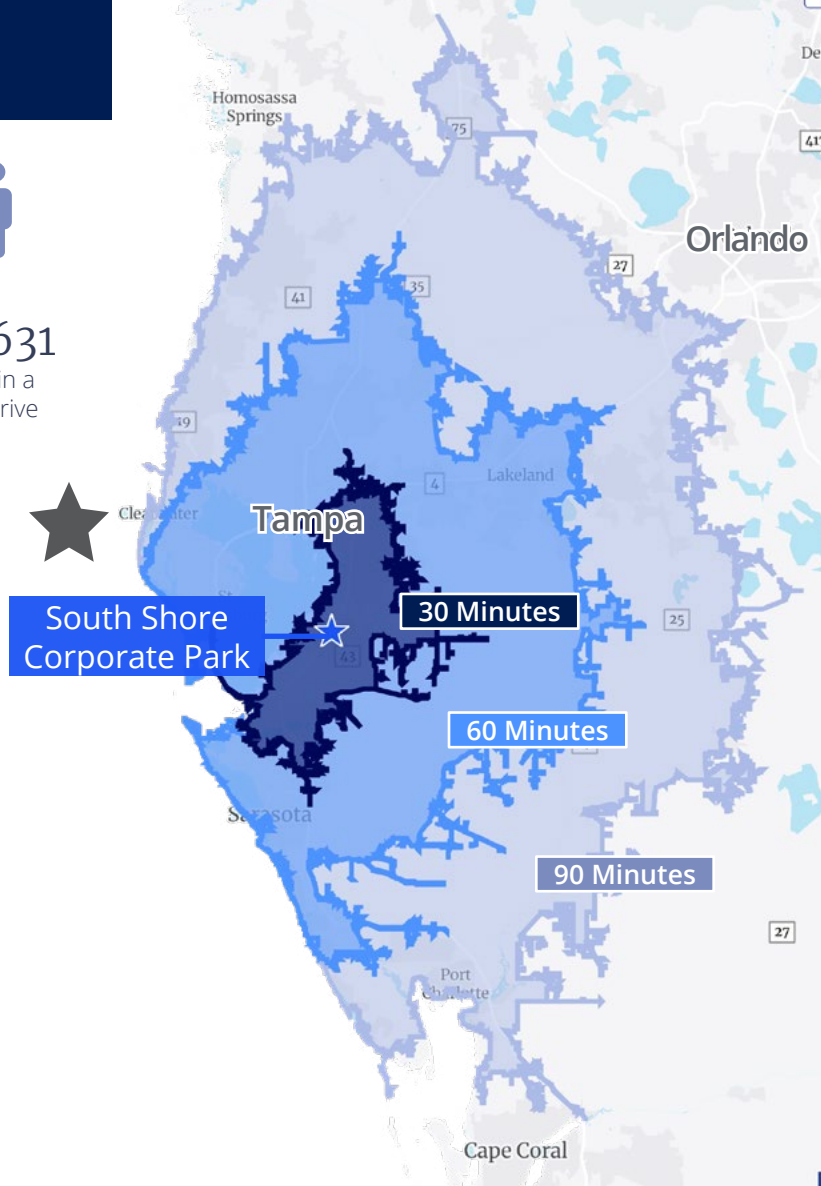
3,621,794  
people within a  
60-minute drive



5,449,631  
people within a  
90-minute drive

### Key Distances

I-75	1.25 miles
Port Manatee	14.2 miles
Selmon Expressway	17.7 miles
I-4	22.7 miles
Sarasota	23.6 miles
CSX Intermodal Tampa	25.2 miles
Port Tampa Bay	26.4 miles
Tampa	27.2 miles
Tampa Int'l Airport	35.4 miles
St. Petersburg	36.4 miles
Lakeland	60.1 miles
Fort Myers	95.7 miles
Orlando	110.0 miles



# Nearby Industrial Users



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