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LEASED

South Shore Corporate Park

3240 Clover Ridge Ave, Ruskin, FL 33570

Up to 213,195 SF Available for Lease | Divisible to 33,000 SF

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Accelerating success.



▼ Downtown Tampa

South Shore Corporate Park

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Full Interchange Within 1.25 Miles

30th St SE

Sun City Center Blvd

E College Ave

1

2

3

674

75

Traffic Counts

- 1 30th Street SE - 14,501 AADT
- 2 College Avenue E - 28,000 AADT
- 3 Interstate 75 - 52,500 AADT

5.3M
People within a 90-minute drive

13.1%
10-Mile Population Growth from 2021-2026

South Shore Corporate Park

Master planned industrial park in Hillsborough County with over 1M square feet planned developments remaining

Only 1.25 miles to a full interchange point on I-75, the Park provides dedicated turn lanes onto a 4-lane divided access road (30th Street SE) and has immediate connectivity to a signalized intersection on College Avenue (County Road 674). Servicing Hillsborough, Manatee County/Sarasota, and Pinellas Counties via I-75, as well as Orlando via I-4, accessibility is South Shore Corporate Park's most compelling attribute.



The Project

Address: 3240 Clover Ridge Ave, Ruskin, FL 33570

Total Project Size: 270,885 SF

of Buildings: Two rear-load warehouses

Access to Surrounding Major MSAs

3,151,561

Tampa MSA 2020 Population

2,567,010

Orlando MSA 2020 Population

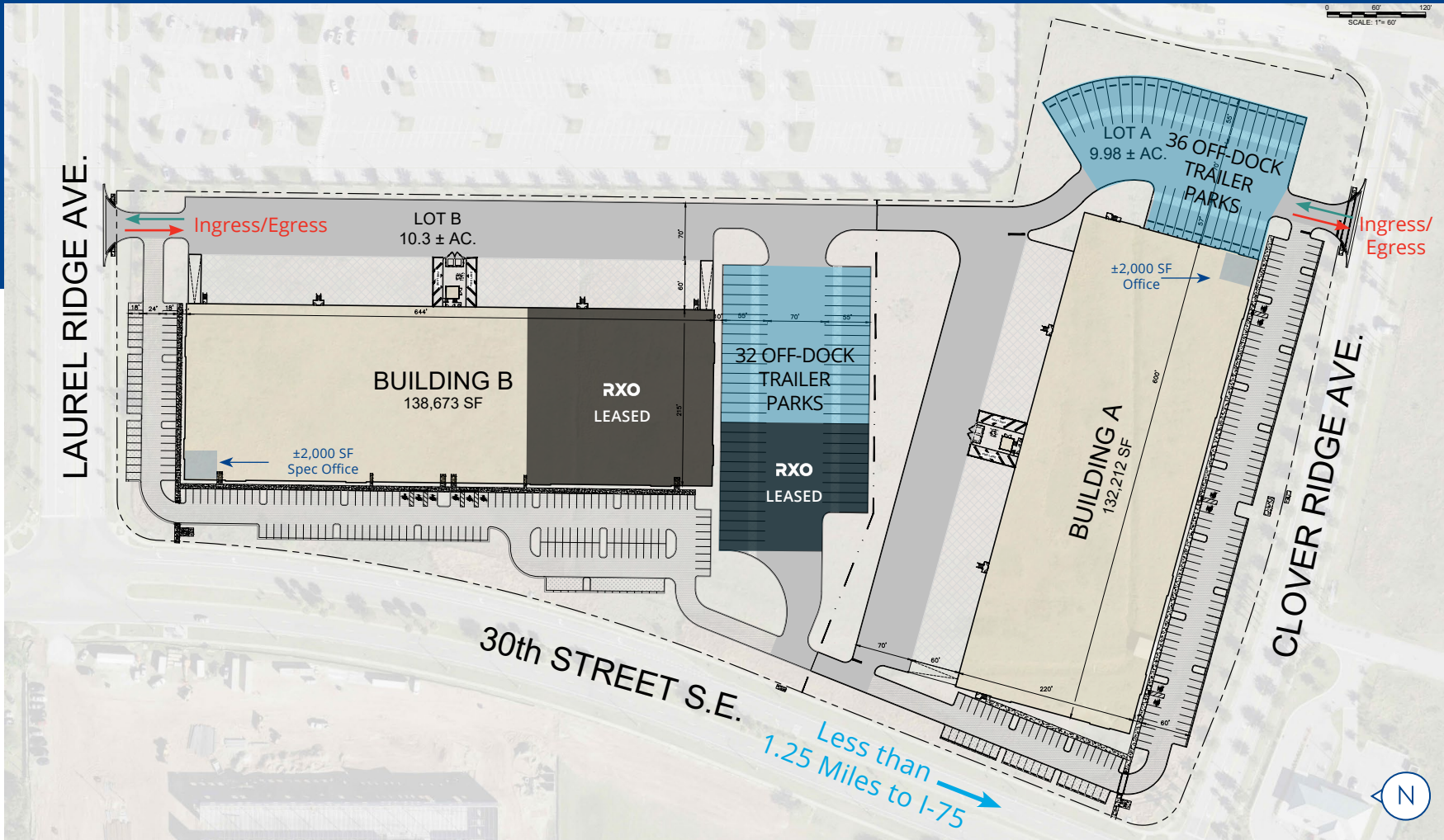
683,949

Lakeland MSA 2020 Population

866,000

Sarasota/Manatee MSA 2020 Population

Site Plan



15-Mile Radius Demographics



2021 Total Population

539,049



2026 Projected Total Population

602,026



2021 Total Households

204,617



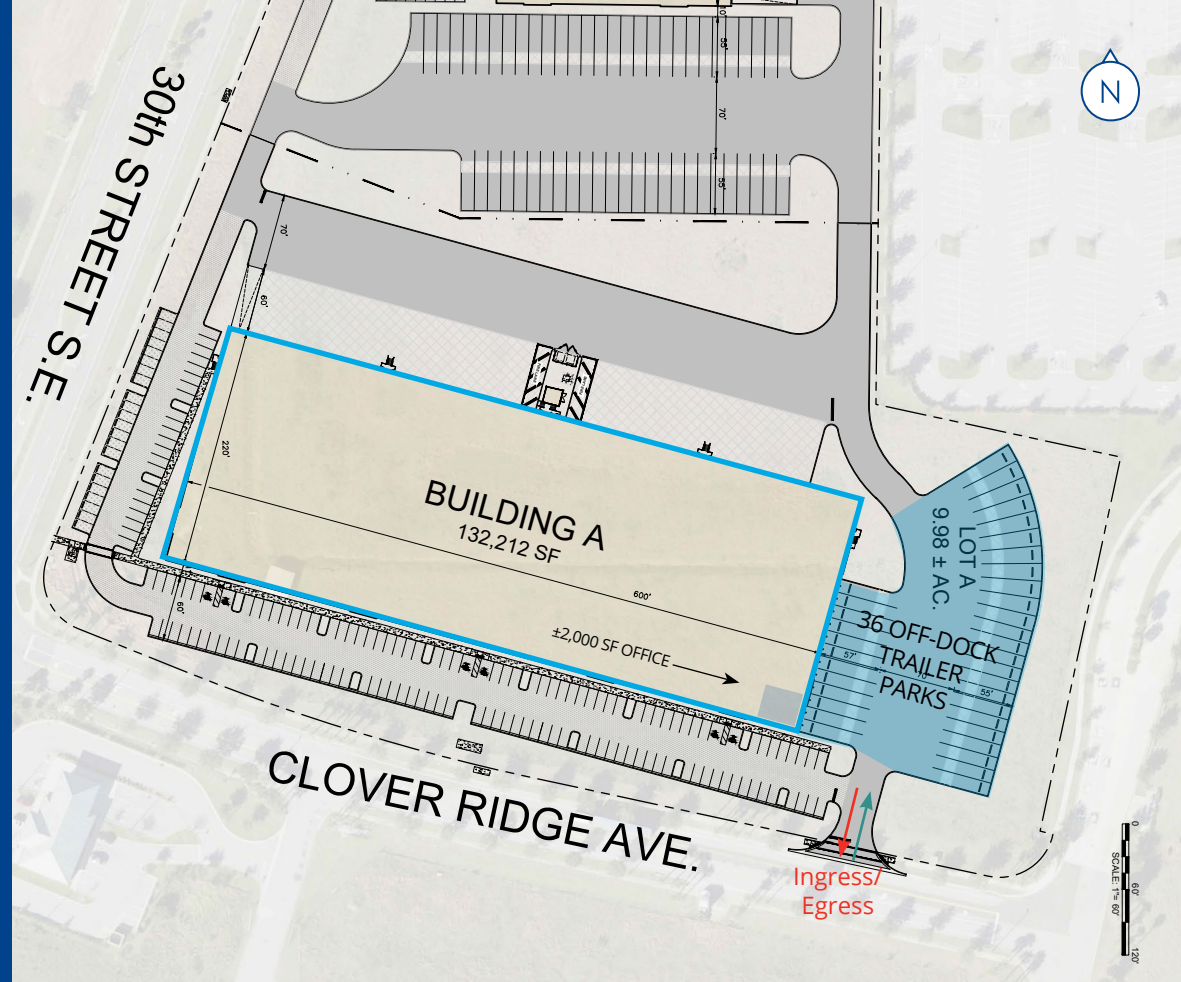
2021 Median Household Income

\$70,341

Building A Specifications

Address:	3240 Clover Ridge Ave
Building SF:	132,212 SF
Minimum Divisible:	33,000 SF
Availability:	Immediate
Office:	±2,000 SF (existing)
Warehouse Lighting:	Motion-sensored LED lighting averaging a 30 FC
Dock-High Positions:	35 doors (9' x 10')
Dock Packages:	Pit Levelers: 40,000 lb. hydraulic on 18 positions Seals: In-place on 18 positions Lights: In-place on 18 positions
Drive-In Ramps:	1 ramp (12' x 14' door)
Power:	3-phase, 1,200 amps, 277/480 volts (existing)
Load Type:	Rear-Load
Year Built:	2023
Construction:	Tilt-Wall
Building Dimensions:	600' (w) x 220' (d)
Column Spacing:	50' (w) x 53'4" (d)
Speed Bay:	60'
Clear Height:	32'
Slab Thickness	7" reinforced concrete, 4,000 PSI
Fire Suppression:	ESFR
Roof:	R-19
Truck Court Depth:	130'
Auto Parking:	165 spaces (1.25/1,000 SF ratio)
Trailer Parking:	36 spaces (2.72/10,000 SF ratio)
Flood Zone:	X
Zoning:	Warehouse
Additional Information:	Off-dock trailer lot: 0.59 Acres (25,700 SF)

See Permitted Drawings
for Building A



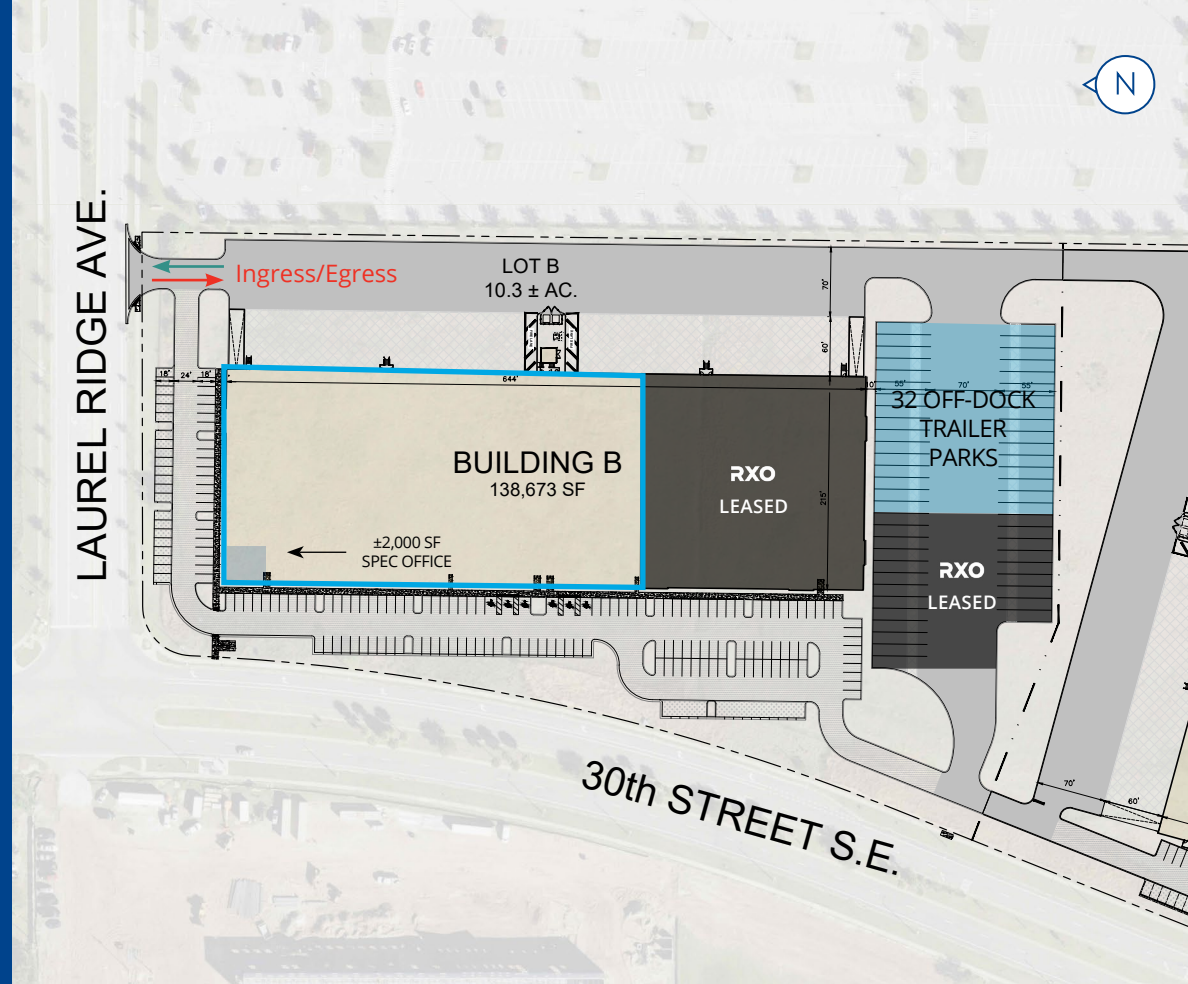
Vacant Suite Specifications

Available SF:	80,983 SF
Minimum Divisible:	Not Divisible
Availability:	Immediate
Office:	±2,000 SF (Planned)
Warehouse Lighting:	Motion-sensored LED lighting averaging a 30 FC
Dock-High Positions:	21 doors (9' x 10')
Dock Packages:	Pit Levelers: 40,000 lb. hydraulic on 10 positions Seals: In-place on 10 positions Lights: In-place on 10 positions
Drive-In Ramps:	1 ramp (12' x 14' door)
Power Remaining:	3-phase, 900 amps, 277/480 volts (existing)

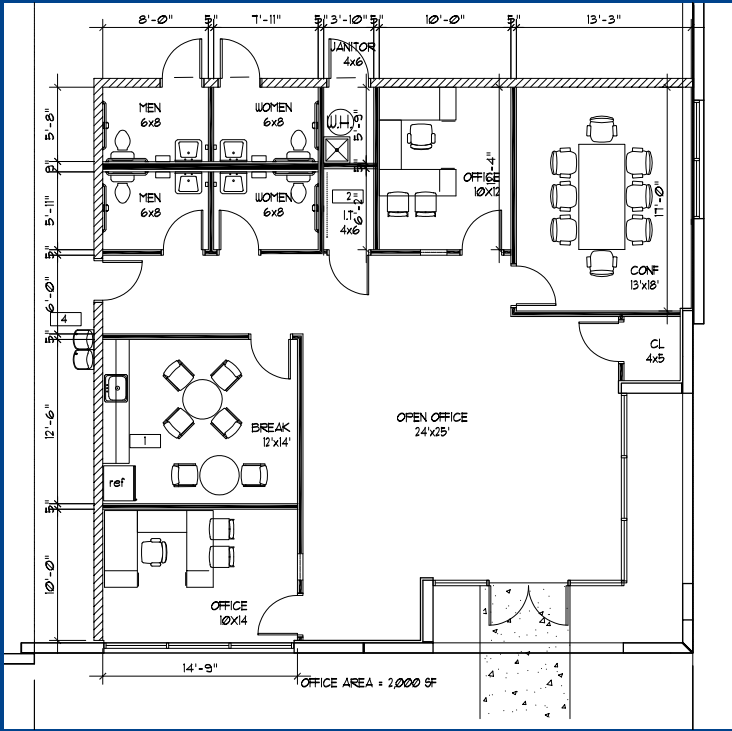
Building B Specifications

Address:	1075 NE 30th Street
Building Size:	138,673 SF
Load Type:	Rear-Load
Year Built:	2023
Construction:	Tilt-Wall
Building Dimensions:	644' (w) x 215' (d)
Column Spacing:	53'8" (w) x 51'8" (d)
Speed Bay:	60'
Clear Height:	32'
Slab Thickness:	7" reinforced concrete, 4,000 PSI
Fire Suppression:	ESFR
Roof:	R-19
Truck Court Depth:	130'
Auto Parking:	184 spaces (1.33/1,000 SF ratio)
Trailer Parking:	54 spaces (3.89/10,000 SF ratio)
Flood Zone:	X
Zoning:	Warehouse

See Permitted Drawings
for Building B



±2,000 SF Office



TAMPA REGIONAL INDUSTRIAL PARK
DUKE REALTY



Ralph's Transfer



Big Bend Road



RXO



E College Ave



Proven Location



717,787
people within a
30-minute drive



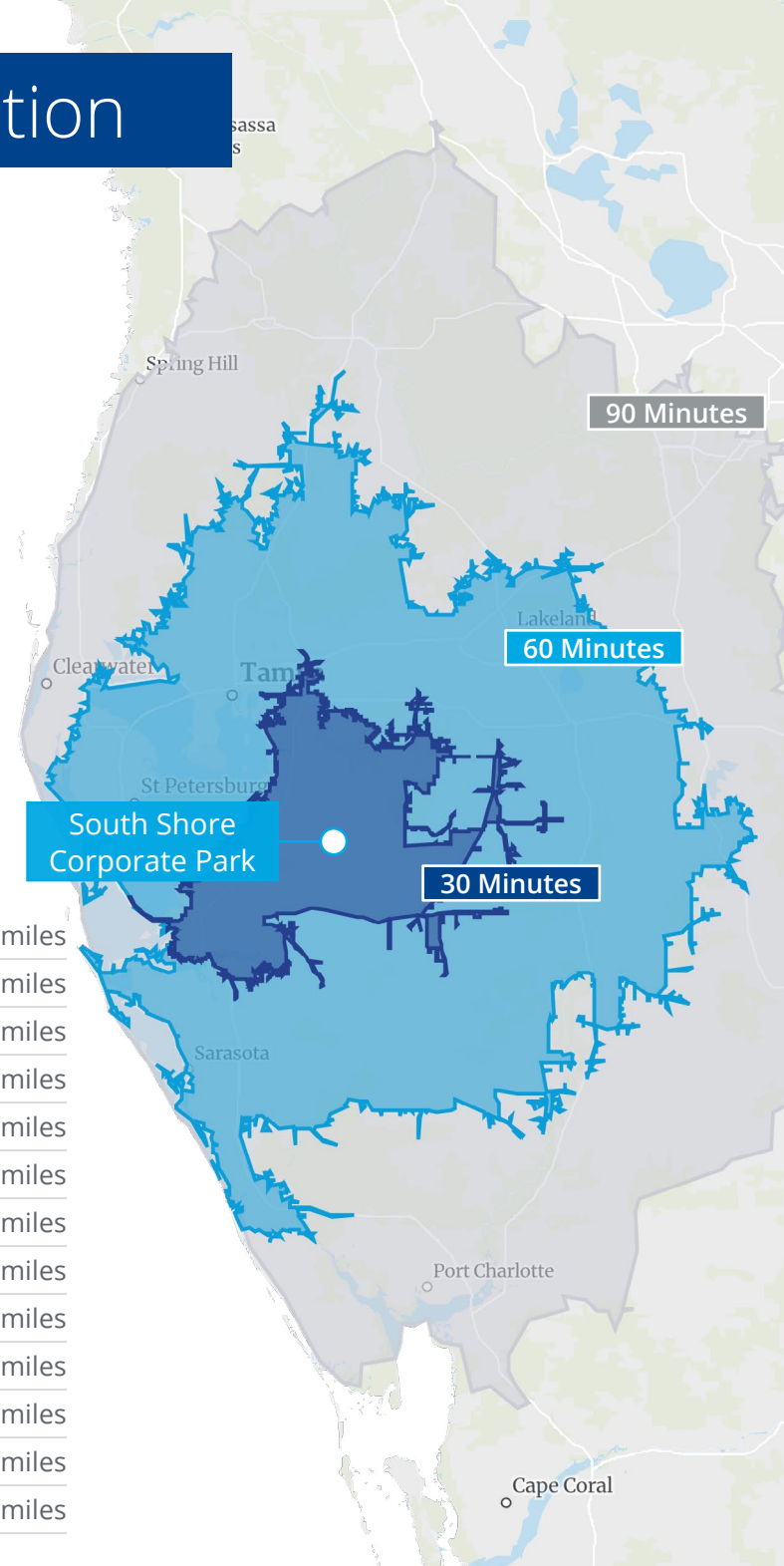
3,680,841
people within a
60-minute drive



5,463,452
people within a
90-minute drive

Key Distances

I-75	1.25 miles
Port Manatee	14.2 miles
Selmon Expressway	17.7 miles
I-4	22.7 miles
Sarasota	23.6 miles
CSX Intermodal Tampa	25.2 miles
Port Tampa Bay	26.4 miles
Tampa	27.2 miles
Tampa Int'l Airport	35.4 miles
St. Petersburg	36.4 miles
Lakeland	60.1 miles
Fort Myers	95.7 miles
Orlando	110.0 miles



South Shore
Corporate Park

30 Minutes

60 Minutes

90 Minutes



amazon

75

RXO

±80,983 SF
Available for Lease

±132,212 SF
Available for Lease

30th St SE

Contact:

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Site Tours

We welcome the opportunity to meet you at South Shore Corporate Park to tour our remaining vacant and available space



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