



Industrial For Sale or Lease

4301 N 40th St, Tampa, Florida 33610



Prepared By:



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Call or text for more information
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EXECUTIVE SUMMARY

4301 N 40th St is a multi-structure industrial property totaling 6,702 SF situated on approximately 2 acres ($\pm$ 1.98 AC) of highly functional CI-Zoned IOS land in Tampa's East Side industrial corridor. With several metal construction structures and a fully fenced yard, the property is tailored for contractors, equipment rental, fleet storage, and service industrial users that require both building and significant industrial outdoor storage.



Bldg 1 Exterior

Investment Highlights

Prime Location:

Proximity to major highways, commercial centers, and industrial hubs.

Critically undersupplied IOS Capability:

IOS Sites in Tampa are extremely supply constrained

Versatile Zoning:

Commercial Intensive (CI) zoning is one of Tampa's most versatile commercial designations, accommodating a wide range of heavy uses.



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PROPERTY OVERVIEW

- **Total Land Area:** 1.98 acres
- **Building Size:** 6,702 SF Total:
1,848 SF Manufactured home; 2,534 Metal Bldg; 2,320 Metal Bldg
- **Year Built:** 1984 (with additions in 2004 & 2009)
- **Zoning:** CI (Commercial Intensive)
- **Highest & Best Use:** Industrial Outdoor Storage (IOS), yard-intensive small bay industrial facility.
- **Ceiling Height:**
2,534 SF Metal Bldg: 16 feet ceiling height
2,320 SF Metal Bldg: 20 feet ceiling height
- **Utilities:** Water & sewer provided by City of Tampa; electricity by Tampa Electric Company (TECO).
- **Access:** Three (3) access points total:
2x - Direct access from N 40th St
1x - Side access via E Chelsea St



Conference & Reception



Breakroom/Kitchenette



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PROPERTY FEATURES

Main Facility (Bldg 1: ± 1,848 SF):

5 Offices; Conference Room; Reception; Breakroom/Kitchenette; 2x Bathrooms (1x Full bath, 1x half bath)

Warehouse (Bldg 2: ± 2,534 SF):

16 Ft Ceiling; Bathroom; Parts Storage Room; 2x 12 Ft Doors; 480V/3P Power

Open Warehouse (Bldg 3: ± 2,320 SF):

20 Ft Ceiling; 1,160 SF Canopy; Paint Booth (Can be Removed); 480V/3P

Satellite Office (Bldg 4: ± 500 SF):

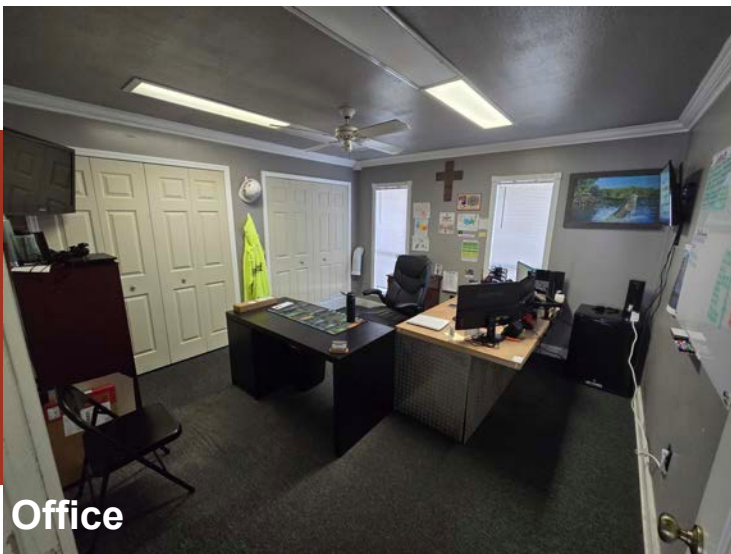
Located at Rear of Property; Room for 4x Desks; Potential Yard Supervisor Office

Concrete Load Strips:

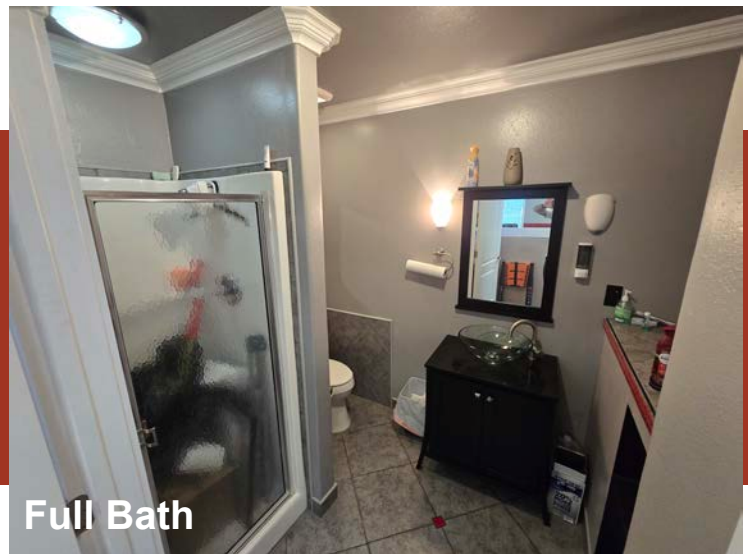
Concrete strips around property to support trailer landing gear

Parking:

7+ vehicle spaces up front; ± 225 SF Covered Executive parking behind Bldg 1



Office



Full Bath

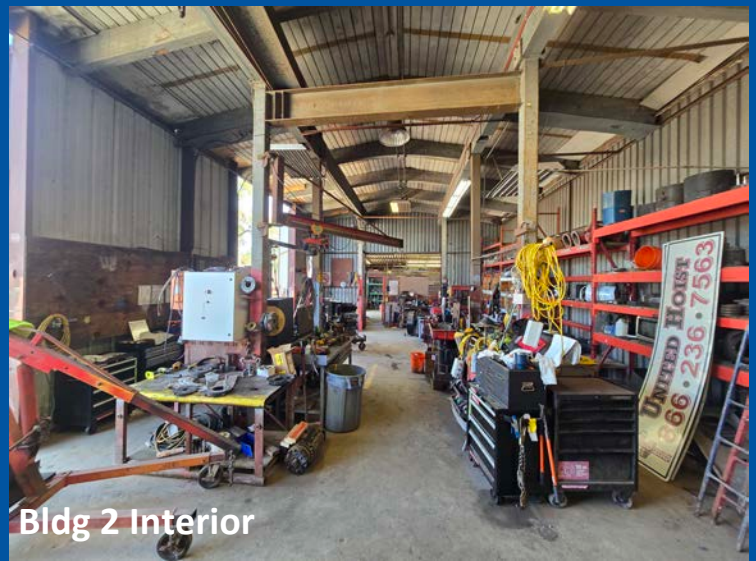


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Bldg 2 Exterior

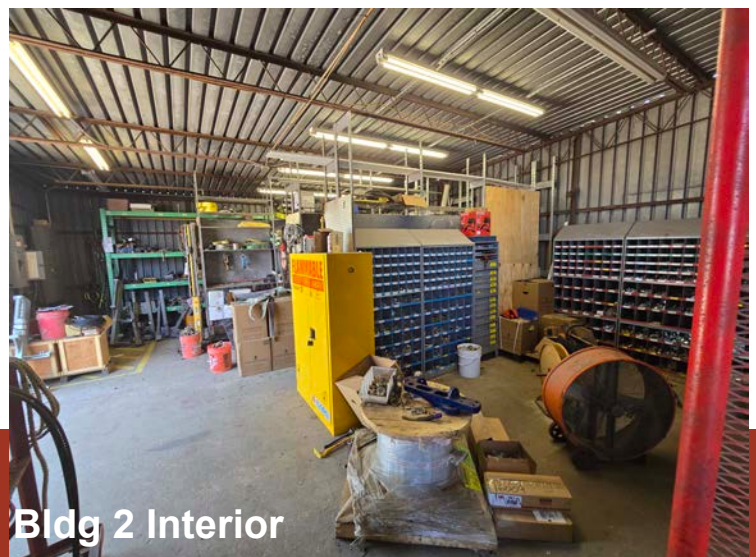


Bldg 2 Interior

MARKET & LOCATION ANALYSIS

The subject property is positioned in a mature, infill industrial location within a Tampa market that remains fundamentally strong, especially in the small-bay and IOS segments.

- Tampa Bay remains one of Florida's strongest industrial markets, with sustained demand and vacancy levels at some of the lowest levels in the state.
- The property lies in Tampa's East Side industrial corridor, a well-established hub serving Port Tampa Bay, CSX rail, and key regional highways.
- The East Side industrial corridor is increasingly land-constrained, with a very limited supply of modern industrial IOS land and a shift toward infill and adaptive reuse, rather than greenfield sites.
- The corridor attracts logistics, construction, equipment rental, and service-industrial users who value proximity to population centers and transportation nodes, supporting ongoing demand for yard-heavy, small bay assets like this property.



Bldg 2 Interior



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STRENGTHS & OPPORTUNITIES

Strengths

- Rare combination of small building and large yard in an infill East Tampa industrial location
- Located in a land-constrained, high-demand industrial corridor, where similar low-coverage infill IOS sites are increasingly scarce
- Flexible Commercial Intensive (CI) Zoning: allows a wide range of commercial, industrial-service, and outdoor-operational uses
- Highly functional, fully-fenced yard and IOS capability
- Concrete trailer support strips throughout yard
- Excellent transportation access to Port Tampa Bay, CSX rail network, and Tampa International Airport, plus strong connectivity to I-4 and key regional arterials
- Proven functionality for long-term equipment rental/IOS user

Opportunities

- Long-term redevelopment optionality: higher-intensity industrial or service-commercial use, taking advantage of low existing FAR on 2 AC of CI land
- Potential to intensify site usage: Adding more covered storage, canopy structures, or additional improvements while maintaining valuable yard area
- Potential to enhance curb appeal and functionality (lighting, paving, security, signage, etc)



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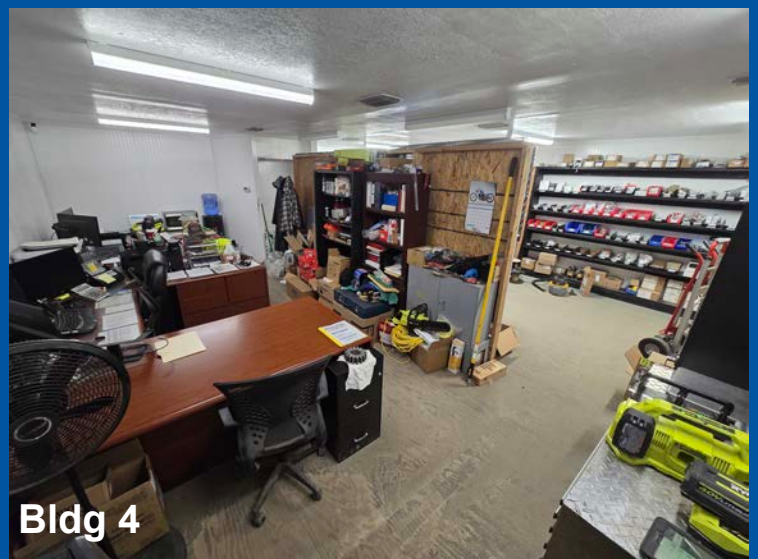
Bldg 3



Bldg 3



Bldg 4



Bldg 4



Covered Parking/Storage



Main Entrance on N 40th St



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SW Corner Yard



Middle Yard



NE Corner Yard



NW Corner Yard



West Yard Facing Bldg 1



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CONTACT INFORMATION

For additional details, inquiries, or clarification,

Please Contact:



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DISCLAIMER:

This Offering Memorandum has been prepared for informational purposes only and does not constitute a binding agreement. All information is subject to verification and should be independently confirmed.