



Property Information

Location	6603 South Trask St, Tampa, FL 33616
Site Area	10.3 Acres MOL
Zoning	IG, Industrial General
Land Use	Transitional Use-24 <ul style="list-style-type: none"> • Single family detached • Multi-family residential • Low to medium intensity office uses • General and intensive commercial uses • Light industrial uses • Public, quasi-public, and special uses • Maximum Density 24 Units/Net Acre • Maximum Intensity: 1.5 FAR.
Water	6" DIP in W. McCoy St and 6" CAS in Trask St.
Sewer	4" PVC FM
Price	Market will determine

Industrial Buildings

Existing structures were constructed in 1975 and 2001. Previous uses include dairy packaging and transporting plant and refrigerated storage

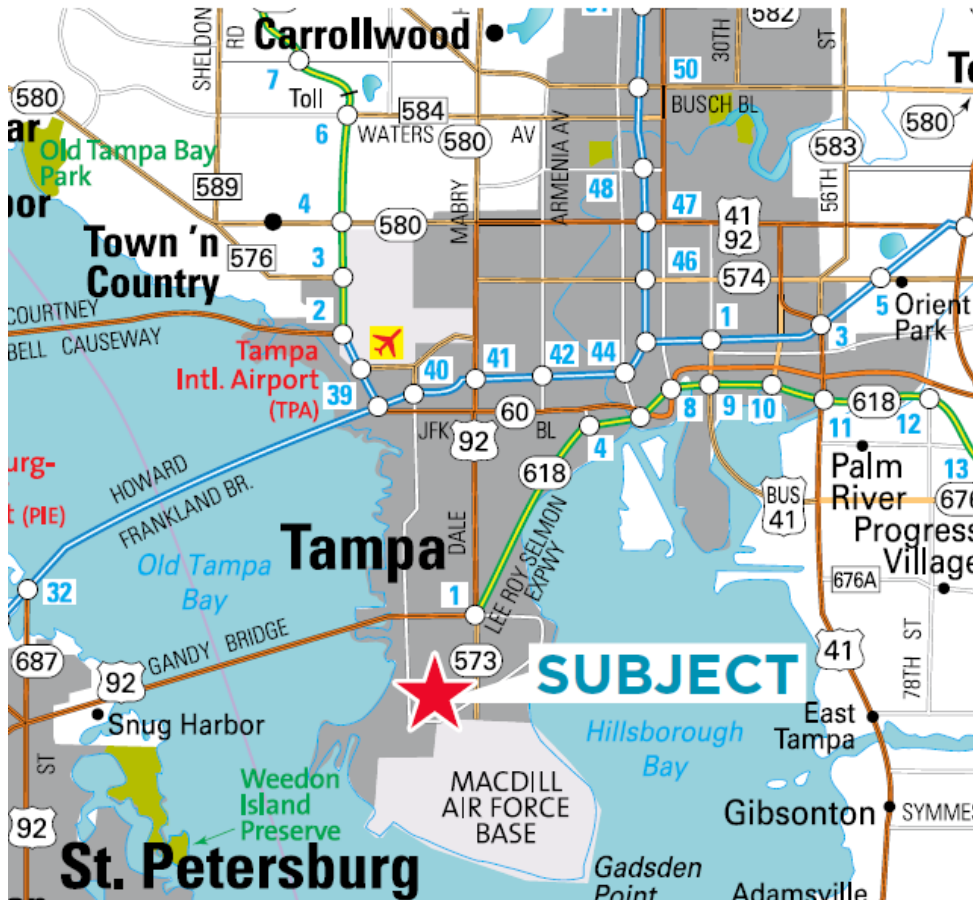
• Main building	33,519 SF
o Metal, Dock High, 8 doors	
o First floor office 3,089 SF	
o Mezzanine 3,089 SF	
o Single wide trailer adjacent on north	
• Northeast building	6,964 SF
o Prefab Metal, Grade Level, 3 doors	
• Storage building	2,480 SF
o Masonry, Grade Level, 2 doors	
Total	42,968 SF GBA

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Property & Market Overview

- Located within the high-barriers-to-entry South Tampa market
- Close proximity to shopping, dining and entertainment
- A short drive to Tampa International Airport, Downtown Tampa, and St. Petersburg
- Easily accessible to Tampa's three largest employment centers
- Exceptionally strong developer interest in infill sites
- New construction townhomes are selling for \$230,000-\$350,000
- Class A rental occupancy is 96% and average rents are \$1.62 per SF in the Jefferson Westshore project, to the west
- Over the next (5) years the population of Tampa Bay is expected to increase by 260,740 to 3,139,000
- The Tampa Bay region added 30,400 jobs in the last 12 months
- 13,397 of the households within a 5 mile radius of the site are renters. This number is skewed due to proximity to MacDill Air Force Base

Demographics (3 Mile Radius)

Population	50,339
Employment	41,644
Median Age	38.8
Average HH Income	\$87,519
Median HH Income	\$57,378

Distances

Target	2.7 Miles
Publix	2.8 Miles
Westshore Business District	5.3 Miles
Tampa CBD	8.1 Miles
Gateway Business District	10 Miles



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