



Industrial Property For Sale

East Ybor Industrial Flex

4319 E 7th Ave, Tampa, FL 33605

For More Information:

813-254-6756 | EXT 39

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	N/A
Price / SF:	-
Lot Size:	45,553 SF
Building Size:	11,928 SF
Renovated:	2018
Zoning:	IG
Market:	Tampa-St. Petersburg- Clearwater
Submarket:	East Ybor City

PROPERTY OVERVIEW

This 11,928 SF freestanding Ybor Industrial Flex building sits on a 1.05 acre IG (Industrial General) zoned and paved lot with frontage on E 7th Avenue. The main building is 10,365 SF and has extensive office buildout and approximately 3,000 SF of warehouse space which is expandable by recapturing an adjacent open workspace. There is also an additional building and attached carport that totals 1,563 SF. The office spaces were entirely renovated in 2018 and contain numerous furnished offices, built-ins, steel and solid core commercial doors throughout, multiple points of ingress and egress, a fire system and many restrooms. The site contains over 40 paved parking spaces, making it accessible to larger industrial / heavy commercial operations with fleet vehicles or heavier office users in need of personnel parking. The future land use is LI (Light Industrial) which has a FAR of 1.5 for future development and expansion.

LOCATION OVERVIEW

Located in Ybor south of I-4 and north of the Selmon Expressway and one mile west of N. 50th Street, allowing for easy access to surrounding areas including downtown.



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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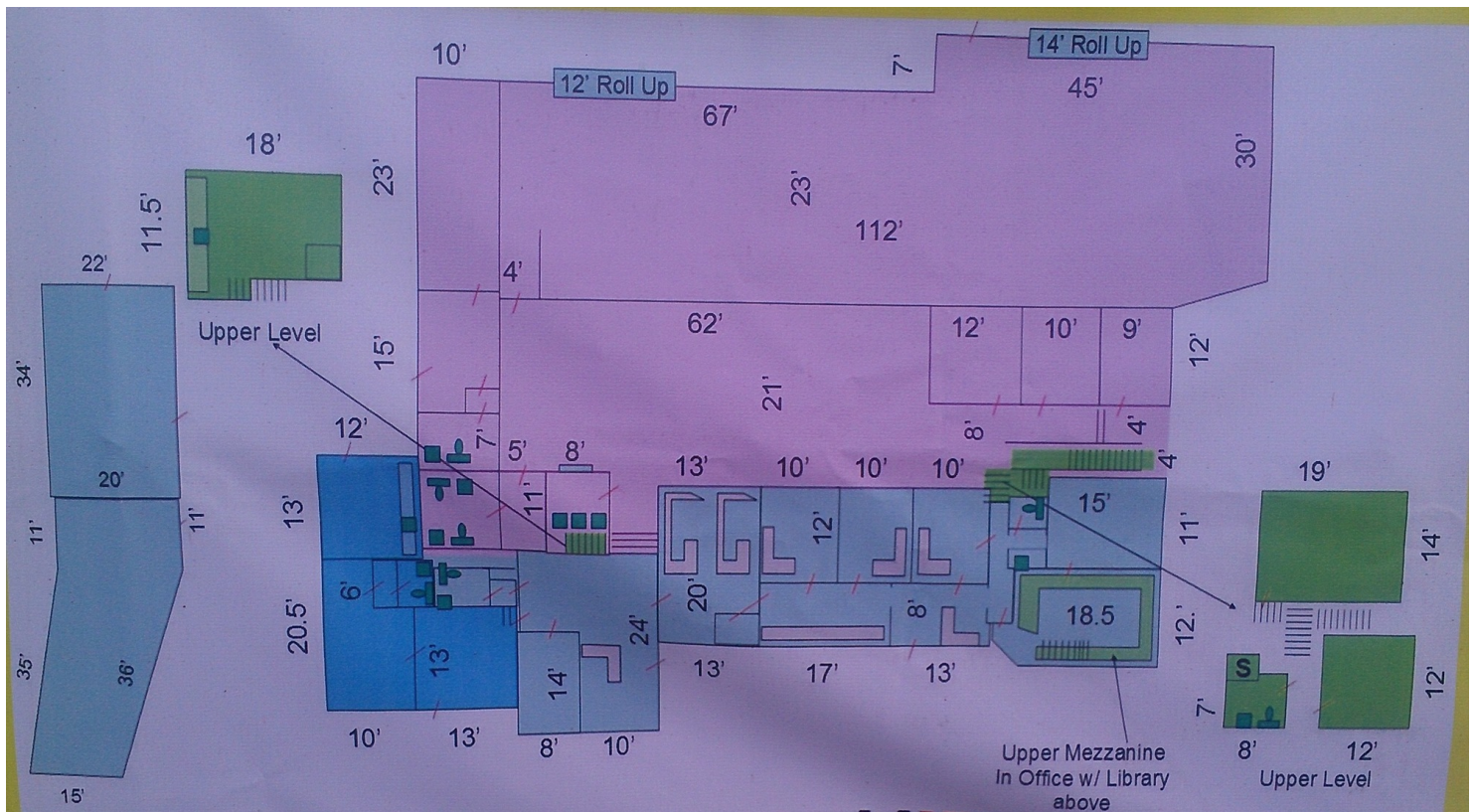




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Floor Plan



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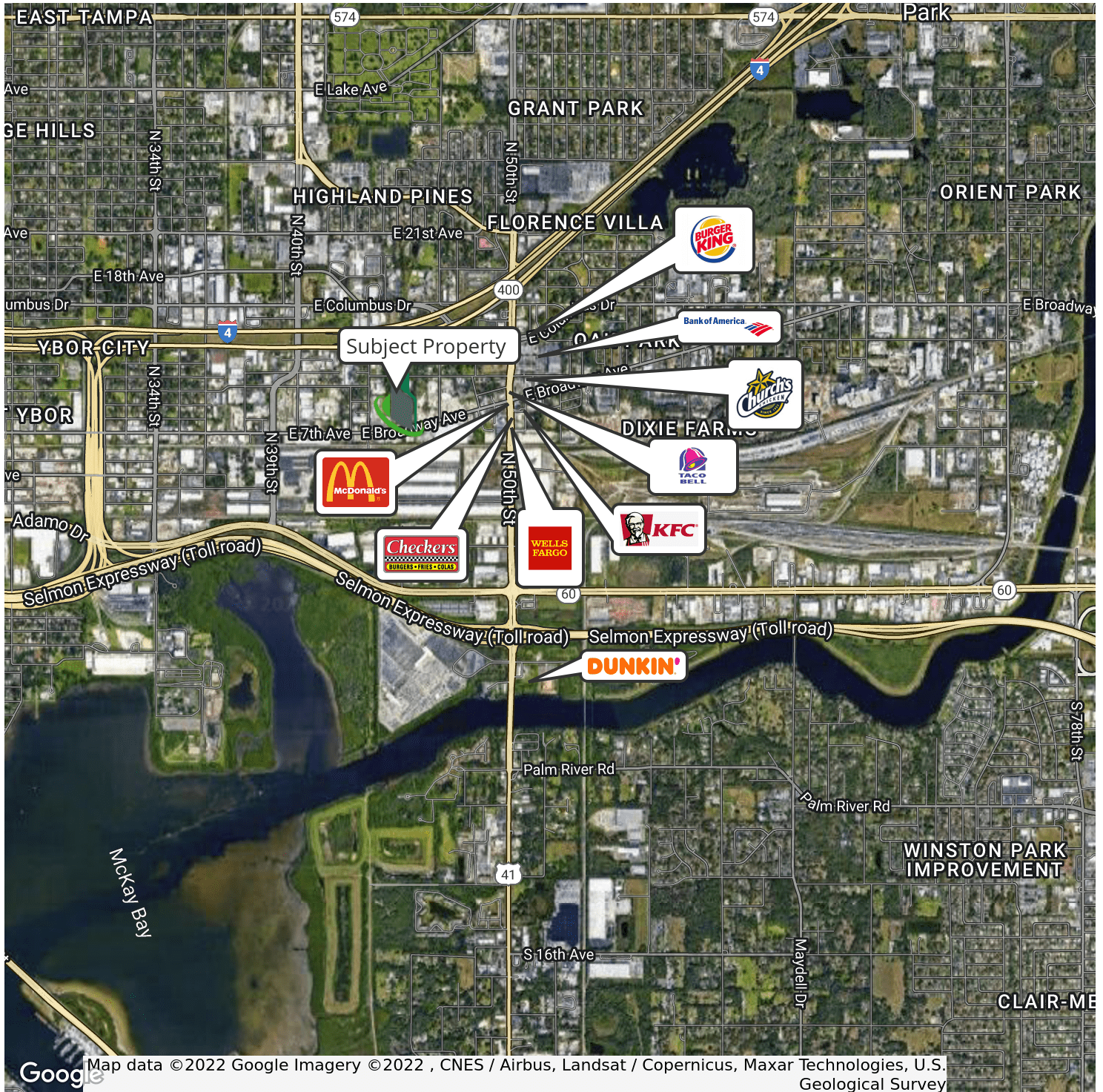




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Retailer Map



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Aerial Map



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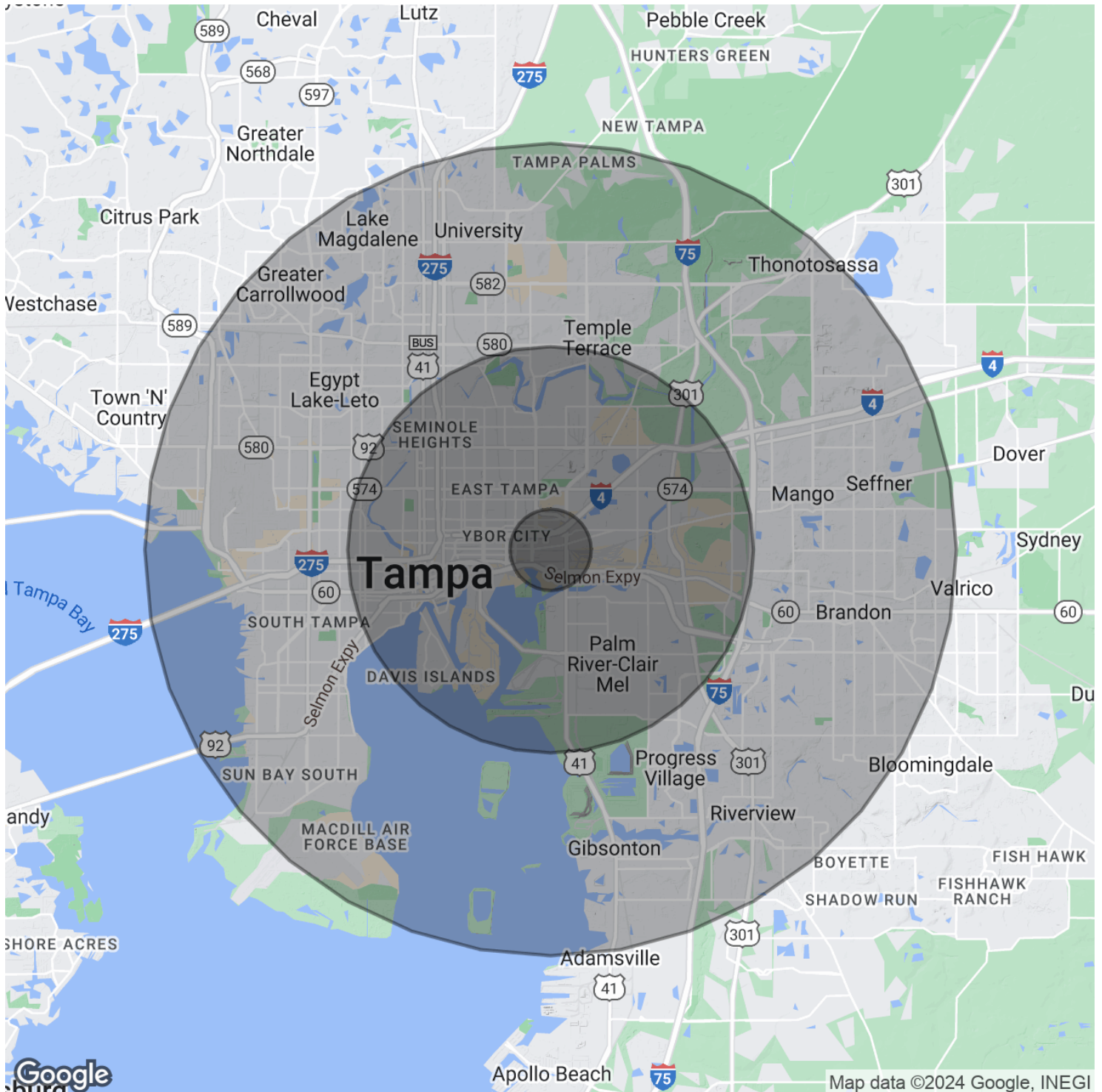




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,542	171,549	704,763
Average Age	32.9	33.8	34.8
Average Age (Male)	30.7	31.9	33.6
Average Age (Female)	34.9	35.1	35.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,096	65,751	279,539
# of Persons per HH	4.1	2.6	2.5
Average HH Income	\$38,826	\$52,897	\$59,127
Average House Value	\$121,617	\$252,466	\$249,362

ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	22.1%	22.1%	25.6%

RACE

	1 MILE	5 MILES	10 MILES
Total Population - White	2,098	84,796	473,897
% White	46.2%	49.4%	67.2%
Total Population - Black	2,295	73,962	165,775
% Black	50.5%	43.1%	23.5%
Total Population - Asian	3	2,381	21,175
% Asian	0.1%	1.4%	3.0%
Total Population - Hawaiian	0	40	423
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	34	1,775	4,224
% American Indian	0.7%	1.0%	0.6%
Total Population - Other	53	5,125	21,573
% Other	1.2%	3.0%	3.1%

TRAFFIC COUNTS

E. 7th Ave & N. 43rd St	4,200/day
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** Demographic data derived from 2020 ACS - US Census*

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