



OFFERING MEMORANDUM

HOOVER INDUSTRIAL

0 HOOVER BLVD, TAMPA, FL 33634

RYAN SAMPSON, CCIM, ALC

Principal

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Eshenbaugh
LAND COMPANY

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

Hoover Industrial is a 19.23± acre industrial parcel located at the northeast corner of Hoover Boulevard and W. Hanna Avenue, Tampa, FL 33634. It would be ideal for a distribution center or industrial development. The parcel is rectangular in shape and is located in an area of Tampa primarily occupied by industrial and commercial development.

LOCATION DESCRIPTION

The parcel is located in north Hillsborough County. It is less than one mile from Tampa International Airport to the south and north of W. Hillsborough Ave., east of The Lee Roy Selmon Expressway, west of Anderson Road.

PROPERTY SIZE

19.23 Acres

ZONING

SPI-AP-4

PARCEL ID

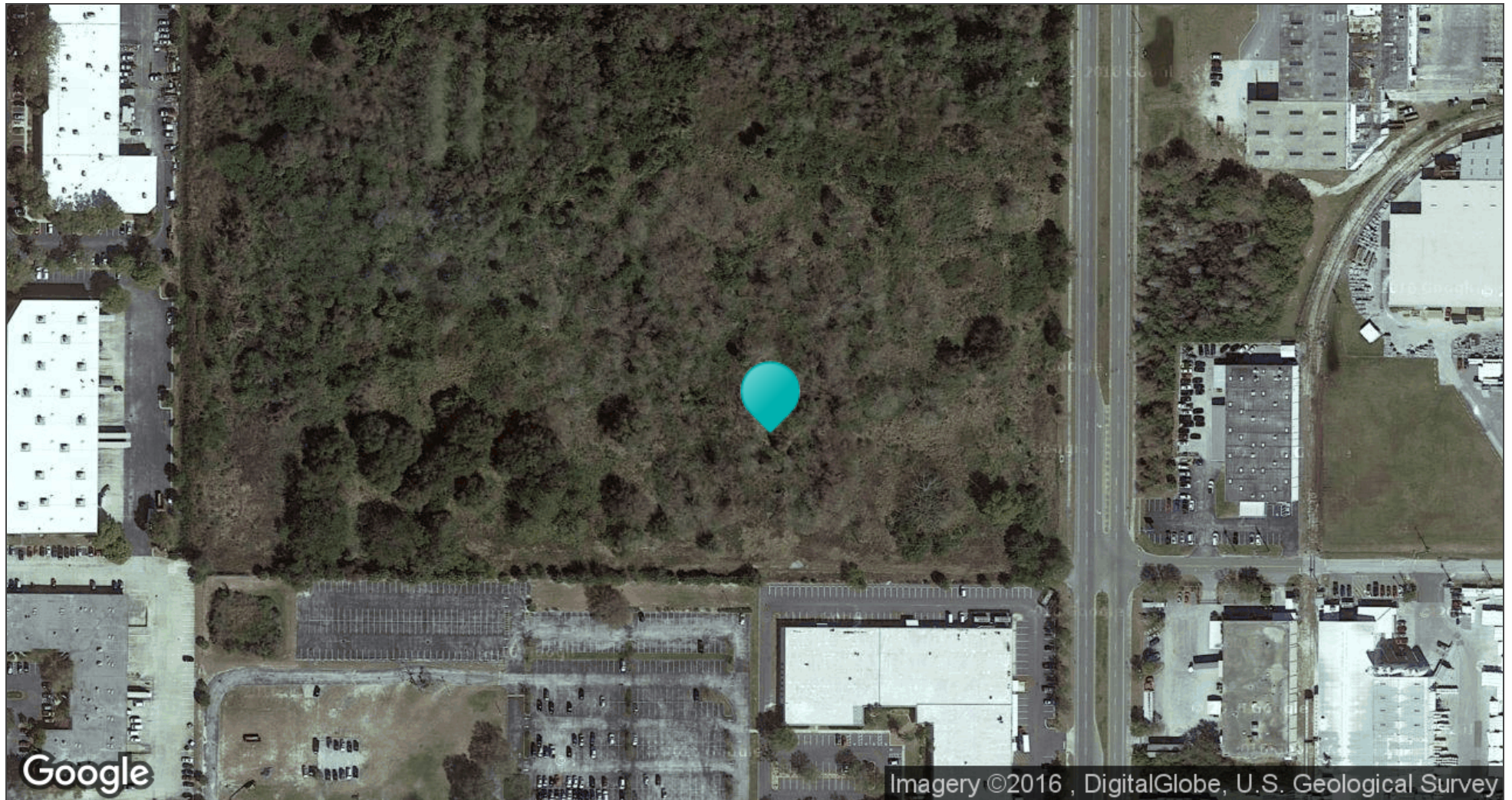
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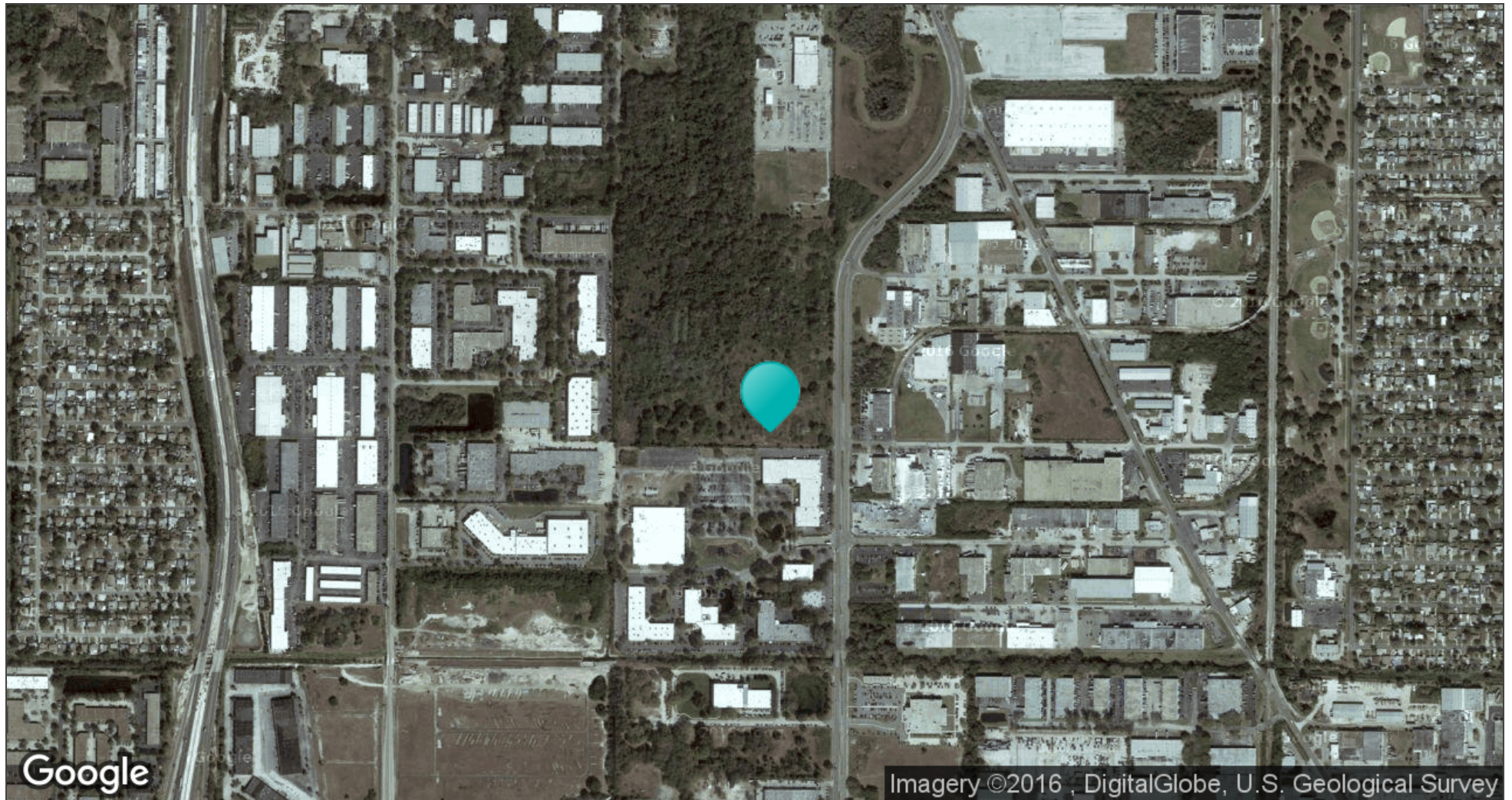
PRICE

\$1,750,000

BROKER CONTACT INFO

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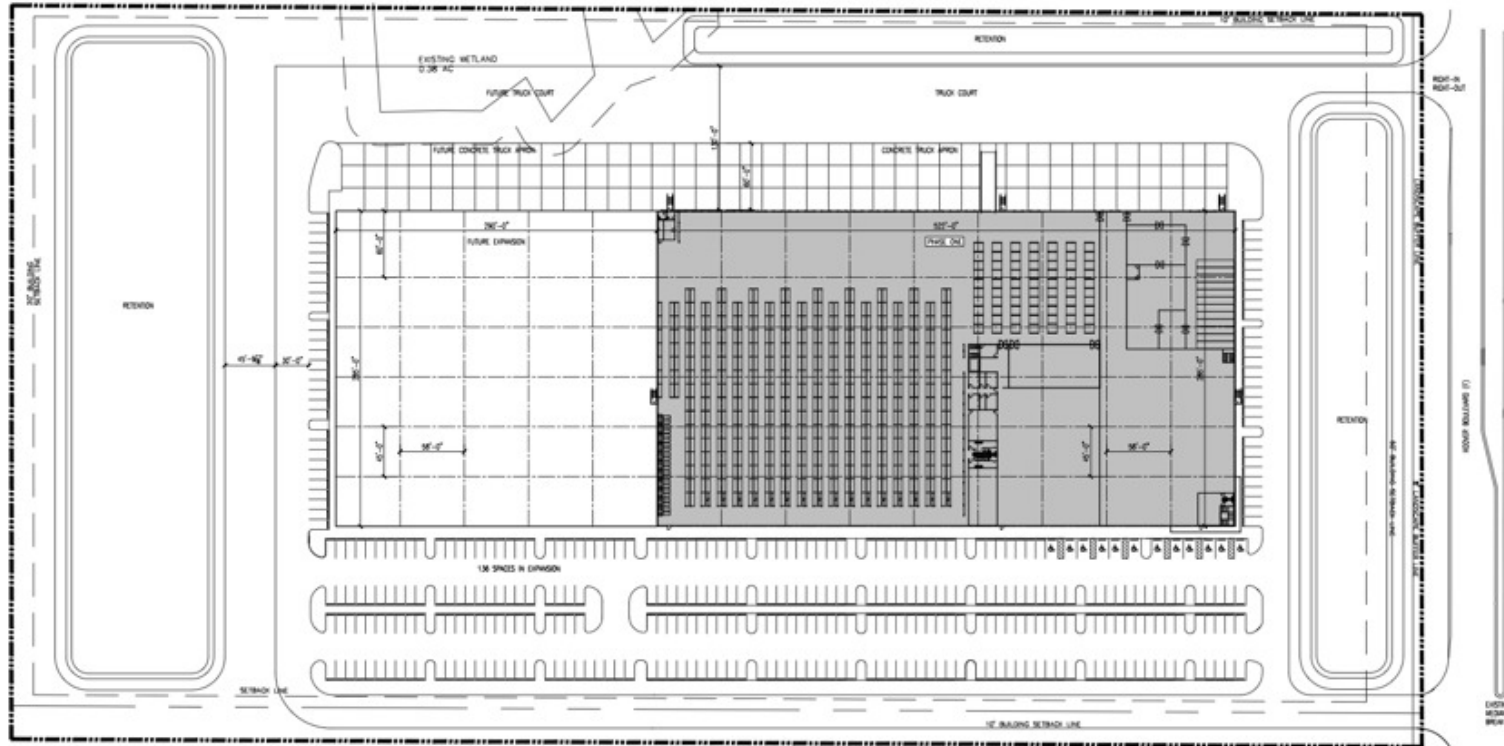






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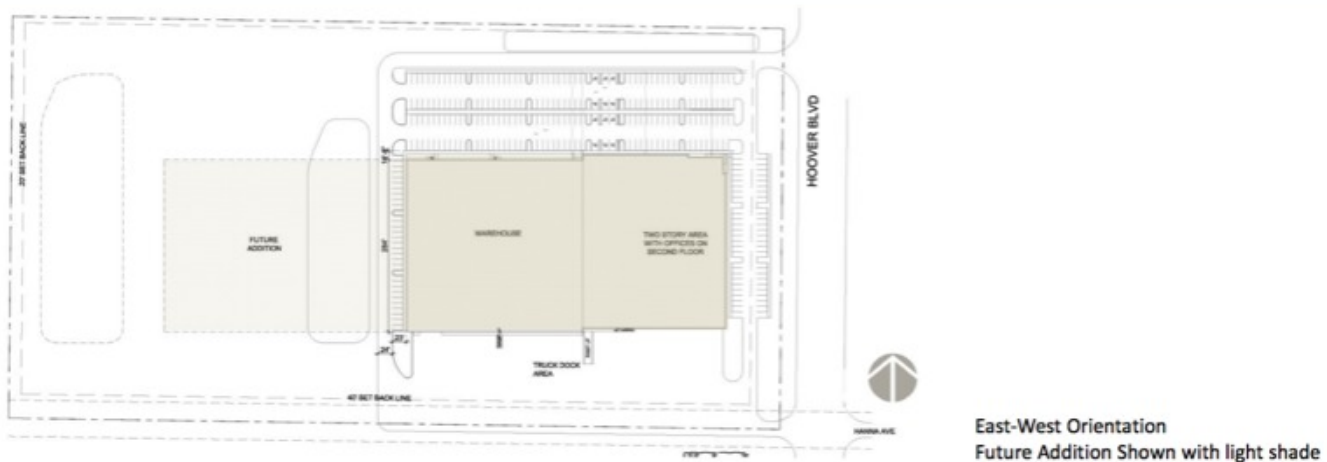
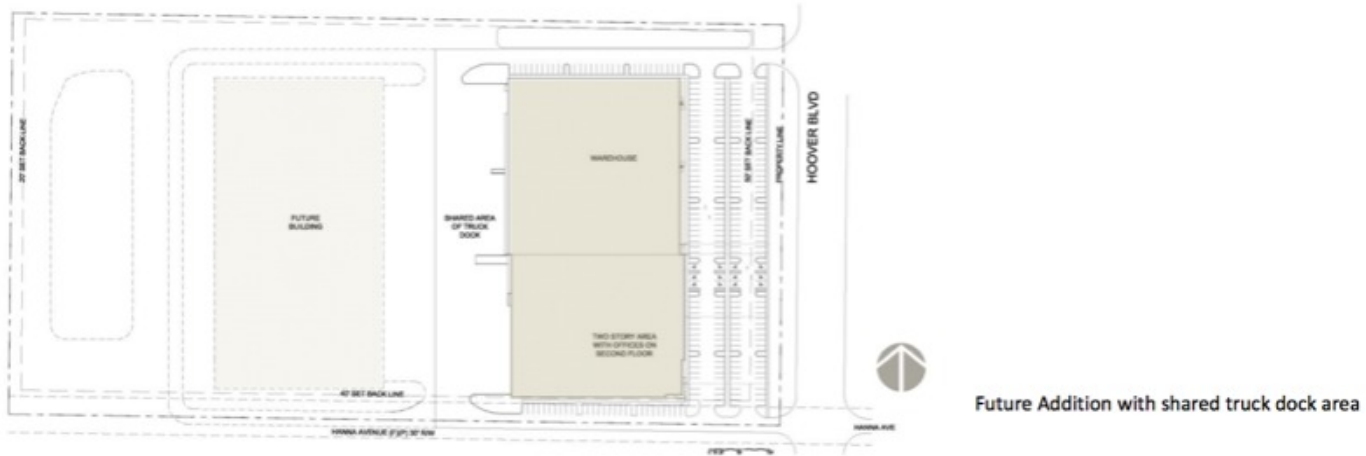
Proposed Site Plan



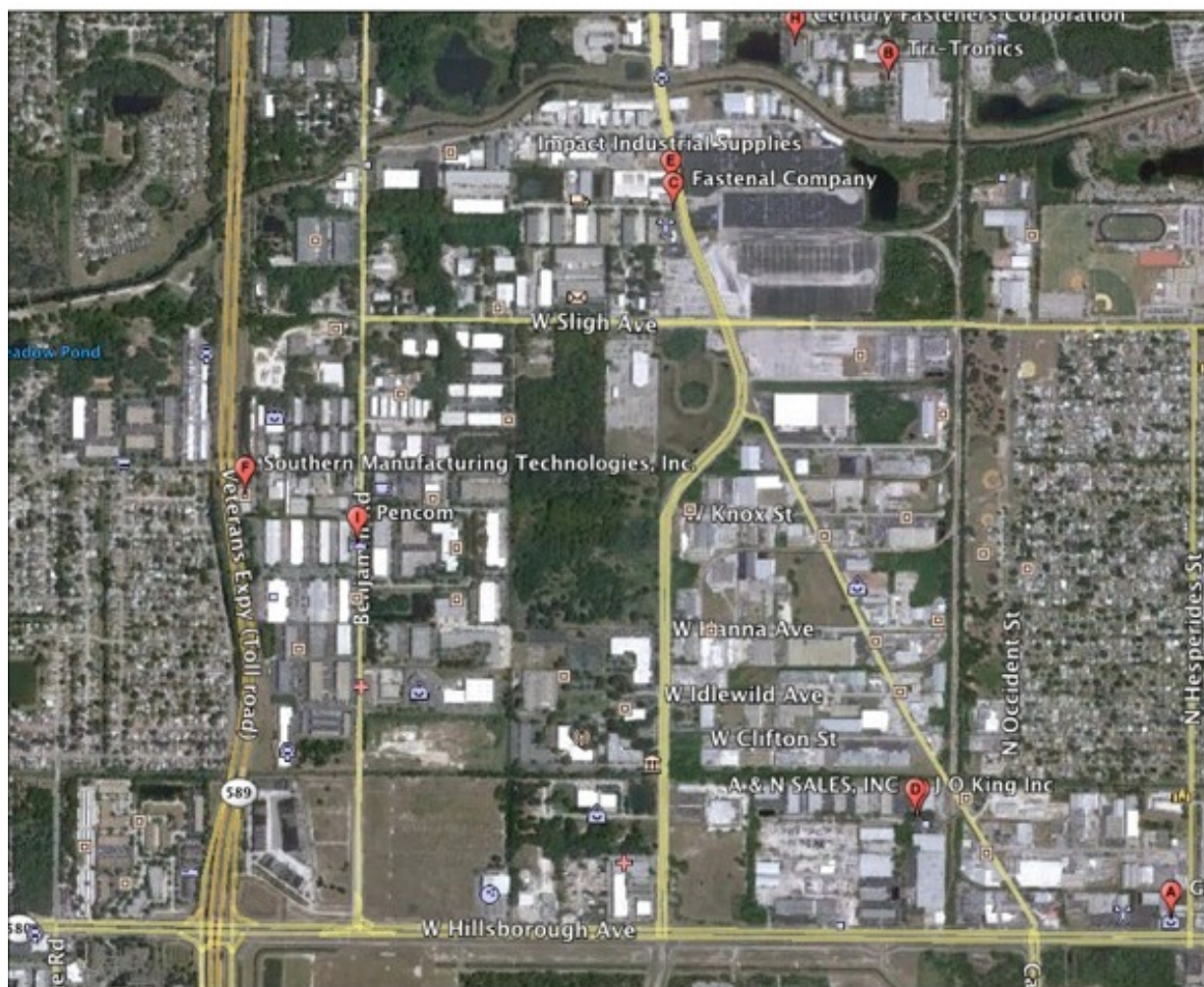
1 SCHEMATIC EXPANSION SITE PLAN
1" = 40'-0" 6-30-14_1

<p>SEE ALSO TOTAL SITE AREA: 19.25 ACRES GROUND FLOOR: 146,710 SF SECOND FLOOR SPACES: 86,128 SF FUTURE EXPANSION: 81,800 SF TOTAL BUILDING AREA: 297,540 SF PARKING: 213 SPACES 1.2/1000 SF EXPANSION PARKING: 136 SPACES TOTAL PARKING: 409 SPACES 1.1/1000 SF. ZONE: RETENTION *NOT ALL PARKING TO BE REVIEWED BY CIVIL ENGINEER. ACCESSIBLE SPACES, LANDSCAPED CURBS, WALKWAY AND DUMPSTER ENCLOSURES WILL AFFECT THE TOTAL.</p>

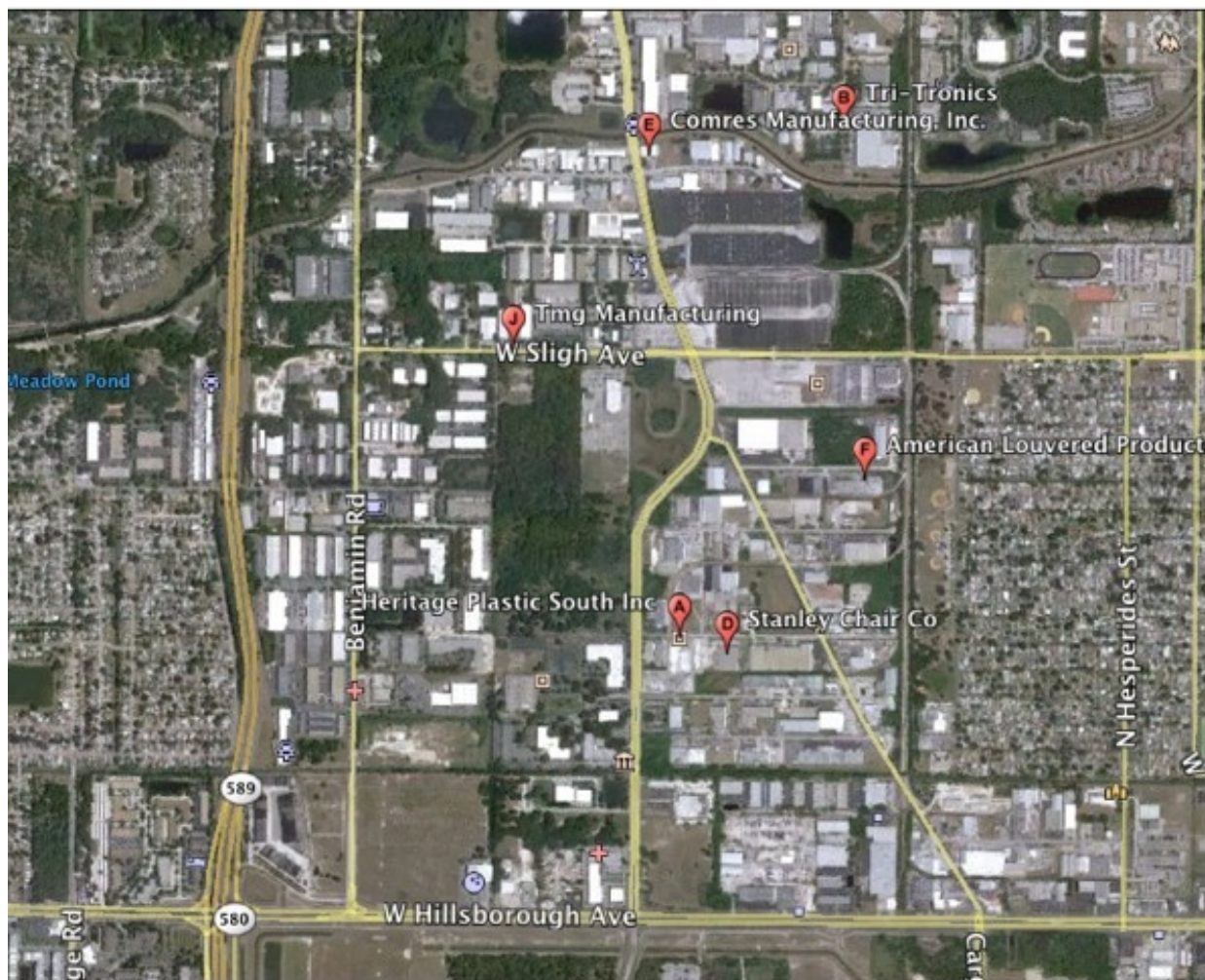
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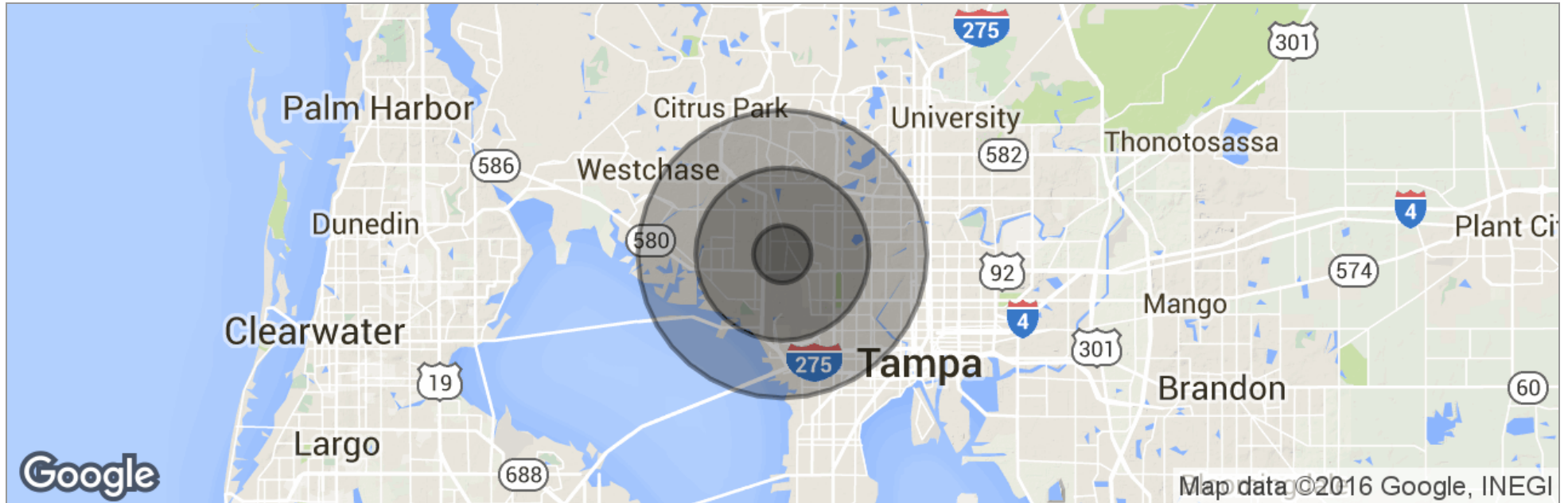


Surrounding Industrial Companies



Surrounding Manufacturing Companies





	1 Mile	3 Miles	5 Miles
Total Population	5,757	83,975	240,887
Population Density	1,833	2,970	3,067
Median Age	37.7	35.3	36.6
Median Age (Male)	36.6	33.3	35.1
Median Age (Female)	38.6	36.8	38.2
Total Households	2,010	32,611	96,850
# of Persons Per HH	2.9	2.6	2.5
Average HH Income	\$44,986	\$51,523	\$58,565
Average House Value	\$171,025	\$196,631	\$218,658

* Demographic data derived from 2010 US Census

