

# Madison Business Center Land

In-Fill Industrial Development Opportunity | Tampa, Florida  
26.26 Acres For Sale

INVESTMENT SUMMARY





## PROPERTY SNAPSHOT



Lot Size (Acres)

**26.26**

Address

**4411 - 4603  
Eagle Falls Place,  
Tampa, FL**

County

**Hillsborough**

Site Plan Approved

**416,384 SF**

**Class A industrial development  
spread over 3 buildings**

### DEVELOPMENT OPPORTUNITY

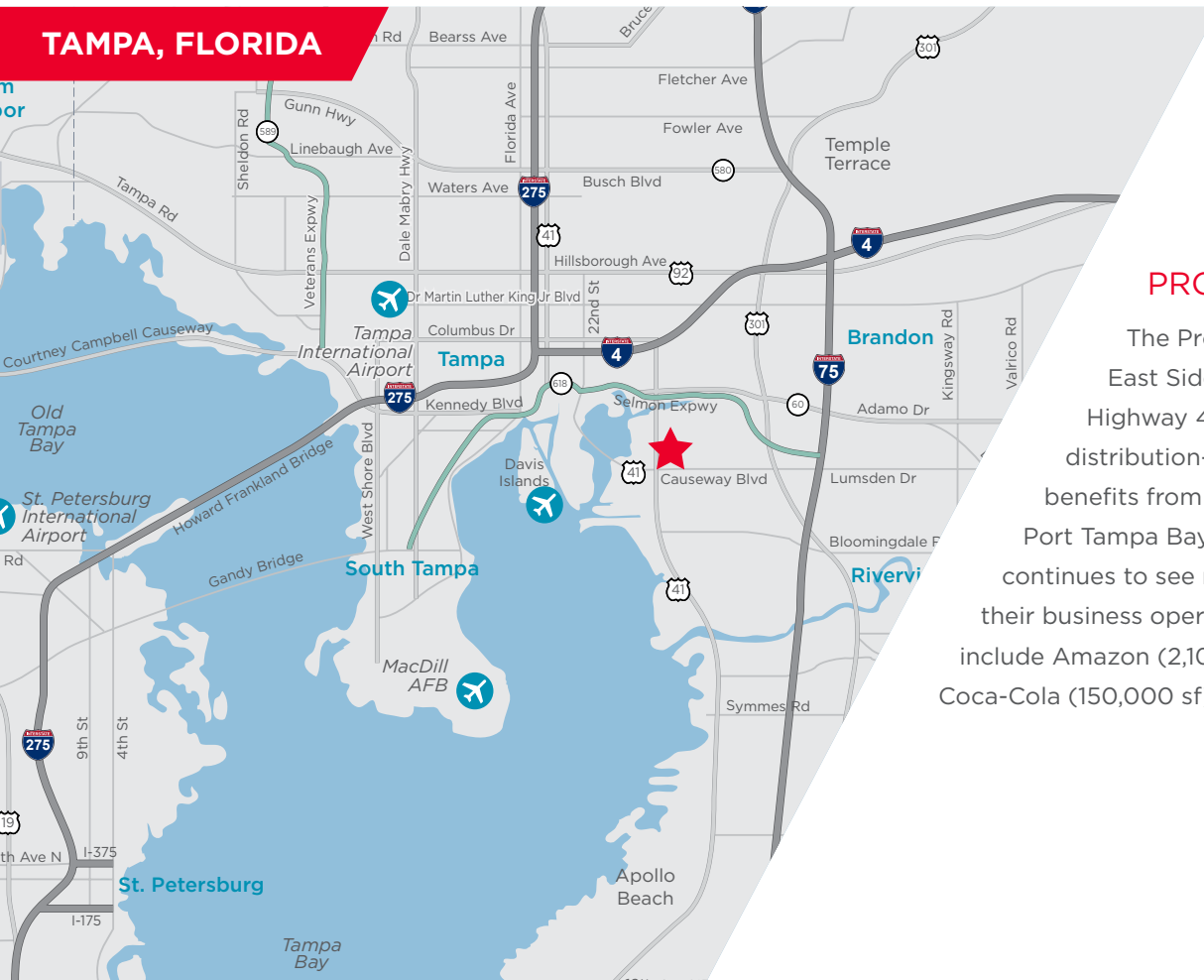
Cushman & Wakefield has been retained by the Owner as the exclusive agent for the sale of 26.26 acres of prime industrial development land known as Madison Business Center Land (the "Property"). The Property is located in Central Florida's premier East Tampa industrial market and is site plan approved for 416,384 square feet of Class A industrial development spread over three buildings. *The Owner has not established a specific asking price but is a sophisticated, market sensitive seller with expectations of achieving a land value that premium locations like this property command.*

IDI's Madison Business Center Land provides a rare opportunity to the astute developer/investor to capture significant pent up user demand in Tampa Bay's most widely held institutional industrial market. This infill location is the only development ready site available for sale within the submarket. Demand by both e-commerce and conventional industrial users has driven the market vacancy rate for class A product to an extraordinarily low, 3.2 percent in the east side market. Notable transactions including Amazon (2,100,000 sf) Coca-Cola (150,000 sf), Masonite (156,000 sf), and RJ Schinner (100,000 sf). There are currently close to one million square feet of users in the Eastside submarket in search of space with virtually no class A availability over 100,000 square feet. The most recent sale of IDI's Madison Distribution Center Building occurred at a 5.7% cap rate to LaSalle Investment Management with strong demand from numerous institutional investors indicating a clear and robust exit for future development in this exceptional infill location.



## OFFERING HIGHLIGHTS

- Rare infill opportunity to develop a Central Florida industrial park, creating significant value to the investor
- Only development ready property in this high barrier to entry submarket
- Continued strong population and job growth driving demand for centrally located distribution space
- Limited class “A” industrial positions available in this submarket
- Less than 1 mile to Port Sutton and 4.8 miles to Port Tampa
- Class “A” vacancy is a scant 3.2%



## PROPERTY DESCRIPTION

The Property is located within Madison Industrial Park in Tampa's premier East Side submarket. Its immediate proximity to Interstates 75 and 4, U.S. Highway 41, the Selmon Crosstown Expressway and State Road 60 drives distribution-oriented tenants to the Property. Madison Business Center also benefits from its proximity to key transportation/distribution networks including Port Tampa Bay, CSX Tampa Intermodal and Tampa International Airport. The area continues to see robust interest from out-of-state users seeking to expand or relocate their business operations as well as strong internal expansions. Recent examples include Amazon (2,100,000 sf) Masonite (156,000 sf), RJ Schinner (100,000 sf) and Coca-Cola (150,000 sf) to name just a few.



Throughout the duration of the Madison Business Center Land offering, the Owner, as it may deem necessary, reserves the right to modify any and all time frames within the offering schedule.

Email [Caroline.Cheek@cushwake.com](mailto:Caroline.Cheek@cushwake.com) and request a confidentiality agreement. Once a CA is executed, a portal with due diligence materials will be made available for review.

Please notify the team members below to make arrangements.

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