



Industrial Property For Sale

East Ybor Warehouse / Paved Acreage

**4710 E 7th Ave, Tampa, FL 33605**

**For More Information:**

813-254-6756 | EXT 8

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**Scott Shimberg** | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)





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### Executive Summary



#### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,650,000
<b>Price / SF:</b>	\$73.30
<b>Cap Rate:</b>	0.0%
<b>NOI:</b>	\$0
<b>Lot Size:</b>	5.6 Acres
<b>Year Built:</b>	1957
<b>Building Size:</b>	22,510 SF
<b>Renovated:</b>	2003
<b>Zoning:</b>	CI - COMMERCIAL INTENSIVE
<b>Market:</b>	Tampa-St. Petersburg- Clearwater

#### PROPERTY OVERVIEW

This 22,510 square foot, East Ybor City, freestanding FULLY LEASED warehouse building sits on 5.6 fenced acres. The space was originally built in 1957 as a grocery/drug store and currently houses Midwest Transport (a large trucking company), First Class Truck Driver Training, and an automobile mechanic. The parcel fronts along three roads has approximately three acres paved along the 429 feet of 7th Avenue frontage with an additional two acres suited perfectly for storage along the rear of the property with access to 47th Street and 10th Avenue. The building consists of a large central 15,000 sf warehouse area containing a large roll-up door capable of accommodating a semi-truck, as well as three large office areas totaling approximately 7272 sf.

#### LOCATION OVERVIEW

Located on 7th Avenue just west of 50th Street (US 41 South), the site offers outstanding visibility and easy access to I-4 and the Selmon expressway and is in close proximity to downtown Tampa and the densely populated Brandon area sub-markets.

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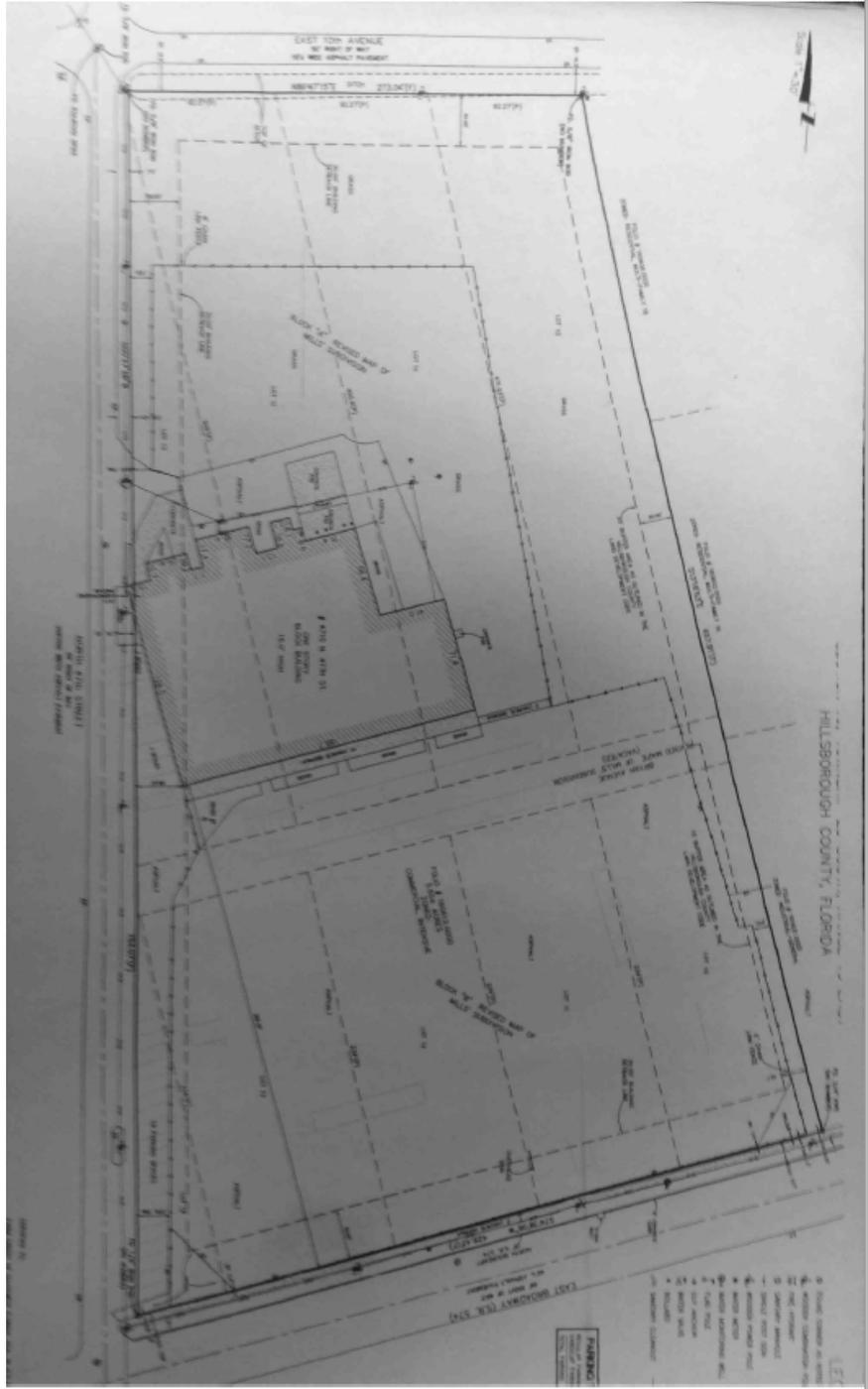
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Site Plan



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### Complete Highlights

#### PROPERTY HIGHLIGHTS

- The main tenant is Midwest Transport - renting about 15,000 ft and rights to the rear lot and half of the front lot. They are paying \$7,900/month MG. About 3 years remains on their lease with another five-year renewal.
- Second tenant is First Class Truck Driver Training, \$3,550/month MG. They have about 2800 ft.<sup>2</sup> and half of the front lot. They have been there for about five years.
- The last tenant has about 4,000 sf. It is an individual mechanic and he pays \$1500 / month MG. Has about 3 years left on his lease.



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Additional Photos



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Aerial Map

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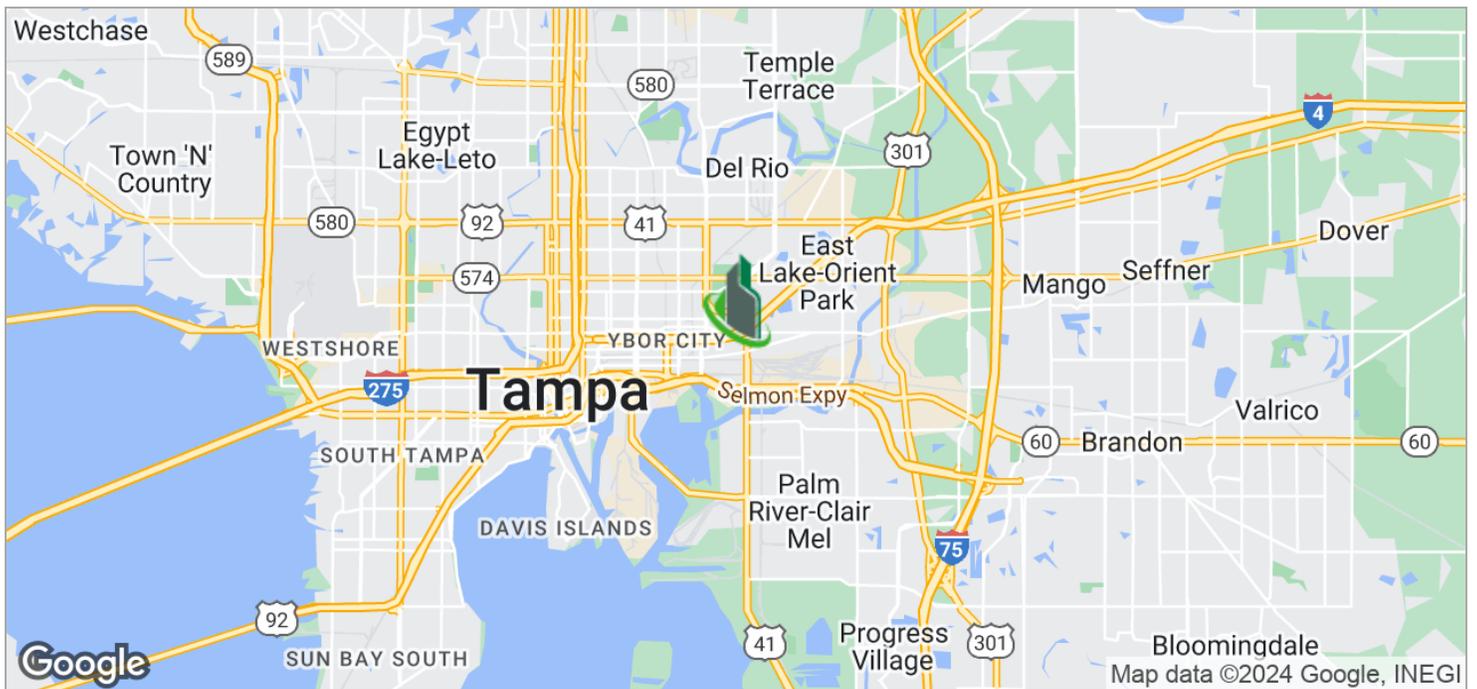
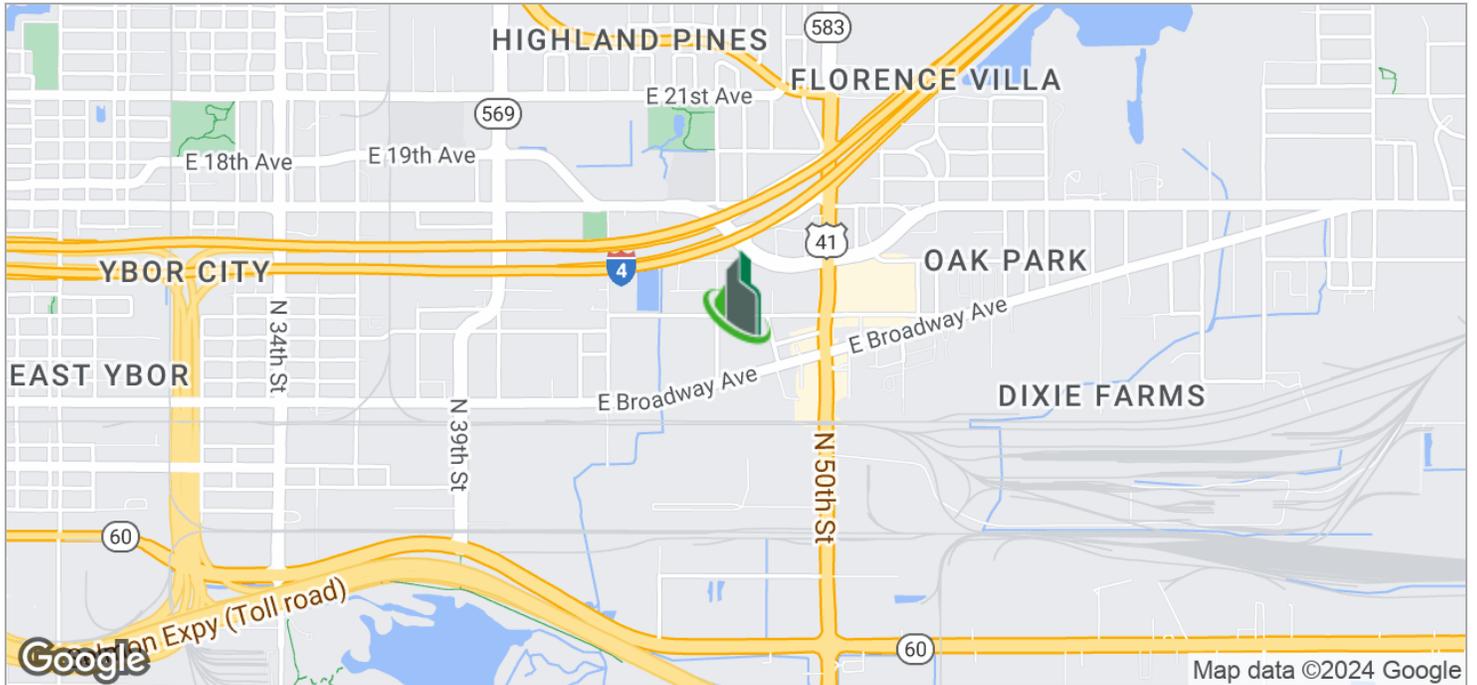
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Location Maps



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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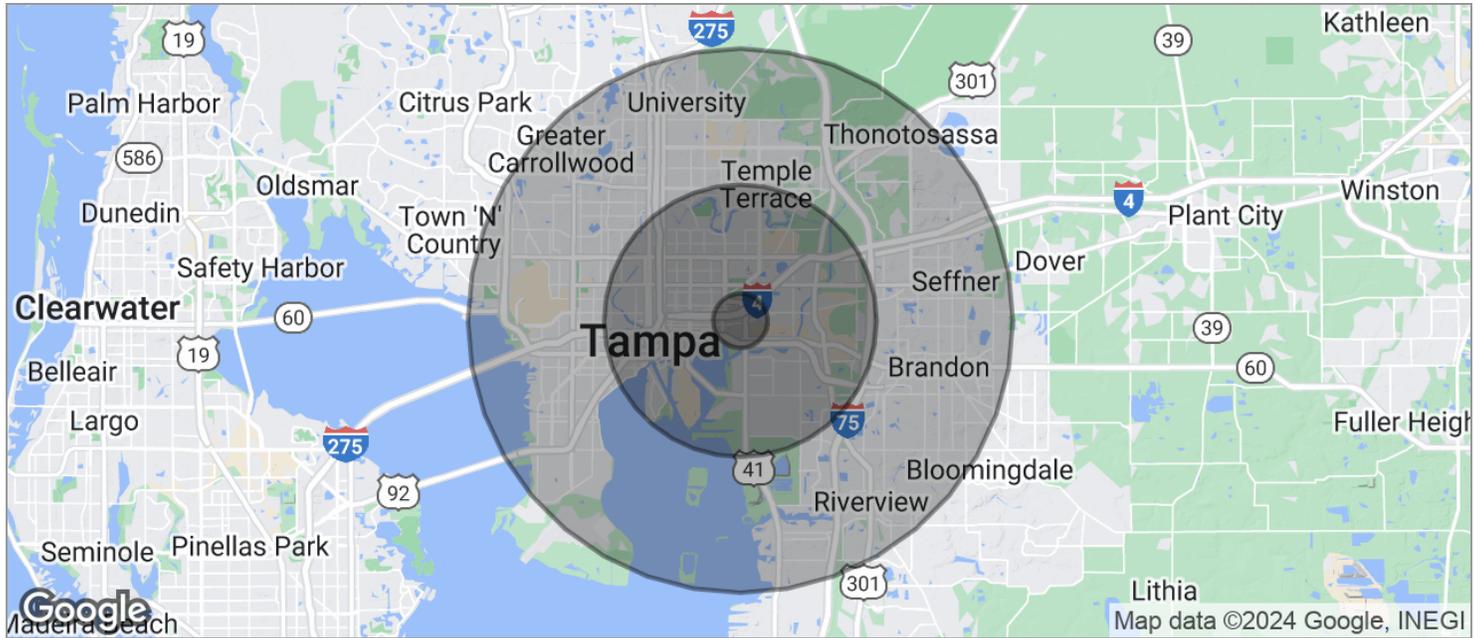




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### Demographics Map



	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
TOTAL POPULATION	4,878	172,296	705,697
MEDIAN AGE	33.0	33.6	34.8
MEDIAN AGE (MALE)	30.1	31.7	33.6
MEDIAN AGE (FEMALE)	35.4	34.9	35.9
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	1,162	65,592	279,299
# OF PERSONS PER HH	4.2	2.6	2.5
AVERAGE HH INCOME	\$40,101	\$51,561	\$59,524
AVERAGE HOUSE VALUE	\$139,138	\$242,143	\$251,131
<b>RACE</b>			
% WHITE	48.1%	48.8%	67.5%
% BLACK	48.9%	43.7%	23.4%
% ASIAN	0.1%	1.5%	3.0%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.4%	1.1%	0.6%
% OTHER	1.2%	3.0%	3.0%
<b>ETHNICITY</b>			
% HISPANIC	22.7%	21.9%	25.4%

\* Demographic data derived from 2020 ACS - US Census

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