

We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

5205 E. Adamo Drive



Property Description

PROPERTY DESCRIPTION

Tampa Tank is a prime 14.5-acre heavy industrial site situated in the bustling heart of Tampa. With approximately 1,185 feet of prime frontage on Adamo Drive, this property boasts exceptional visibility and accessibility. The site is mostly cleared, featuring a spacious outdoor storage yard and approximately 118,759 square feet of versatile metal open-air buildings. The property offers 3-phase power and a 500 KW solar array on the roof. All cranes and machinery belong to the tenant as does the solar array. An active rail line runs through the property, providing seamless material delivery to and from the Port of Tampa. With its liberal zoning, this site offers endless possibilities for either an end-user or redevelopment for a variety of uses, making it a highly attractive investment opportunity.

LOCATION DESCRIPTION

The property is ideally located at 5205 E. Adamo Drive in Tampa, FL, on the south side of the road, just east of 50th Street. It borders the Selmon Expressway, offering convenient access to both I-75 and downtown Tampa. This prime location ensures excellent connectivity and accessibility for various business needs.

LEASE DETAILS

Precision Tank has a lease on the property that expires on May 12, 2026. Tenant is paying \$498,104 NN annually with 2% annual rent increases plus CPI. The tenant has 2 remaining 5 year lease options and must notify landlord at least 90 days in advance, should they wish to exercise such extension. Each extension will be tied to Fair Market Value as defined in the lease.

PROPERTY SIZE

14.49 Acres

ZONING

The property is located within the city of Tampa and is currently zoned IH (industrial heavy) with a future land use of HI (heavy industrial).

DUE DILIGENCE/DATA ROOM

Visit <https://buildout.com/website/tampatank> to access available due diligence materials on the property

HILLSBOROUGH COUNTY PARCEL ID

160872-0000

OFFERING TERMS

All offers shall be submitted via email to ryan@thedirtdog.com by 5pm ET on October 22nd, 2024.

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC
Senior Advisor/Managing Partner
813.287.8787 x4
Ryan@TheDirtDog.com

Bill Eshenbaugh, ALC,CCIM
Senior Advisor/President
813.287.8787 x1
Bill@TheDirtDog.com

Additional Photos



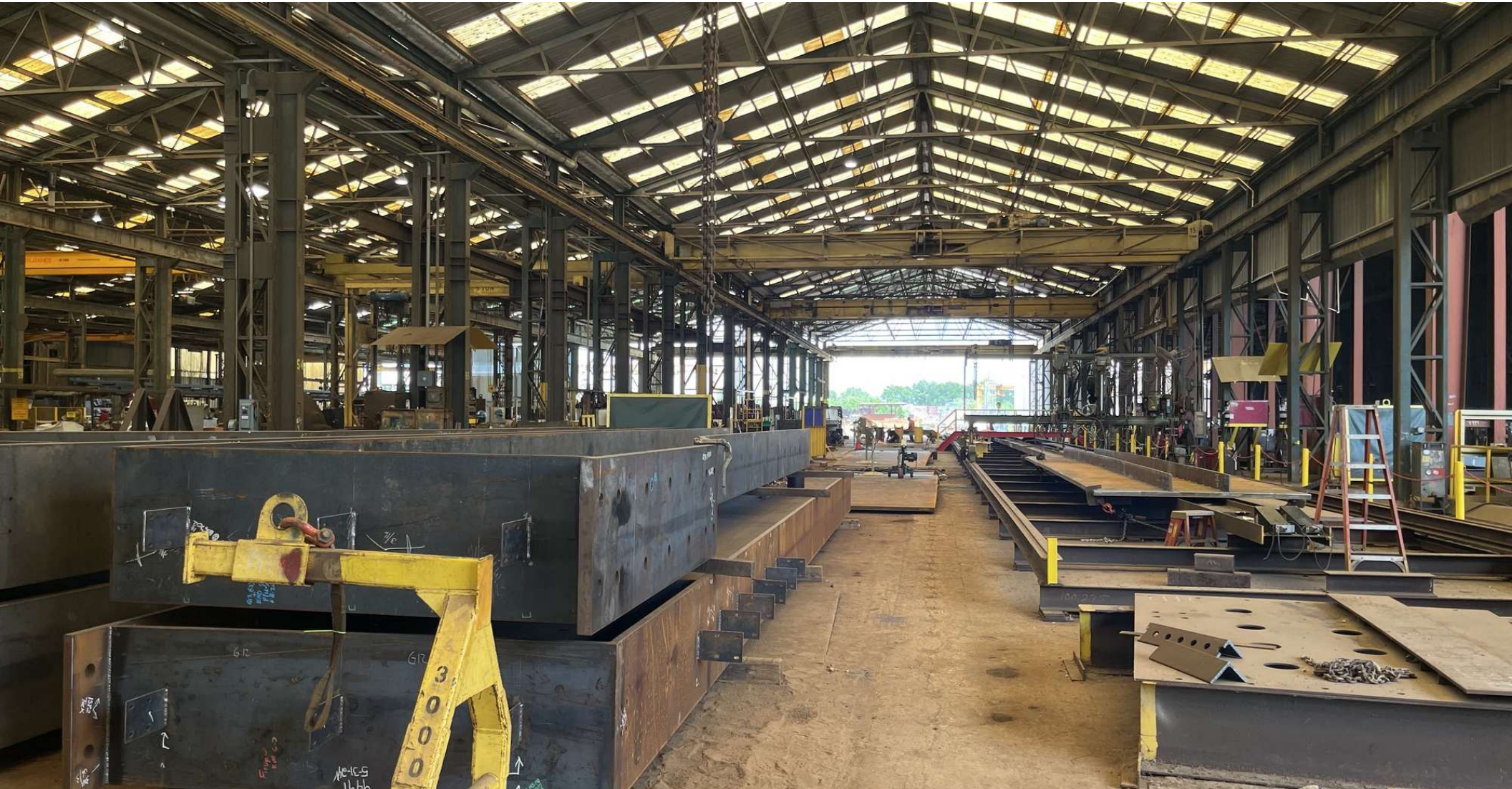
Additional Photos



Additional Photos



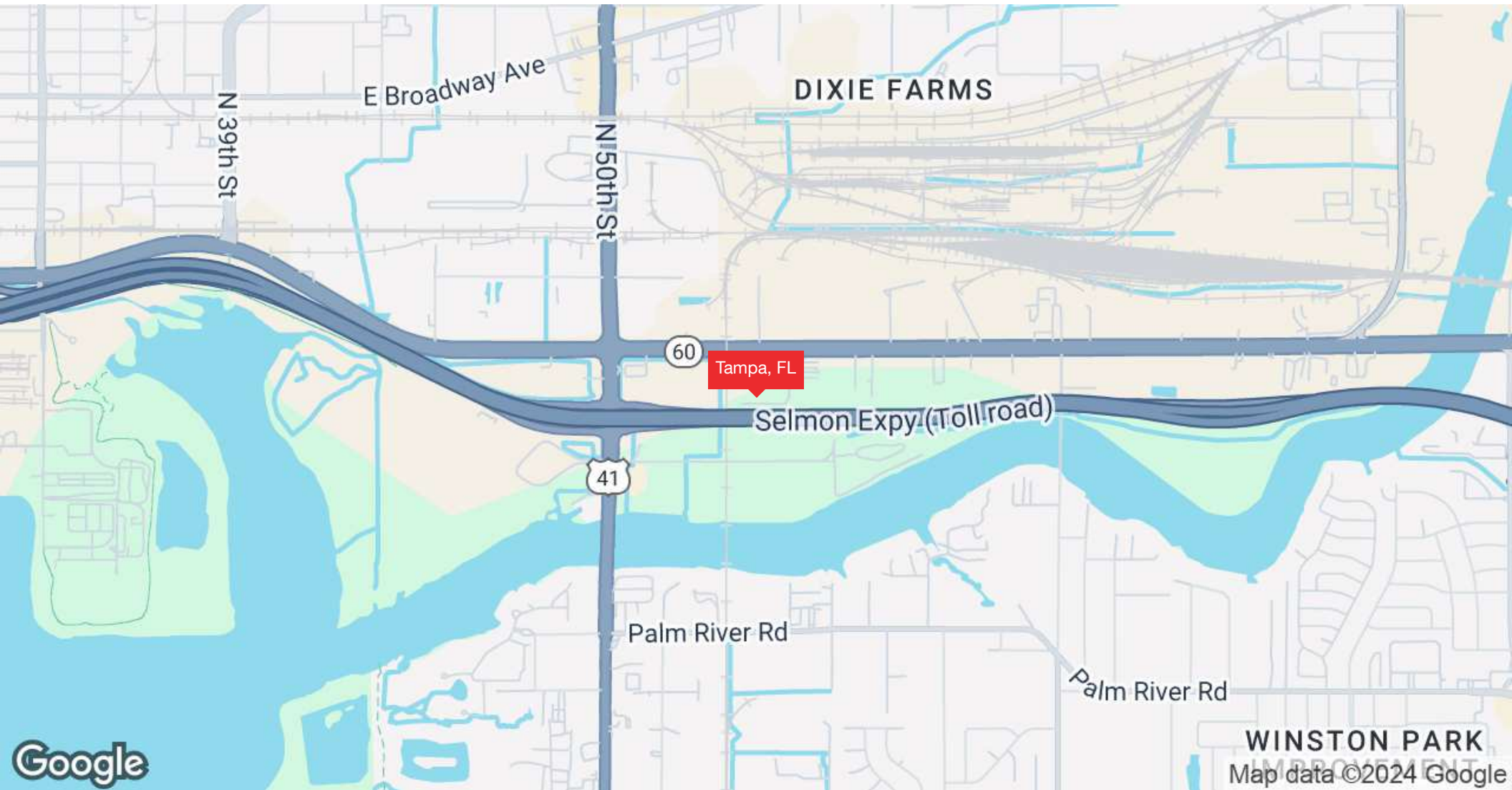
Additional Photos



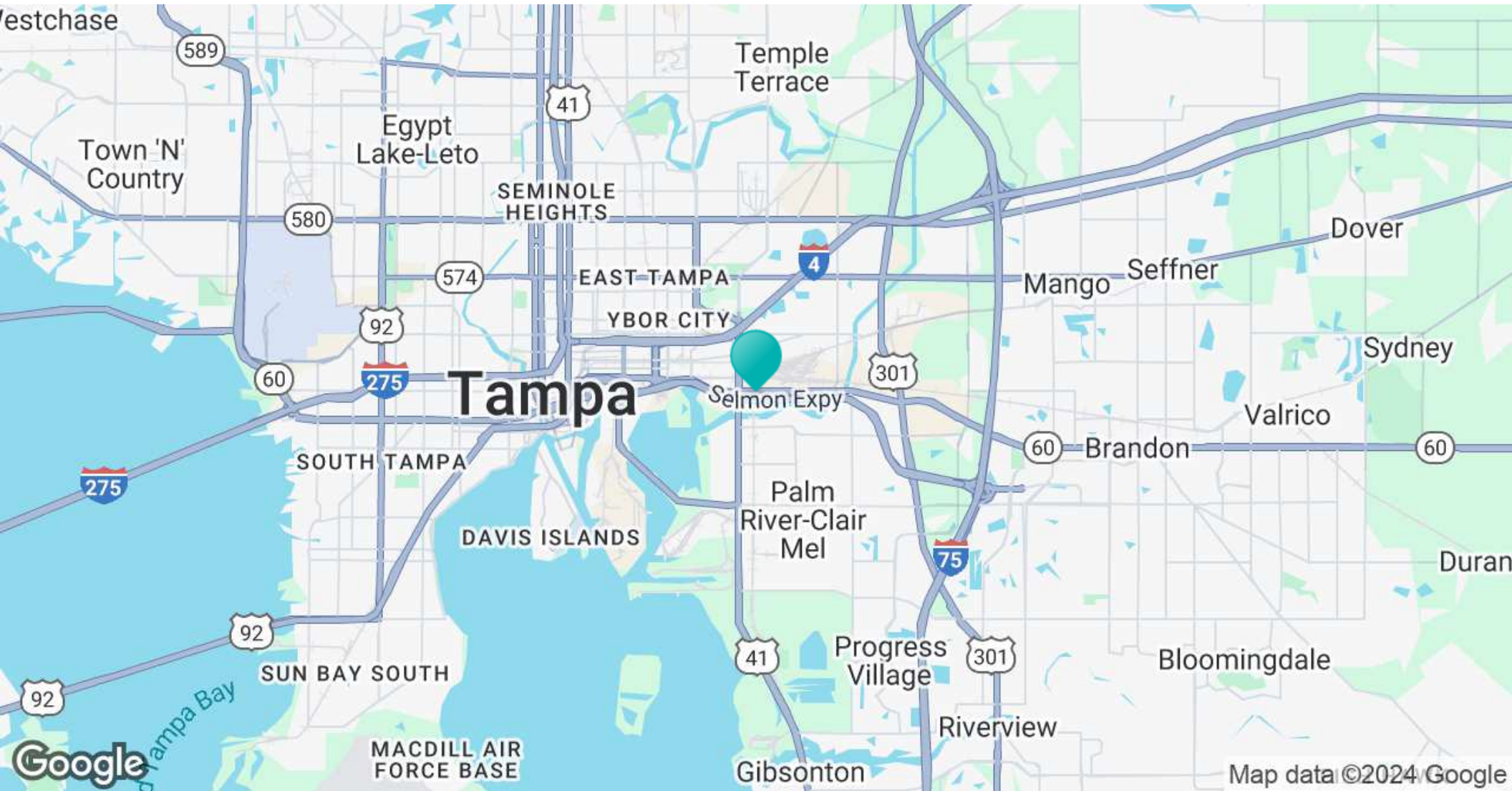
Additional Photos



Regional Map



Location Map



Demographics Map & Report

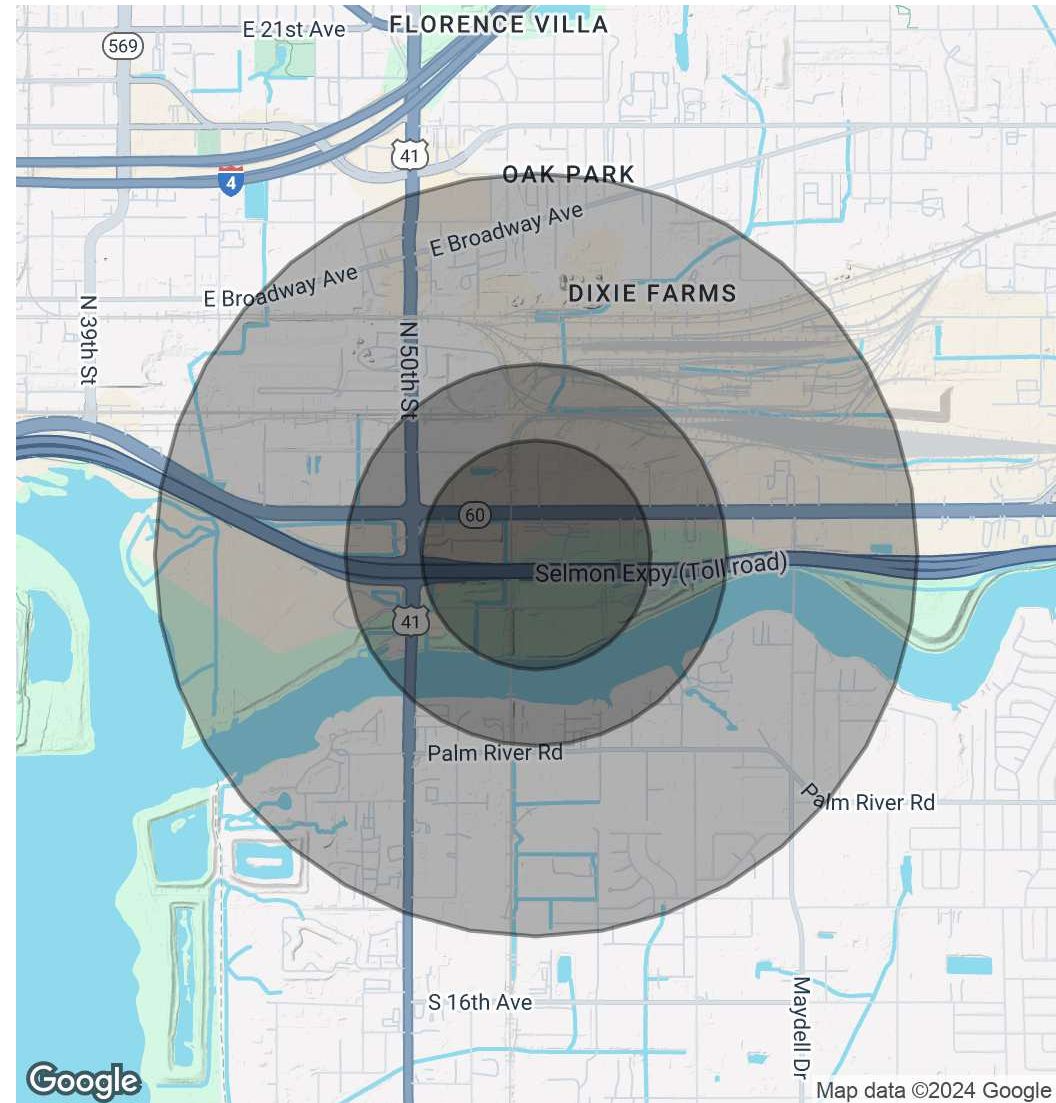
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	15	157	2,120
Average Age	36	38	39
Average Age (Male)	36	37	38
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	50	685
# of Persons per HH	7.5	3.1	3.1
Average HH Income	\$59,048	\$70,725	\$67,937
Average House Value	\$165,207	\$268,659	\$253,496

Demographics data derived from AlphaMap



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.