FOR SALE

5115 W CLIFTON ST
TAMPA, FL 33634

34,122 SF FLEX WAREHOUSE BUILDING ON ±2.77 ACRES OF LAND • INVESTMENT OR OWNER-USER OPPORTUNITY

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Investment Overview

Mohr Partners Inc., is pleased to present the following investment opportunity in the Tampa, FL, market. The offering is a flex warehouse located at 5115 W Clifton Ave, Tampa, FL 33634 ("the Property"). The Property comprises a 34,122 square foot building (31,802 SF warehouse and 2,320 SF office) on ±2.77 acres of land and features a NNN lease structure. **The purchase price for the Property is subject to offer.**

The Property is leased with just under 1.5 years of remaining term that commenced on February 1, 2018. This makes the property ideal for an investment or owner-user who can take advantage of the current tenant's shorter lease term.

The Property is leased to Omicron Supplies, LLC, a wholly owned subsidiary of Caesarstone Ltd., a publicly traded manufacturer of engineered quartz and porcelain surfaces used in residential and commercial applications. With operations in over 50 countries, including manufacturing facilities in Israel and the United States, the company offers a diverse range of products for countertops, vanities, flooring and wall cladding.

EXECUTIVE SUMMARY	
Address	5115 W Clifton Ave, Tampa, FL
Building Gross Area	34,122 SF 31,802 SF Warehouse/2,320 SF Office
Total Acreage	±2.77 Acres
Year Built	2006
Property Use	Flex Warehouse Granite/Tile Distribution
Tenancy	Single
Zoning	SPI-AP-5 Industrial

- Long-term NNN lease — minimal landlord responsibility
- Strong investment or owner-user opportunity with just under 1.5 years left on the current tenant's lease
- 23' 7" clear height
- 2 dock-high doors, 2 grade-level doors
- The population within a 5-mile radius in 2025 is over 285,000 people with a projected total of nearly 303,000 by 2030. The area surrounding the property has grown by over 6% since 2020, with another 7% projected by 2030.
- The average household income within 5 miles of the property is nearly $95,000, which is well above the national average.
- The property sits near W Hillsborough Ave (±67,000 vehicles per day). Hillsborough Ave is a major arterial east-west thoroughfare that serves a main route to several attractions in the area, including Raymond James Stadium (home of the NFL's Tampa Bay Buccaneers), Interstate 4 and Tampa International Airport.
- Located within minutes of Tampa International Airport, which sees over 19 million passengers annually.

Financial Overview

OFFERING SUMMARY	
Price	Subject to Offer
Net Operating Income	$233,820
Year Built	2006
Building Gross Area	34,122 SF
Total Acreage	±2.77 Acres

LEASE SUMMARY	
Lease Term	10 Years
Lease Commencement	2/1/2018
Lease Expiration	1/30/2028
Remaining Term	1 Year, 4 Months
Lease Type	NNN
Roof & Structure	Tenant
Increases	2% Every 2 Years
Options	None

ANNUALIZED OPERATING DATA

Term	Years	Commencement	PSF	Monthly	Annual	Increase
Base	1	2/1/2018	$6.33	$18,000.00	$216,000.00	
	2		$6.33	$18,000.00	$216,000.00	
	3	2/1/2020	$6.46	$18,360.00	$220,320.00	2.00%
	4		$6.46	$18,360.00	$220,320.00	
	5	2/1/2022	$6.59	$18,725.00	$224,700.00	2.00%
	6		$6.59	$18,725.00	$224,700.00	
	7	2/1/2024	$6.72	$19,100.00	$229,200.00	2.00%
	8		$6.72	$19,100.00	$229,200.00	
	9	2/1/2026	$6.85	$19,485.00	$233,820.00	2.00%
	10		$6.85	$19,485.00	$233,820.00	
NET OPERATING INCOME					$233,820.00	

Tenant Overview

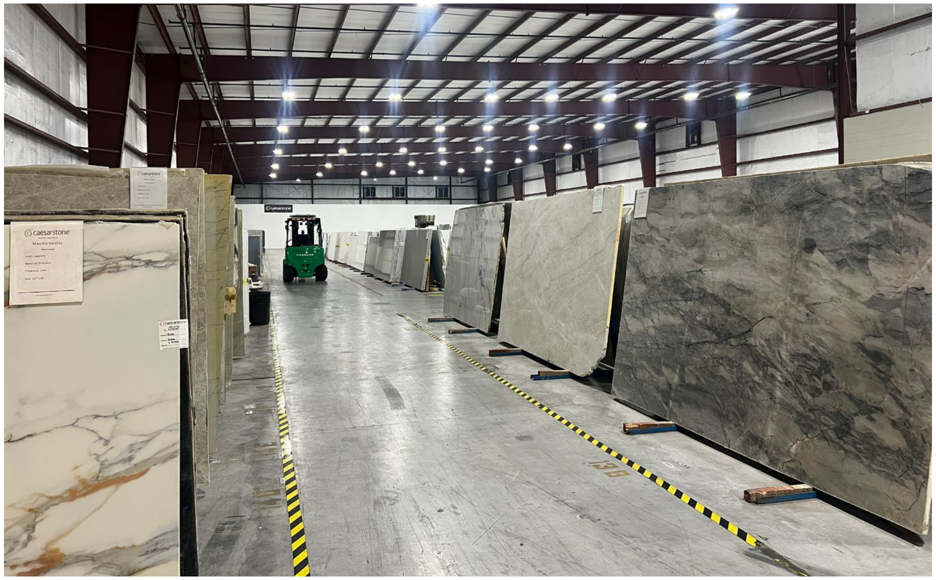
COMPANY SUMMARY	
Tenant	Omicron Supplies, LLC, a wholly owned subsidiary of Caesarstone Ltd.
Industry	Building Materials Manufacturing
Ownership	Public (NASDAQ: CSTE)
Annual Revenue	$397.2 Million (FY 2025)
Years in Business	39 Years

caesarstone

Established in 1987, Caesarstone Ltd., is a global manufacturer of engineered quartz and porcelain surfaces for residential and commercial use. Headquartered in Israel and publicly traded on NASDAQ under the ticker CSTE, the company operates manufacturing facilities in Israel and the U.S., distributing products across more than 50 countries. Its product offerings include countertops, bathroom vanities, flooring and wall cladding, catering to a wide range of interior design applications.

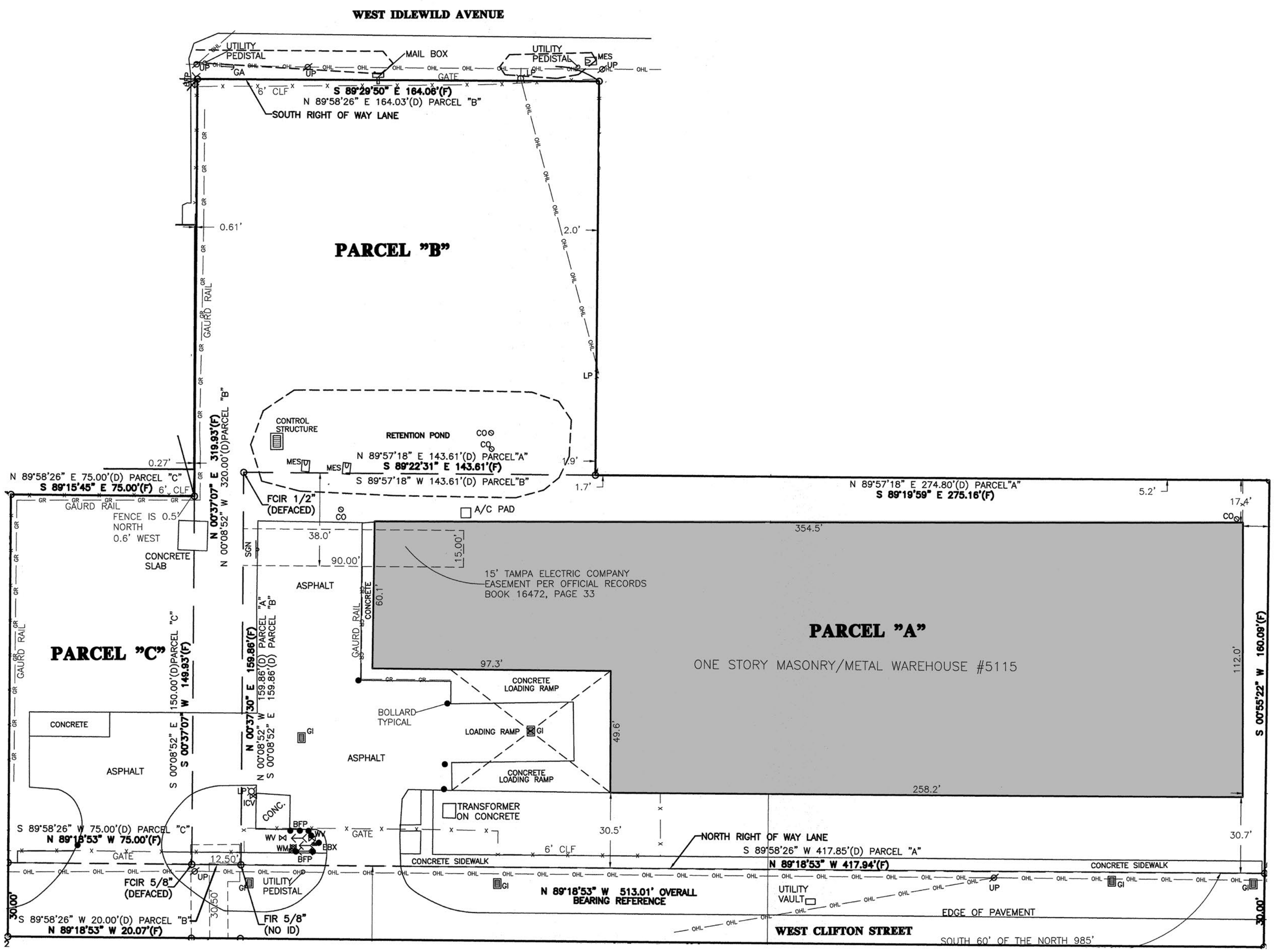
Property Photos

Property Photos



Property Photos

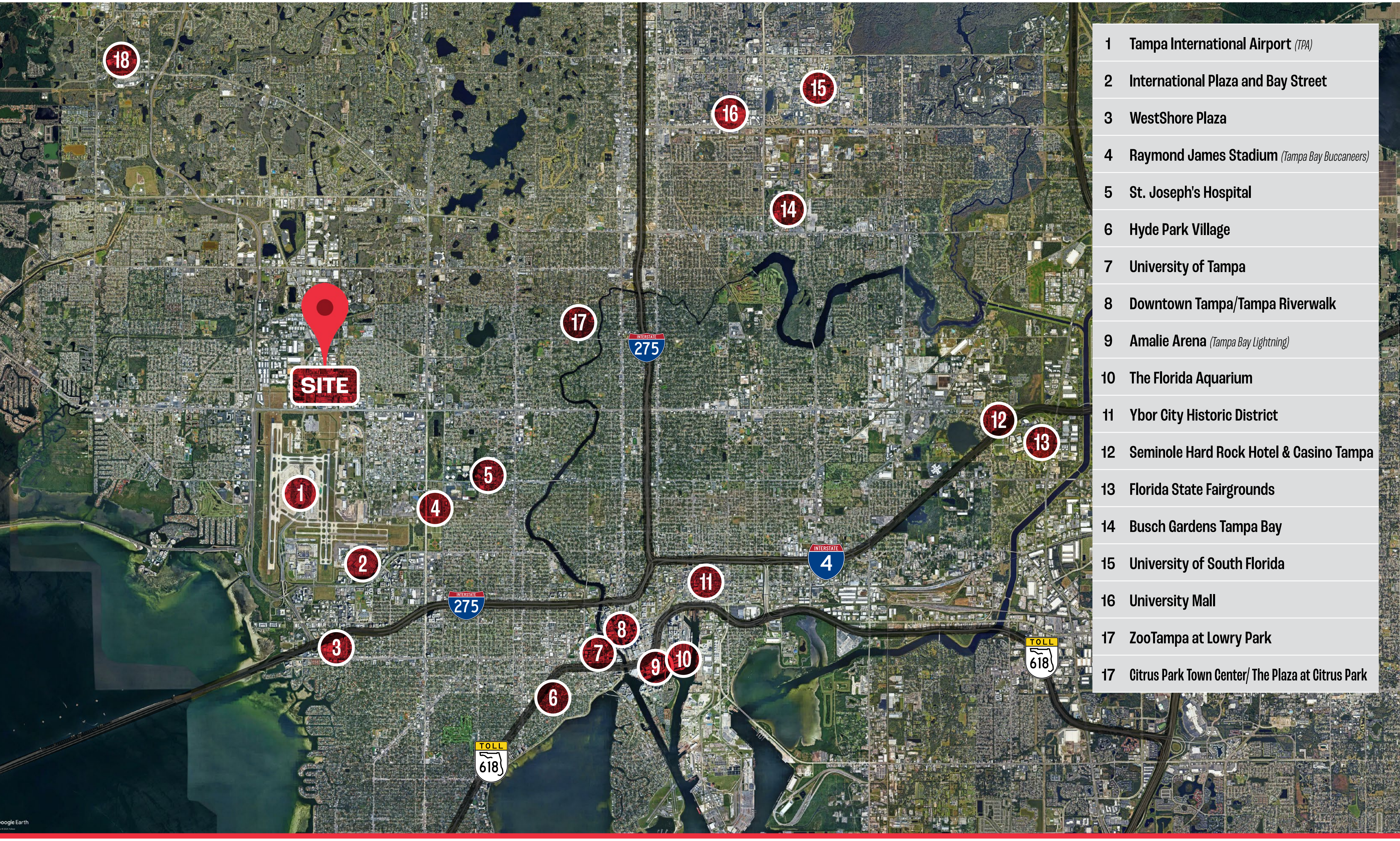
Site Plan



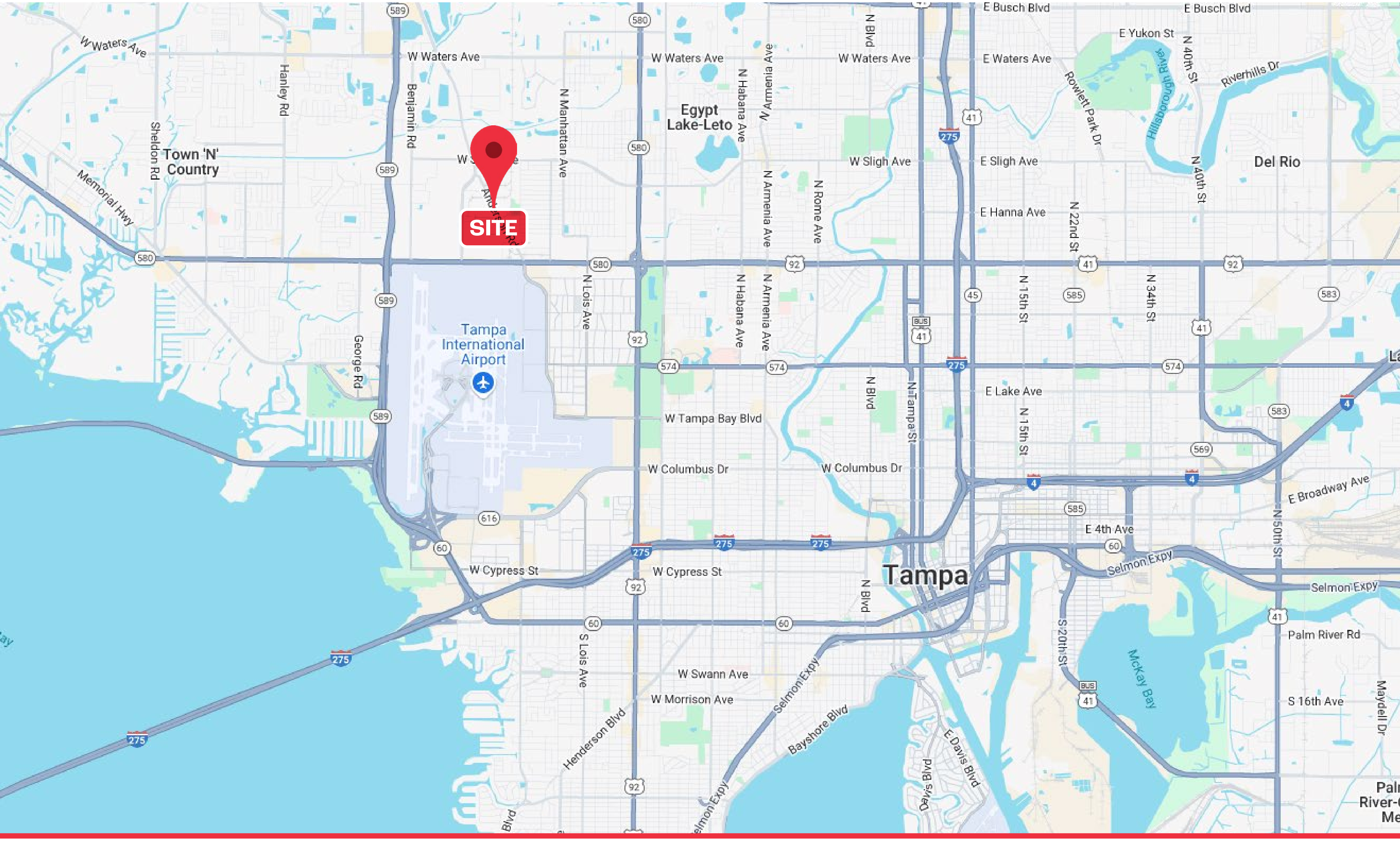
WEST IDLEWILD AVENUE
UTILITY PEDISTAL
MAIL BOX
UTILITY PEDISTAL
MES
GATE
6' CLF
S 89°29'50" E 164.06'(F)
N 89°58'26" E 164.03'(D) PARCEL "B"
SOUTH RIGHT OF WAY LANE
0.61'
GAURD RAIL
2.0'
PARCEL "B"
LP
CONTROL STRUCTURE
RETENTION POND
N 89°57'18" E 143.61'(D) PARCEL "A"
S 89°22'31" E 143.61'(F)
S 89°57'18" W 143.61'(D) PARCEL "B"
N 00°37'07" E 319.93'(F)
N 00°08'52" W 320.00'(D) PARCEL "B"
0.27'
N 89°58'26" E 75.00'(D) PARCEL "C"
S 89°15'45" E 75.00'(F) 6' CLF
FENCE IS 0.5' NORTH 0.6' WEST
CONCRETE SLAB
FCIR 1/2" (DEFACED)
A/C PAD
1.7'
N 89°57'18" E 274.80'(D) PARCEL "A"
S 89°19'59" E 275.16'(F)
5.2'
17.4'
354.5'
38.0'
90.00'
15.00'
15' TAMPA ELECTRIC COMPANY EASEMENT PER OFFICIAL RECORDS BOOK 16472, PAGE 33
ASPHALT
CONCRETE
60.1'
PARCEL "A"
ONE STORY MASONRY/METAL WAREHOUSE #5115
112.0'
S 00°55'22" W 160.09'(F)
PARCEL "C"
150.00'(D) PARCEL "C"
S 00°37'07" W 149.93'(F)
N 00°37'30" E 159.86'(F)
N 00°08'52" W 159.86'(D) PARCEL "A"
S 00°08'52" E 159.86'(D) PARCEL "B"
S 00°08'52" E
97.3'
CONCRETE LOADING RAMP
BOLLARD TYPICAL
LOADING RAMP
49.6'
CONCRETE
ASPHALT
ASPHALT
CONCRETE LOADING RAMP
258.2'
CONC.
TRANSFORMER ON CONCRETE
30.5'
30.7'
S 89°58'26" W 75.00'(D) PARCEL "C"
N 89°18'53" W 75.00'(F)
GATE
GATE
12.50'
6' CLF
NORTH RIGHT OF WAY LANE
S 89°58'26" W 417.85'(D) PARCEL "A"
N 89°18'53" W 417.94'(F)
CONCRETE SIDEWALK
CONCRETE SIDEWALK
FCIR 5/8" (DEFACED)
UTILITY PEDISTAL
N 89°18'53" W 513.01' OVERALL BEARING REFERENCE
UTILITY VAULT
EDGE OF PAVEMENT
30.00'
30.00'
S 89°58'26" W 20.00'(D) PARCEL "B"
N 89°18'53" W 20.07'(F)
FIR 5/8" (NO ID)
WEST CLIFTON STREET
SOUTH 60' OF THE NORTH 985'

Aerial Imagery

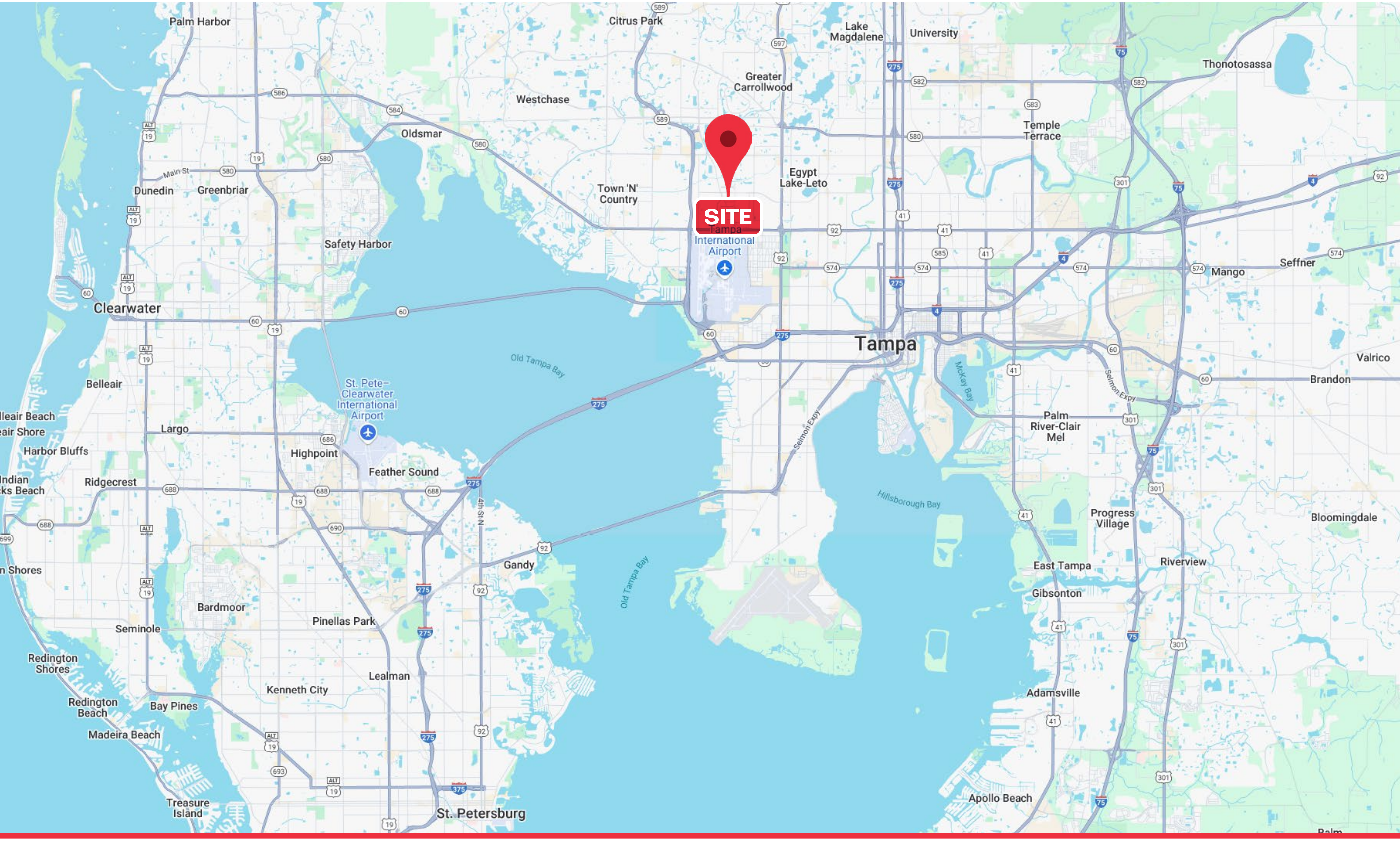
Nearby Attractions



Local Map


SITE
Tampa International Airport
Tampa
Egypt Lake-Leto
Town 'N' Country
Del Rio
W Waters Ave
E Waters Ave
W Sligh Ave
E Sligh Ave
E Hanna Ave
E Busch Blvd
E Yukon St
W Tampa Bay Blvd
W Columbus Dr
W Cypress St
W Swann Ave
W Morrison Ave
E Lake Ave
E 4th Ave
E Broadway Ave
Selmon Expy
Bayshore Blvd
Henderson Blvd
Memorial Hwy
Palm River Rd
S 16th Ave
McKay Bay
Hillsborough River
Riverhills Dr

Regional Map



Tampa, FL Market Summary

Tampa, located on the west coast of Florida, is the largest city in Hillsborough County and a central component of the Tampa Bay metropolitan area, which also includes St. Petersburg and Clearwater. With a population just over 400,000 residents, Tampa is a growing urban center within a broader metro area exceeding 3.2 million residents.

The economy of Tampa and the surrounding region is diverse, with strengths in finance, healthcare, technology and tourism. The area is home to several Fortune 500 companies and regional headquarters of major corporations. The Port of Tampa is a vital economic driver, ranking as Florida's largest port in cargo tonnage and a leading embarkation point for cruise passengers. The University of South Florida contributes to a strong research and development presence, particularly in health sciences and engineering.

Tampa's real estate market has experienced sustained growth, driven by population increases and strong job creation. Residential development has expanded to meet demand, with multifamily and single-family construction common in suburban areas. The urban core has seen significant investment in mixed-use projects, particularly around the downtown waterfront and neighborhoods like Channelside and Ybor City.

The city enjoys a subtropical climate, characterized by hot, humid summers and mild winters, making it an attractive destination for residents and visitors alike. Tampa's cultural and recreational highlights include the historic Ybor City district, the Tampa Museum of Art and Busch Gardens theme park. Professional sports teams such as the Tampa Bay Buccaneers (NFL), Tampa Bay Lightning (NHL) and Tampa Bay Rays (MLB) further enhance the area's appeal.

Tampa's infrastructure includes a well-connected interstate system and Tampa International Airport, a major hub for domestic and international travel.

No. 1 Most Desirable City in the United State to Live *(Clever Real Estate)*

No. 1 Largest metropolitan area in Florida *(United States Census Bureau)*

2nd Largest metropolitan area in Florida *(United States Census Bureau)*

2nd Best Place to Start a Business in the United States *(WalletHub)*

7 Fortune 1000 Companies Call the Tampa Bay area home

Demographics

	1 MILE	3 MILE	5 MILE
Population			
2020 Population	4,387	96,258	269,128
2025 Population	4,290	100,169	285,758
2030 Population Projection	4,525	106,968	306,313
Annual Growth 2020-2025	-0.4%	0.8%	1.2%
Annual Growth 2025-2030	1.1%	1.4%	1.4%
Households			
2020 Households	1,448	38,021	110,274
2025 Households	1,414	39,750	117,484
2030 Household Projection	1,493	42,543	126,180
Annual Growth 2020-2025	0.1%	1.2%	1.5%
Annual Growth 2025-2030	1.1%	1.4%	1.5%
Avg Household Size	2.90	2.40	2.40
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	$346,966	$353,748	$383,958
Median Year Built	1967	1980	1981
Owner Occupied Households	1,093	18,713	66,329
Renter Occupied Households	401	23,830	59,851
Households By Income			
< $25,000	323	6,676	19,664
$25,000 - 50,000	309	8,678	21,053
$50,000 - 75,000	201	8,576	22,712
$75,000 - 100,000	299	5,848	15,413
$100,000 - 125,000	80	3,784	11,975
$125,000 - 150,000	58	2,016	6,621
$150,000 - 200,000	83	1,732	7,763
$200,000+	61	2,438	12,282
Avg Household Income	$73,883	$81,196	$95,636
Median Household Income	$55,905	$63,777	$69,919

	1 MILE	3 MILE	5 MILE
Population Summary			
Age 15+	3,696	83,666	238,850
Age 20+	3,464	78,561	224,078
Age 35+	2,705	57,482	166,581
Age 55+	1,529	28,241	83,357
Age 65+	880	15,742	47,388
Median Age	45.20	39.40	40.00
Avg Age	43.50	39.80	40.20
Education			
Some High School, No Diploma	695	11,659	25,816
High School Graduate	1,580	23,992	60,175
Some College, No Degree	453	18,200	52,392
Associate Degree	154	5,126	15,415
Bachelor's Degree	391	13,657	45,809
Advanced Degree	103	5,402	24,174
Employment			
Civilian Employed	1,835	53,634	153,882
Civilian Unemployed	62	2,470	6,232
Civilian Non-Labor Force	1,751	26,331	75,106
U.S. Armed Forces	0	214	679
Housing Value			
< $100,000	20	978	4,050
$100,000 - 200,000	68	1,366	3,727
$200,000 - 300,000	189	3,232	9,345
$300,000 - 400,000	511	5,949	16,464
$400,000 - 500,000	94	2,534	9,806
$500,000 - 1,000,000	152	2,876	14,789
$1,000,000+	0	612	3,709

CONFIDENTIALITY AND DISCLAIMER

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

LISTED BY

MOHR™ PARTNERS

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