

Ybor City Industrial for Sale

1907 Elmwood Ave., Tampa, FL 33605

EXECUTIVE SUMMARY



Summary:

Price:	\$3,800,000
Building Size	30,565 SF (2 Buildings: 19,840 + 10,725 SF)
Zoning:	IG/Industrial General
Total Land Size:	1.98 Acres
Visibility:	40,500 cars per day
Current Use	Warehouse
Municipality:	City of Tampa
Market:	Ybor/East Tampa
Year Built	1965 & 1972
Clear Heights:	16' - 19'
Roll Up Doors	15+/- Dock High Doors
Construction:	Metal/Block
Power:	Three Phase
Utilities	Water/Sewer
Total Taxes:	\$18,028
Folio #s:	199060-0000, 199064-0000, 199065-0000,199066-0000, 199067-0000

Overview:

The property is located across the CSX Railroad line from the Port Hendry Terminals of Port Ybor at the Port of Tampa. In addition, the location offers good access to Interstate 4 and the Selmon Expressway. With an excess of 40,000 +/- cars per day the 20th street frontage offers excellent visibility. The large 2 +/- acre site is zoned IG/Industrial General and a future land use of Light Industrial. The property consists of two dock high warehouses totaling 30,565 SF. Both warehouses are metal/block construction. Clear heights range from 16' -19'. There are numerous roll up doors and loading docks providing for both ventilation and access. There are scattered skylights, exhaust fans and insulated roof sections in the building. There is a loading dock on the east side of the building.

This building is an excellent opportunity for a warehouse distribution user looking for a centrally located warehouse within blocks of the Port of Tampa.

Additional addresses: 1910-1918 E. Maple Ave Tampa, FL 33605

Bill Besselieu, CCIM
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besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

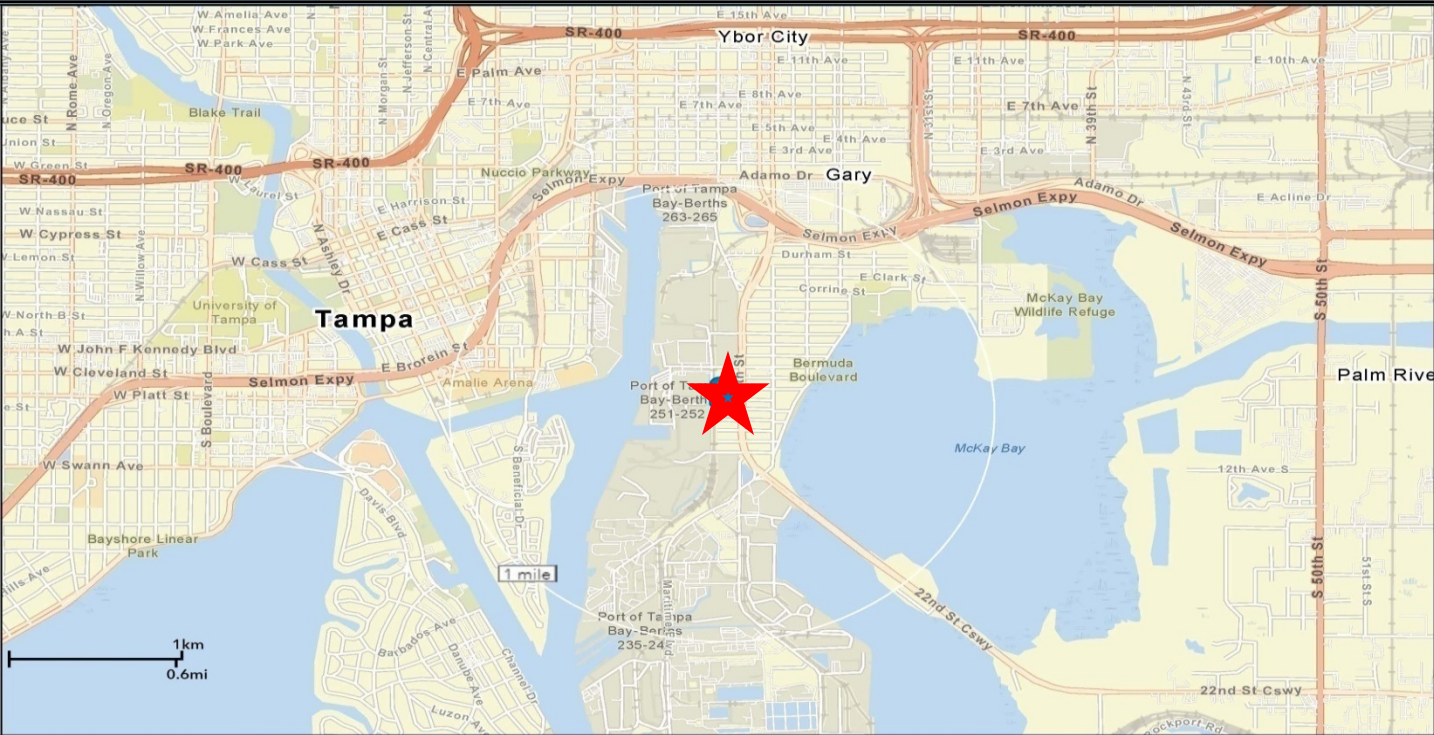
Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com



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LOCATION AND AERIAL MAPS



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PHOTOS



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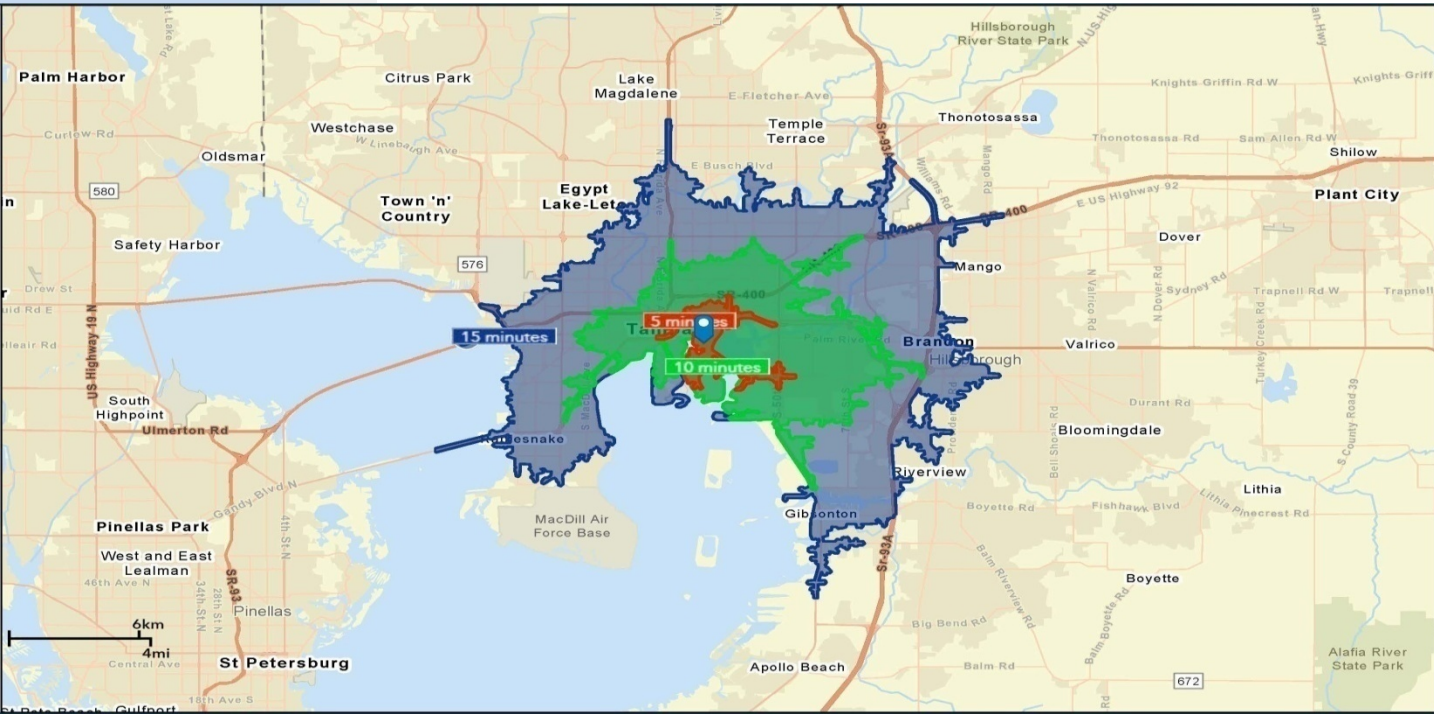
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DRIVE TIME AND DEMOGRAPHICS



2020 Census Redistricting Data (Public Law 94-171)

1907 Elmwood Ave, Tampa, Florida, 33605 4
Ring of 1 mile

KEY FACTS

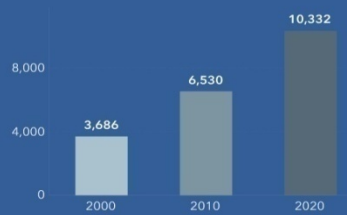
10,336 Total Population **6,377** Housing Units **3,292.7** Population Density **1.78** Average Household Size **68.5** Diversity Index

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

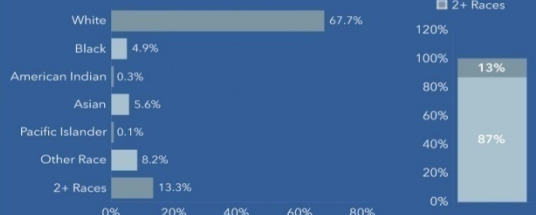
2010-2020 ANNUAL GROWTH RATE



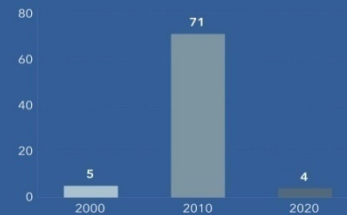
HOUSEHOLD POPULATION



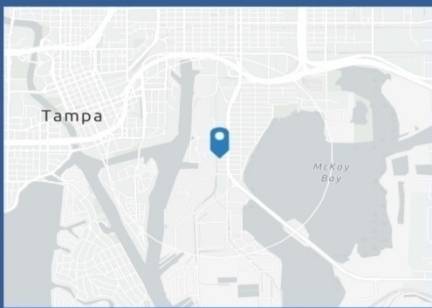
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	1,155	9,181
1 Race	904	8,061
White	571	6,429
Black	70	434
American Indian/Alaska Native	7	28
Asian	81	495
Pacific Islander	1	7
Some Other Race	173	668
2 or More Races	251	1,120



Source: U.S. Census Bureau, 2020 Redistricting Data (PL 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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