



12620 US HIGHWAY 41 SOUTH

Gibsonton | **Florida**

43,000 SF INDUSTRIAL OPPORTUNITY IN HILLSBOROUGH COUNT

AVAILABLE FOR SALE
UNPRICED

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Strategic Tampa Bay Location

Located directly on US Highway 41 between Tampa and Apollo Beach, providing convenient access to I-75 and major logistics corridors serving the greater Tampa Bay market.

#2

Immediate In-Place Cash Flow

The property is currently occupied by a tenant leasing approximately 13,000 SF through August 2027, generating **\$5,500** per month in rental income and providing immediate in-place cash flow.

#3

Industrial Infrastructure in Place

Features upgraded electrical service with 600-amp, 3-phase power, making the property well-suited for manufacturing, warehousing, distribution, and industrial users. The building also benefits from a roof replacement completed in 2022.

#4

Outdoor Storage & Truck Operations

Fully fenced yard area with substantial outdoor storage capacity and truck maneuvering space, providing functionality that is increasingly difficult to find in the Tampa industrial market.

#5

Value-Add Industrial Opportunity

Approximately 43,000 SF industrial facility situated on over 2 acres, featuring a new roof and flexible zoning, offering investors the opportunity to increase occupancy, rental rates, and overall asset value.



PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **12620 US Highway 41 South, Gibsonton, FL** (the 'Property')

The Property consists of a 43,700 SF industrial facility strategically located along the US Highway 41 corridor in Hillsborough County, one of the Tampa Bay area's most active industrial and logistics markets.

Positioned on a major north-south thoroughfare, the Property offers convenient access to I-75, I-4, Downtown Tampa, the Port of Tampa, and the broader Central Florida distribution network.

The Property is currently generating income from an in-place tenant paying \$5,500 per month, providing immediate cash flow while preserving significant upside through lease-up and repositioning opportunities. The facility features a newer roof, upgraded electrical service, and functional industrial improvements suitable for manufacturing, warehousing, distribution, and contractor uses.

In addition, the Property benefits from additional land for outdoor storage, a highly sought-after feature in today's industrial market. The combination of industrial improvements and outdoor storage capability provides flexibility for a wide range of users and investors seeking both income and value-add potential.

12620 S US Highway 41 presents a unique opportunity to acquire a well-located industrial asset in the path of continued growth within the Tampa Bay market.

PROPERTY SUMMARY

THE OFFERING

Property Address	12620 US Hwy 41 S, Gibsonton, FL 33534
County	Hillsborough County
Asking Price	Unpriced
Sale Type	Owner User

BUILDING INFORMATION

Number of Buildings	1
Stories	1
Building Sq. Ft.	43,000 SF
Lot Size	2.18 AC
Commercial Units	X
Clear Ceiling Heights	11 FT
No. Drive In / Grade-Level Doors	4
Year Built	1976
Zoning	CI-CG - AI & PD

SITE PLAN



12620 US HIGHWAY 41 SOUTH
FOR SALE

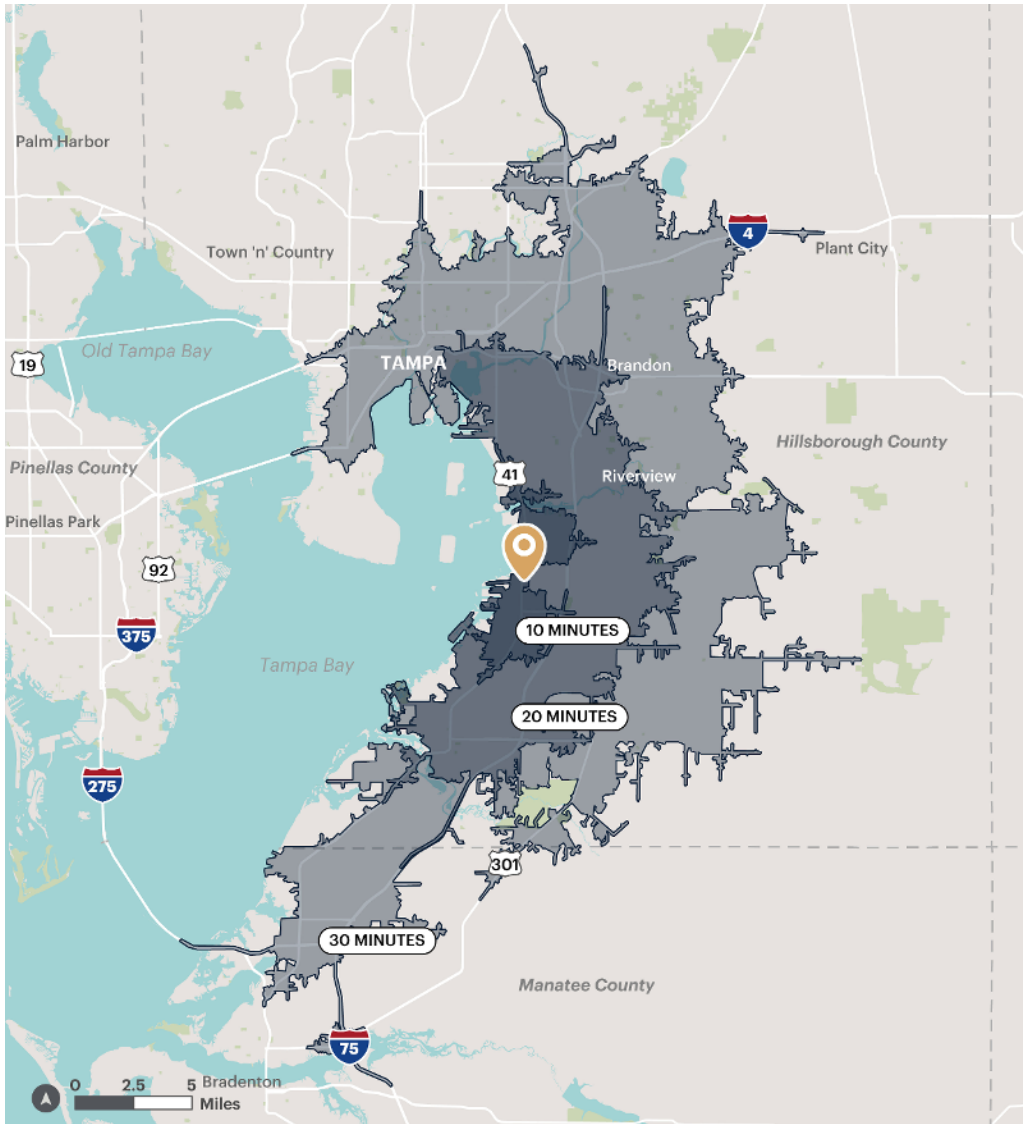
LOCATION AERIAL



LOCATION AERIAL



DRIVE-TIME DEMOGRAPHICS



	10 MIN	20 MIN	30 MIN
Population	27,917	275,006	771,422
Households	9,674	99,316	296,643
Daytime Population	21,808	228,026	807,397
Average HH Income	\$113,168	\$109,583	\$111,514
Per Capita Income	\$39,746	\$39,887	\$43,021
Median HH Income	\$87,541	\$82,378	\$77,610
Median Age	36.6	37.1	38.1
POP w/ Bachelors	3,749	43,575	131,120

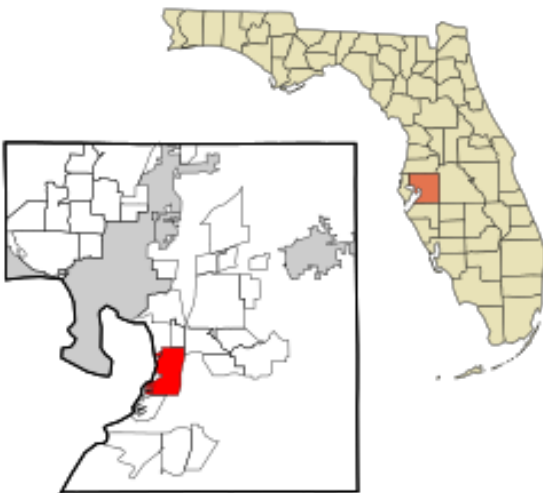
MARKET OVERVIEW

Gibsonton is strategically located within the Tampa Bay industrial market, one of the fastest-growing logistics and distribution hubs in the Southeastern United States. Situated along the US Highway 41 corridor, the Property benefits from direct access to Interstate 75, Interstate 4, Downtown Tampa, Port Tampa Bay, Tampa International Airport, and the broader Central Florida transportation network. This connectivity provides efficient access to major regional and national distribution routes, making the area highly attractive to industrial users.

Driven by sustained population growth, business expansion, and continued investment in infrastructure, the Tampa Bay region has experienced strong demand from logistics, manufacturing, warehousing, and e-commerce operators. Hillsborough County remains the center of industrial activity within the market, consistently attracting tenants and investors seeking well-located facilities with convenient transportation access and proximity to a growing labor force.

The Property's location within South Hillsborough County offers a strategic advantage for companies serving the Tampa Bay area while maintaining connectivity to the state's major population centers. As industrial development continues throughout the region, available sites with functional warehouse space, upgraded infrastructure, and outdoor storage capabilities have become increasingly limited and highly sought after.

With its prime location along a major transportation corridor, strong regional fundamentals, and continued demand for industrial real estate, Gibsonton is well-positioned to benefit from the ongoing growth of the Tampa Bay market, making the Property an attractive opportunity for both investors and owner-users.



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