



1820

Massaro Boulevard
Tampa, FL 33619

50,274-310,629 SF
Cross-dock warehouse

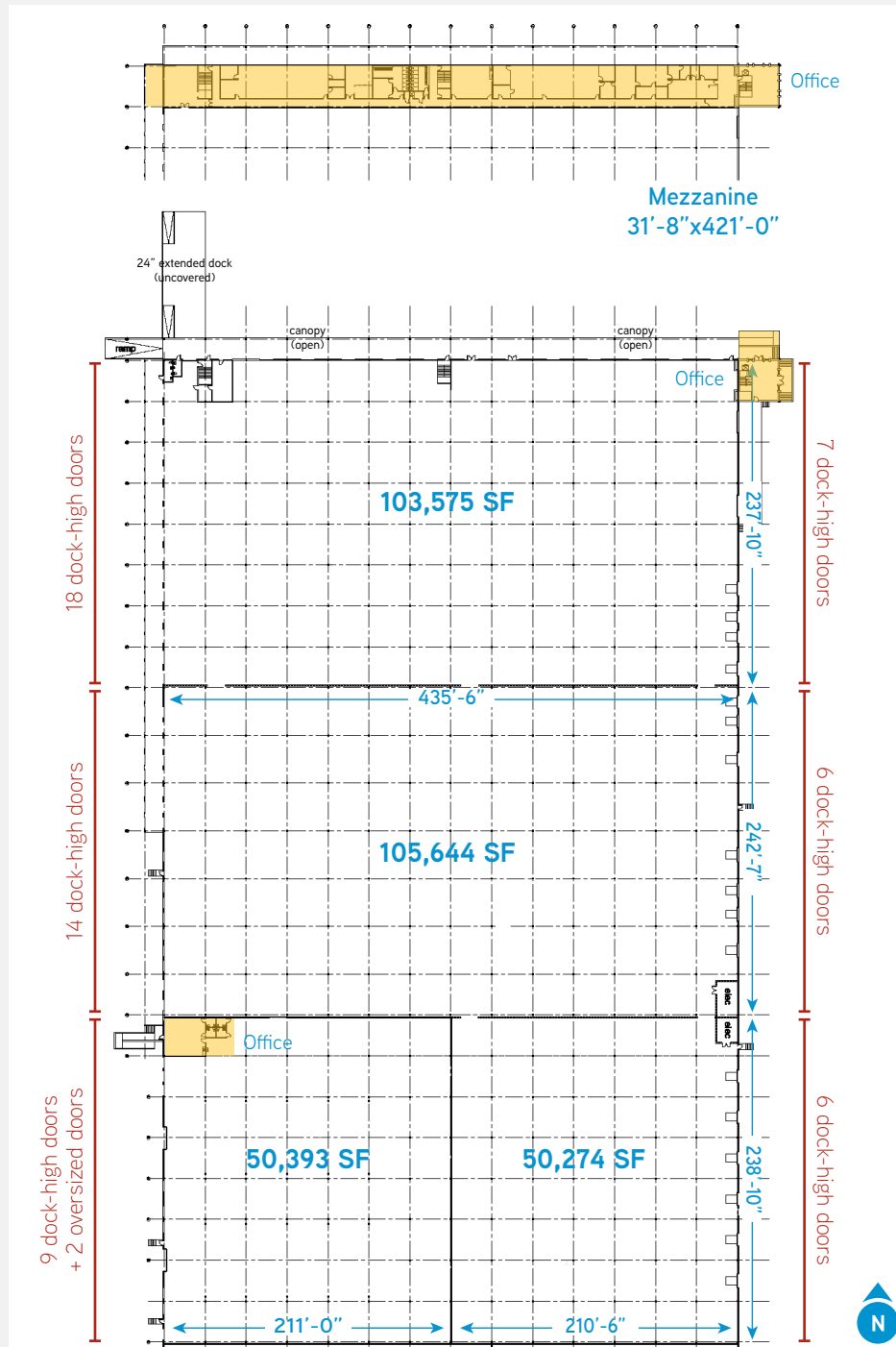
Unique-to-market industrial availability coming
available January 1, 2021 – entirely fenced
in with excess parking and trailer drops.



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FLOOR PLAN

BUILDING SPECIFICATIONS

| | |
|----------------|---|
| Building Size | 411,662 SF (excluding mezzanines) |
| Size Available | 50,274 - 310,629 SF (excludes mezzanine) |
| Office | 2,261 SF 1st floor office 13,332 SF mezzanine office |
| Zoning | Industrial |
| Clear Height | 23'5" |
| Column Spacing | 30' x 30' |
| Power | 3,400 amps |
| Construction | Half block, half metal |
| Sprinkler | Wet |
| Roof | Installed 2017 |
| Loading | 41 DH + 2 Oversized DH (West Side) 19 DH (East Side) |
| Trailer Drops | 90 |

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VIEW ONLINE

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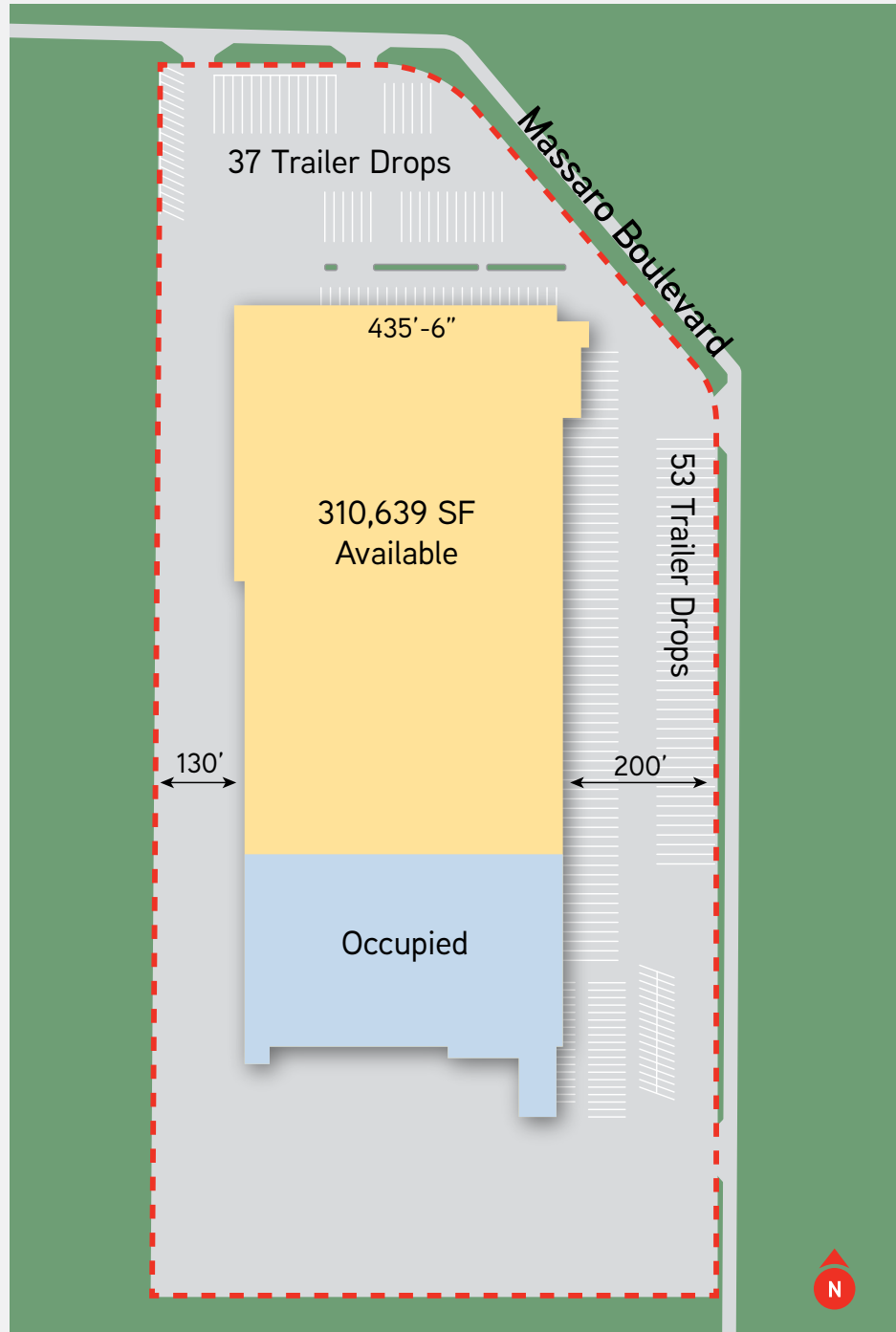
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SITE PLAN

FEATURES

- Outside storage availabilities
- Fenced with controlled access guard building
- Excess trailer drops for overflow parking
- Excellent access to major thoroughfares
- 4 points of ingress/egress

ESTIMATED OPEX

| | |
|--------------|------------------|
| CAM | \$0.36/SF |
| Taxes | \$0.86/SF |
| Insurance | \$0.10/SF |
| Total | \$1.32/SF |

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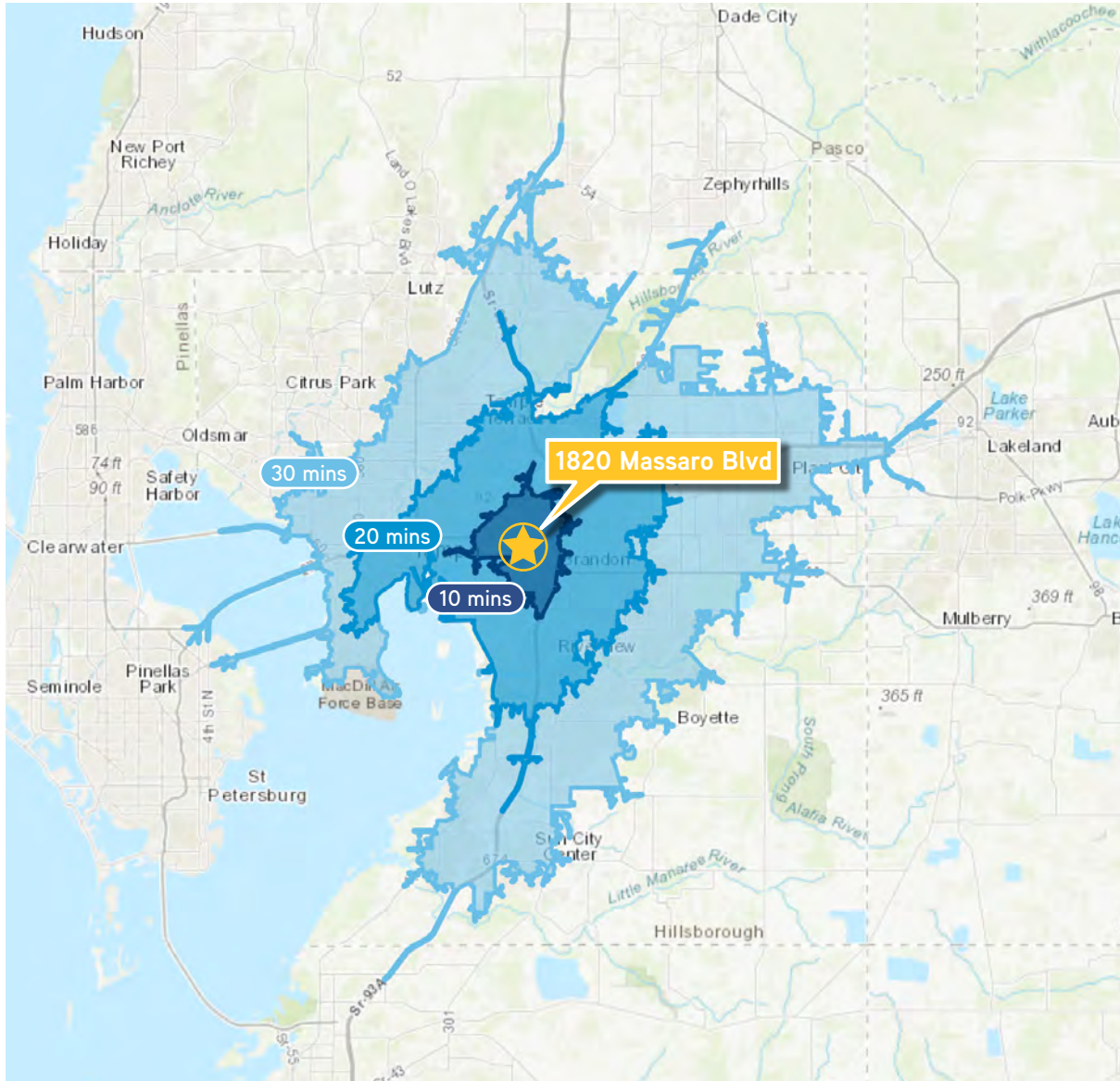
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DRIVE TIME MAP

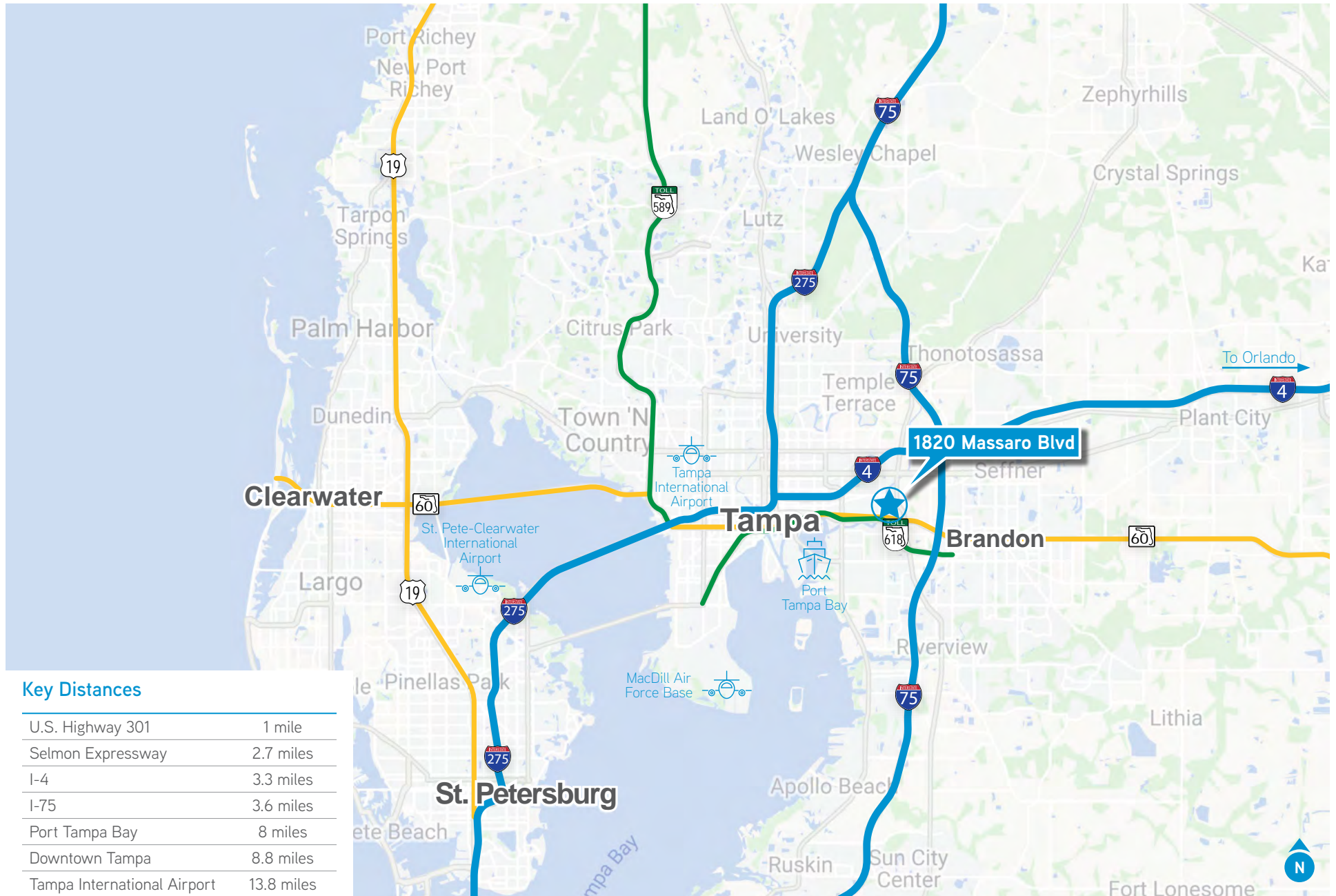


AREA DEMOGRAPHICS

**1.1M**Population
within 30 minutes**36.4**

Median Age

**1.87%**2010-2018 Population:
Annual Growth Rate**\$77,336**Average Household
Income**1.2M**Total Daytime
Population**61.1%**Attained Some College
Education or Higher



Key Distances

| | |
|---|------------|
| U.S. Highway 301 | 1 mile |
| Selmon Expressway | 2.7 miles |
| I-4 | 3.3 miles |
| I-75 | 3.6 miles |
| Port Tampa Bay | 8 miles |
| Downtown Tampa | 8.8 miles |
| Tampa International Airport | 13.8 miles |
| St. Pete-Clearwater International Airport | 25.4 miles |



[Property Details](#)[Drive Time Demographics](#)[Connectivity](#)[Neighboring Tenants](#)[Contact Us](#)

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