



# Manufacturing Site

Orient Park Warehouse with Office

2251 Massaro Boulevard, Tampa, FL 33619



## *For Sale*

- Manufacturing facility just minutes to downtown Tampa; Easy access to I-75 and I-4
- 25,600 HSF metal building on 2.77 acres fenced with access and parking, front and back
- Fabrication/machine/warehouse heated area 21,850 SF and office 3,750 SF
- Immediate area is Industrial Class 2, zoned for manufacturing with predominately A/B quality
- Downtown Tampa area has underway a record \$3 Billion in investments
- High quality metal fabrication equipment available with purchase
- Great for a manufacturer or metal fabricator to move into the growing Tampa market
- Sale Price: \$2,400,000



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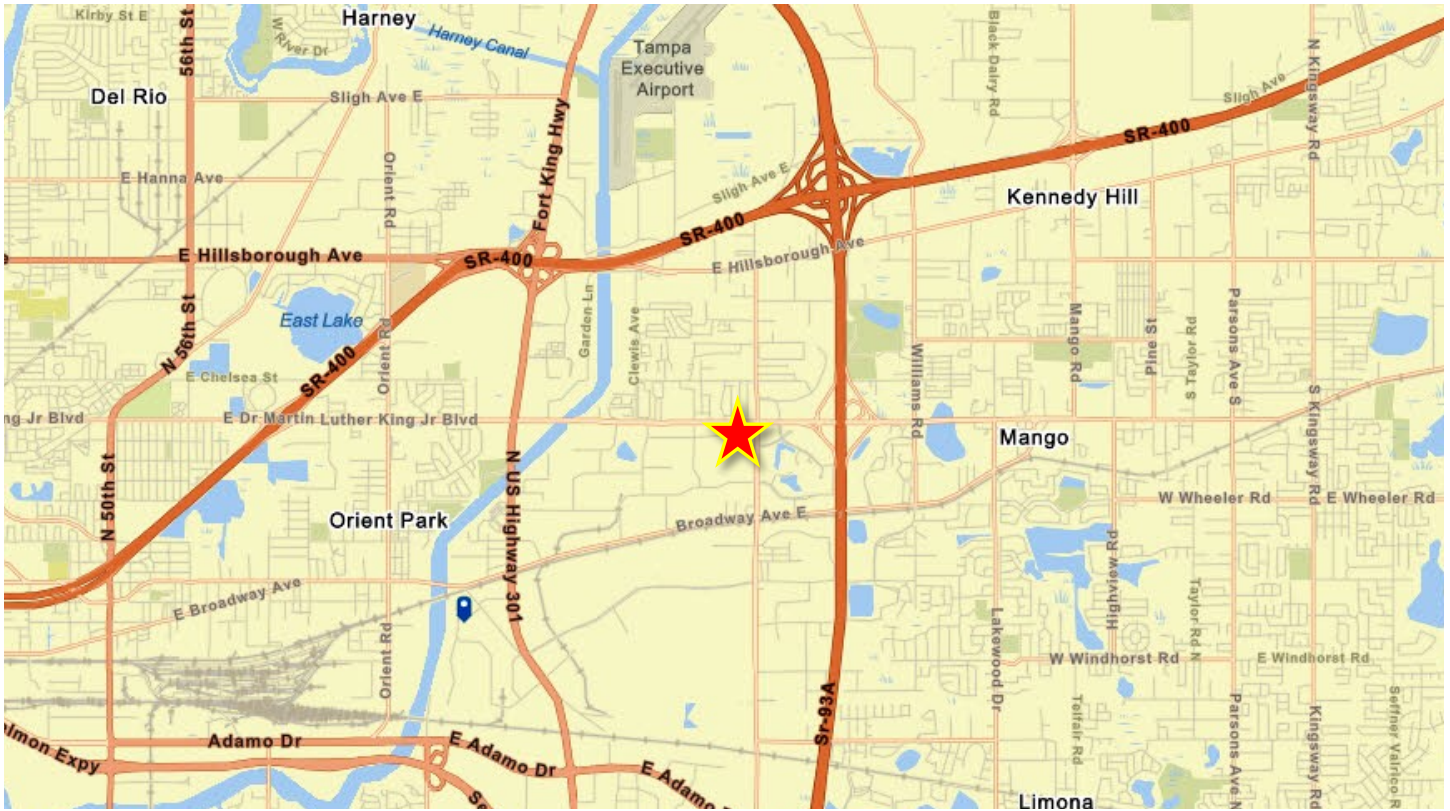




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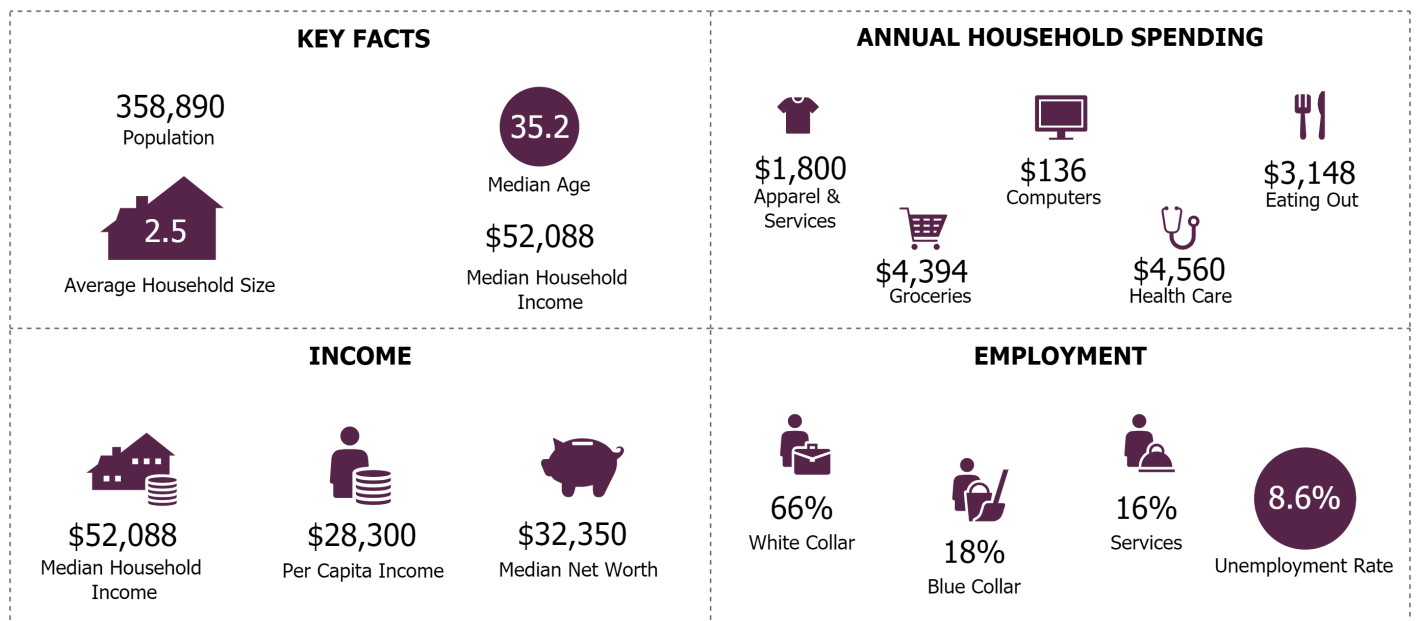
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The site is located in Tampa's Orient Park industrial area on the east side of Massaro Boulevard, approximately 15 minutes to downtown Tampa, 5 minutes (2.5 miles) west of I-75 and 5 minutes (3 miles) south of I-4.

## AREA DEMOGRAPHICS (5 MILE RADIUS)





“Price is what you pay.  
Value is what you get.” -- Warren Buffet

Each commercial real estate transaction has its own unique set of circumstances and opportunities. As trusted advisors, Florida Properties Group – Commercial Division agents seek opportunities to create value and help develop customized real estate solutions. We understand what can go wrong with a commercial real estate transaction, work to avoid risk and have the business savvy and experience that adds real value in setting your strategy to meet project objectives.

**F**ounded in the Tampa Bay area in 1959 as Tropical Realty, Berkshire Hathaway HomeServices Florida Properties Group has grown into a full service real estate firm. The company’s Commercial Division offers sales, leasing property management, business brokerage, valuation and consulting services. With 20 offices in West Central Florida, together with our 2,000 Berkshire Hathaway commercial partners throughout the United States, we provide comprehensive commercial real estate services to the Tampa Bay area and nationally.

**T**he Commercial Division of BHHS Florida Properties Group includes 30 professionals with years of experience in business brokerage, land sales, office, retail and industrial sales and leasing. Our Division teamwork produces superior results for those en-

trusting their business and real estate needs to Florida Properties Group. Our unique structure enables clients to leverage our local expertise and international relationships to access the best opportunities.

**W**e represent Investors, Buyers, Sellers and Tenants for all types of commercial real estate transactions throughout the Tampa Bay area. *“We’re good to know!”*



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**BOYCE ABERNATHY**

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**813-924-1511**

[babernathy@bhhsflpg.com](mailto:babernathy@bhhsflpg.com)

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can help you with all  
of your commercial  
real estate needs.*

4950 West Kennedy Blvd., Ste. 300, Tampa, FL 33609 | [bhhsflpgcommercial.com](http://bhhsflpgcommercial.com)

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