

For Sale Warehouse & Offices 1.8 Acres - Seffner

SEFFNER, FL



FOR SALE OR LEASE

TAMPA, FL
1208 E Kennedy Blvd, Suite 231
Tampa, FL 33602

PRESENTED BY:

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SEFFNER, FL

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Executive Summary



OFFERING SUMMARY

PRICE:	\$799,000.00
NUMBER OF UNITS:	1
AVAILABLE SF:	
LOT SIZE:	1.8 Acres
YEAR BUILT:	2013
BUILDING SIZE:	4,864 SF
RENOVATED:	2017
ZONING:	Office General - OG/General Commercial GC
MARKET:	Tampa Bay
SUBMARKET:	Seffner

PROPERTY OVERVIEW

The Seffner Warehouse & Office offering is available for sale or lease and features 1.8 acres of land, two buildings with general warehouse space and office. The subject property is located on Highway 92 and Kingsway North of Old Hill in Hillsborough County in the Seffner sub-market at the corridor of Interstate 75 and Interstate 4.

The 4,000 square-foot commercial industrial warehouse with offices was built in 2013 and a second building of 864 square-feet of additional office space was built in 2017. The warehouse is clean and has been very well kept. The offices offer up to date interiors.

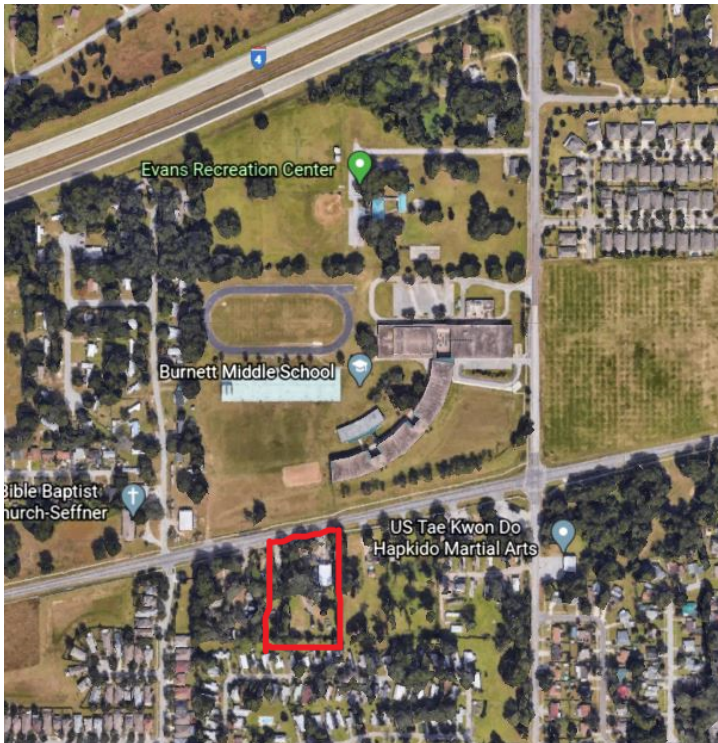
This unique property would be an excellent location for any service driven business with the opportunity to grow.

PROPERTY HIGHLIGHTS

Office Space
Clean Warehouse
1.8 Acres
Ample Parking
Security Gate
Fenced Property
Room to Expand
Easy Access to I-4 & I-75

- Updated Office Space and Interior
- Clean Warehouse Space

Property Description



LOCATION OVERVIEW

Located at the apex of the greater Tampa Bay metropolitan area, including ready access to major interstate highways, rail lines, air transportation, and a deep sea port as well as a the diverse, skilled workforce that powers businesses throughout the region.

High-tech and aviation/aerospace companies are thriving and growing alongside manufacturers and business service providers, and local entrepreneurs are founding award-winning, cutting edge companies throughout the county. I-4 corridor from Tampa to/from Orlando which in recent years has become one of the largest concentration of distribution centers in the Southeast, rivaling Atlanta. Along interstate I-4 & I-75, emerges as hubs for distribution centers and warehouses.



Property Details

SALE PRICE

\$799,000

LOCATION INFORMATION

Building Name	US HWY 92 Warehouse
Street Address	302 W US Highway 92
City, State, Zip	Seffner, FL 33584
County/Township	Hillsborough
Market	Tampa Bay
Submarket	Seffner
Market Type	Rural
Nearest Highway	US Hwy 92
Nearest Airport	Tampa International

BUILDING INFORMATION

Building Size	4,864 SF
Price / SF	\$17.00 MG
Year Built	2013
Last Renovated	2017
Number Of Floors	1
Load Factor	Yes
Free Standing	Yes
Number Of Buildings	2

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Office General - OG/General Commercial
	GC
Lot Size	1.8 Acres
Submarket	Seffner
Corner Property	Yes
Waterfront	Yes

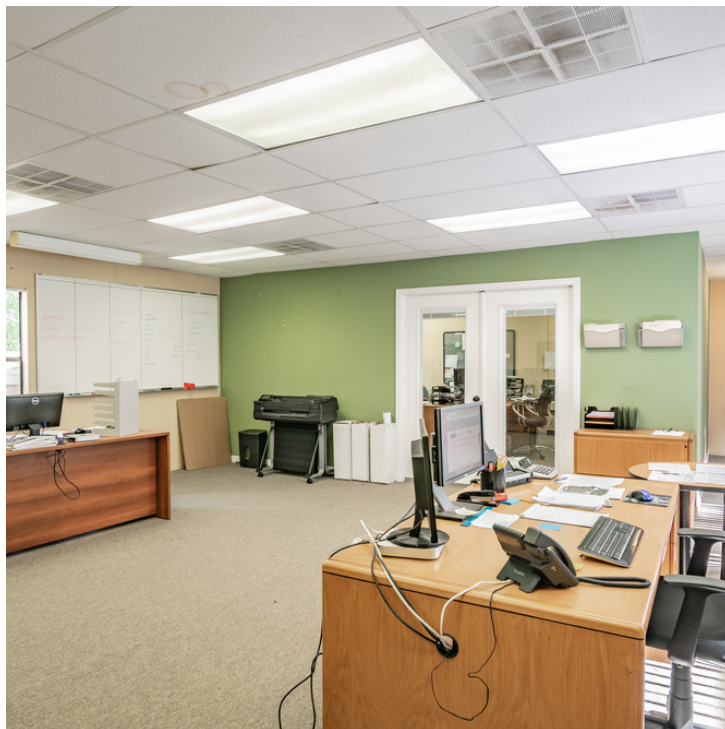
PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Power	Yes

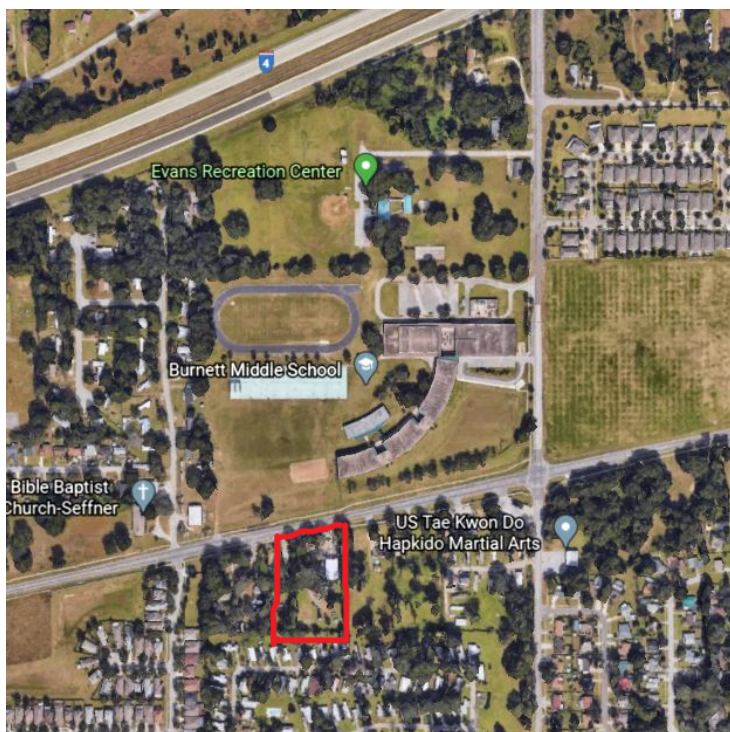
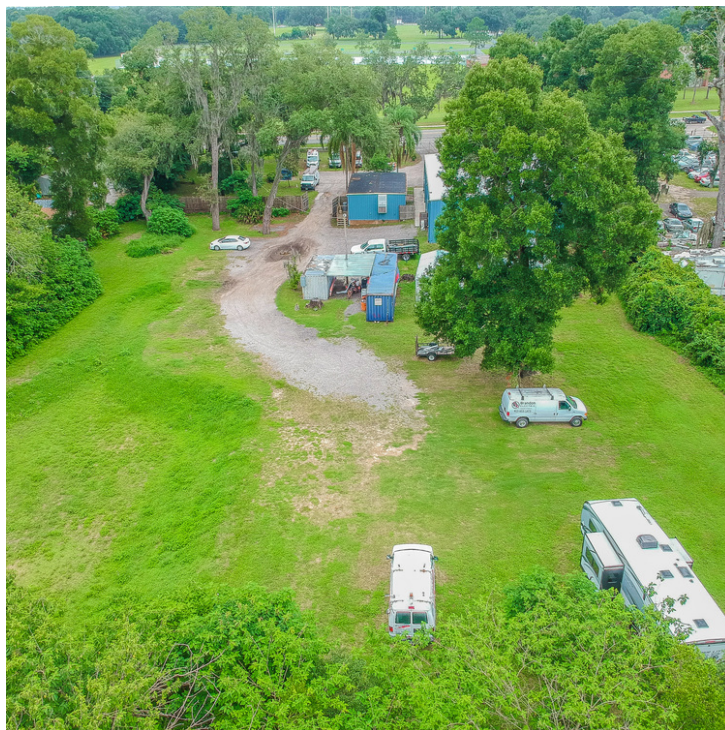
Additional Photos



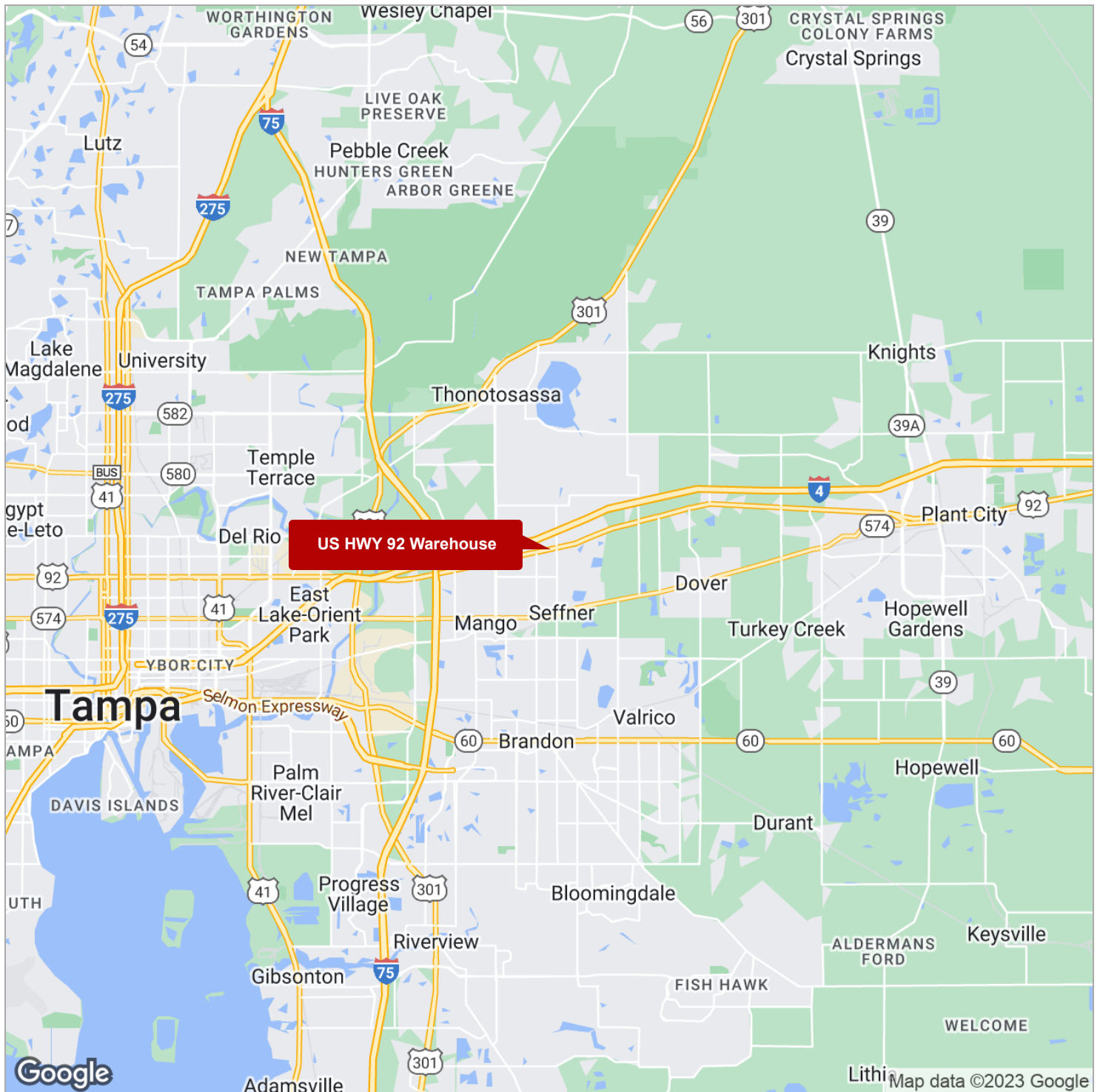
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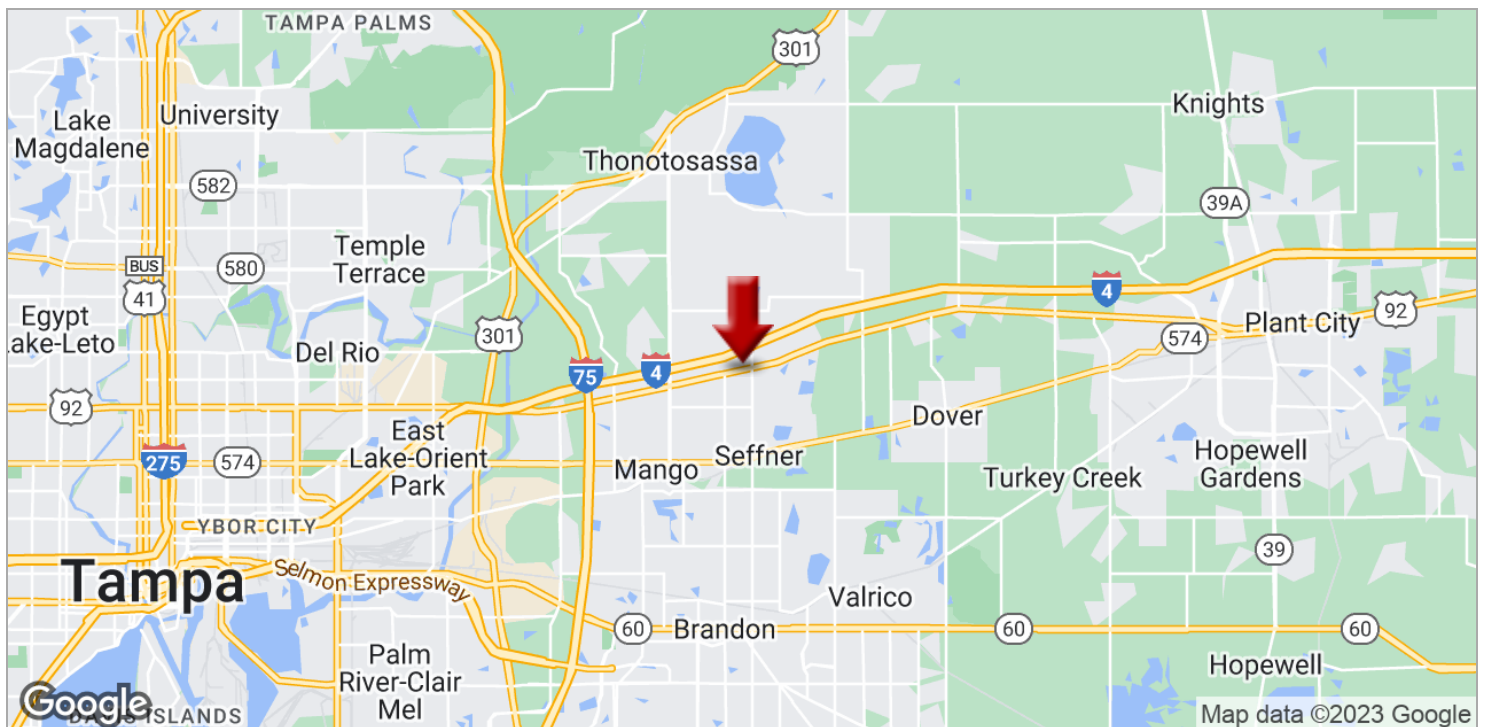
Additional Photos



Regional Map



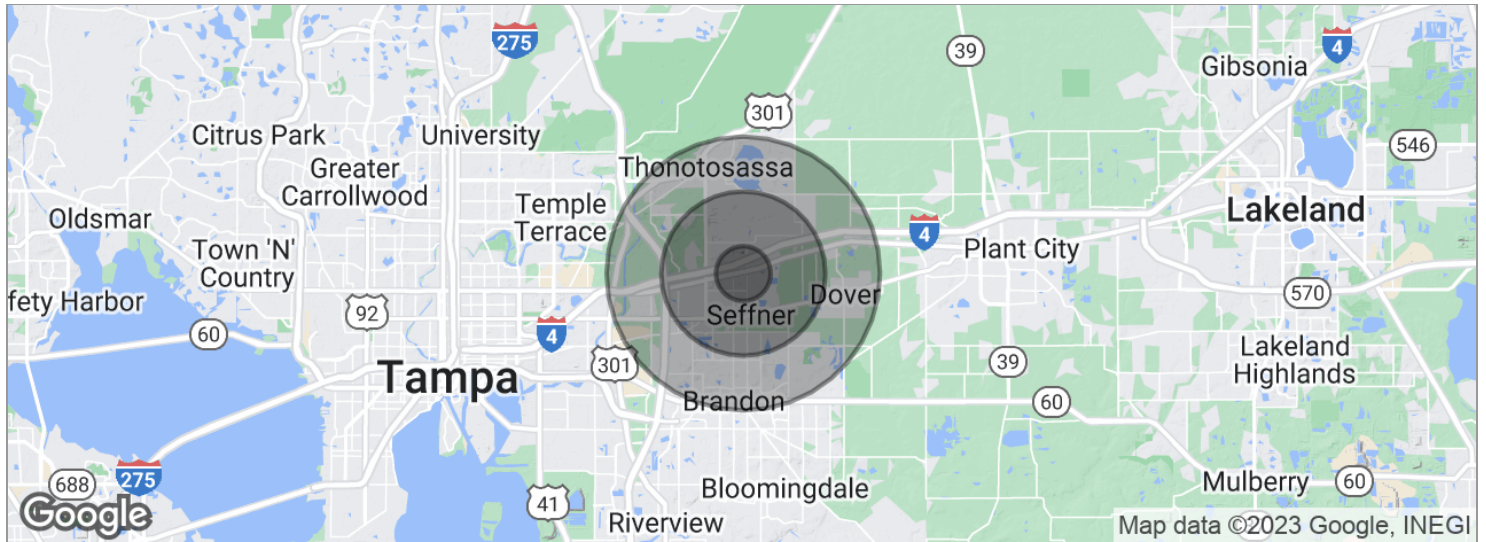
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,263	35,391	96,212
Median age	36.6	36.5	35.9
Median age (male)	37.1	33.8	34.2
Median age (Female)	35.9	38.3	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,627	12,628	35,027
# of persons per HH	2.6	2.8	2.7
Average HH income	\$56,211	\$63,228	\$62,718
Average house value	\$187,063	\$198,188	\$196,273

* Demographic data derived from 2020 ACS - US Census