



## Jamal Engineering Historic Cigar Factory

Offering Memorandum

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## Investment Overview

Andretta Properties is proud to present the completely preserved Historic Jammal Engineering Cigar Building formerly known as the Berriman-Morgan Cigar Factory. The building is centrally located in Tampa, FL on Interstate-275 between Tampa's Central Downtown Business District, one exit up from the new Mid Town development and the Westshore Business District. The central location has convenient access for your employees and clients with a short drive away from accessing most of Tampa Bay. The property is adjacent to the Howard/Armenia on/off ramps providing easy access to Interstate -275 easy. Visibility is excellent with over 260,000 cars/day between Interstate 275 and Howard Avenue. The building's location provides a superior site plan with 154 parking spots (on site and street).

The building has been completely updated into a premier office, educational or institutional facility. Upgrades include elevators, sprinklers, new hardwood floors, 150 +/- new replicated windows, new doors, new electrical, new plumbing, new elevator, new handicap lifts, new stairways, new entrances, new roof, new perimeter walls/fencing, all paved parking lots, new water tower for signage, landscaping, moldings, storm shutters, new gutters, reinforcement, repointing for brick, new HVAC and landscape/building lighting.

This former cigar building is one of twenty-four +/- surviving cigar factories that once numbered 226 cigar factories within City of Tampa. Come and see the turn of the century craftsmanship that this structure has to offer along with all the modern creature comforts and amenities. This building is perfect for a company looking for a corporate headquarters or any organization looking for a facility for operations in one of the premier buildings in Tampa.

[Video - 1403 N Howard Ave Tampa FL](#)



# Site, Building and Infographics Overview

## 1403 N Howard Ave Tampa FL 33626

Offered For Sale      Also available for Lease

Building Square Footage      32,140

Stories:      Four

Elevators:      One Elevator with two Handicap Lifts

Ceiling Heights:      1<sup>st</sup> Floor: 12'2"  
2<sup>nd</sup> Floor: 10'10"  
3<sup>rd</sup> Floor: 9'4"  
Basement Floor: 9'2"

Signage:      Building and Water Tower

Exterior Walls:      Brick

Sprinklers:      Yes

HVAC:      Yes

Visibility:      Traffic Counts 269,000 AADT (I-275 + N Howard Ave)

Parking:      138 on-site parking spots (plus 16 street parking spots)

Land Size:      1.43 Acres

Zoning:      PD, RS-50

Future Land Use:      CC-35, R-10

Folio Numbers:      177878-0000, 177934-0000, 178104-0000, & 177882-0000

Utilities:      Water – City of Tampa, Electric – TECO

Location:      City of Tampa

Real Estate Taxes (2023):      \$88,618.68

Year Built:      1904

Occupancy:      Vacant upon sale

## 2020 Census Summary

1403 N. Howard Ave, Tampa, Florida, 33607  
Drive time of 5 minutes



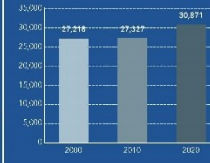
The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family types, related to income, cost, group quarters population, housing occupancy, and tenure.



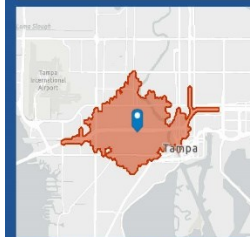
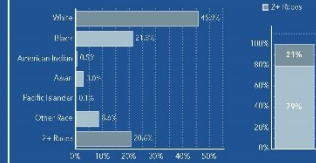
### 2010-2020 ANNUAL GROWTH RATE



### HOUSEHOLD POPULATION

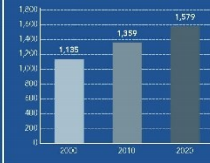


### TOTAL POPULATION BY RACE



Source: ESRI and geocode.com. Data provided by U.S. Census (2020, 2010, 2000). © 2024 ESRI

### GROUP QUARTERS



### POPULATION BY AGE AND RACE

	Less Than 18 Years	18 Years and Older
Total	5,103	27,347
1 Race	3,921	21,835
White	1,408	13,299
Black	1,458	5,261
American Indian/Alaska Native	21	748
Asian	112	653
Pacific Islander	8	8
Some Other Race	535	2,251
2 or More Races	1,182	5,572



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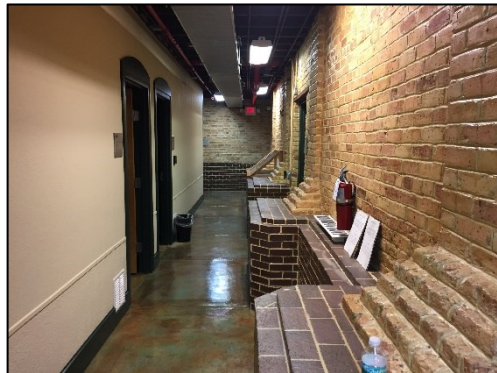
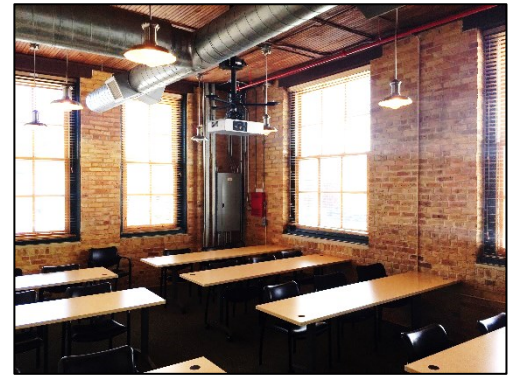
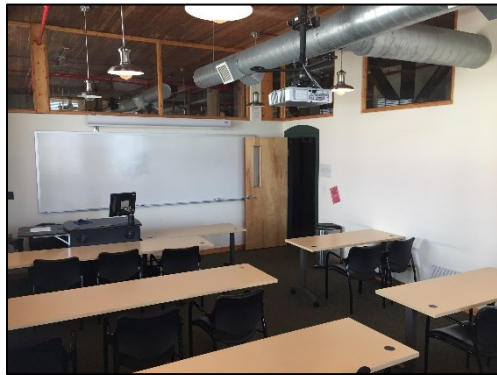
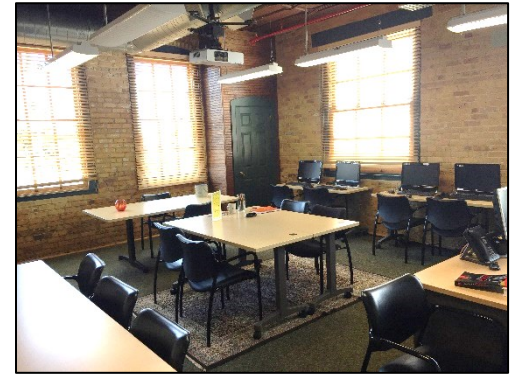
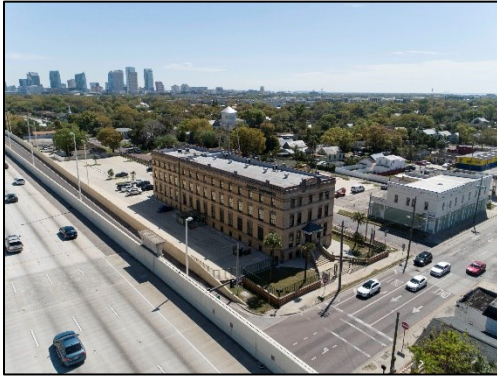
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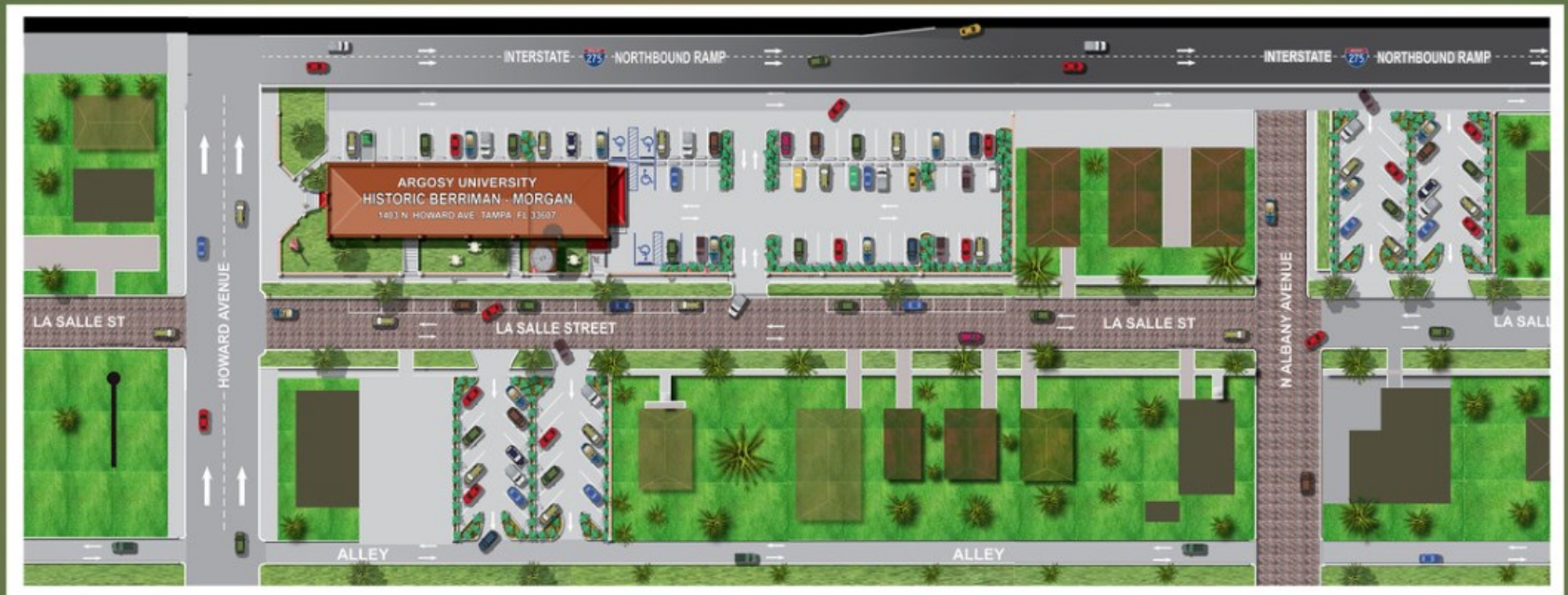
# Additional Pictures



## HISTORIC BERRIMAN



## MORGAN BUILDING



A JAMMAL ENGINEERING, INC. HISTORIC PRESERVATION PROJECT



## 5/14/11 -Blog Article on Tampa's Cigar Factories

### Tampa's Cigar Factories Part 1

It is impossible to understate the importance cigar manufacturing had on the development of Tampa. In the late 1800s and early 1900s, hundreds of cigar companies relocated to the Florida Gulf Coast city and tens of thousands of Cubans, Italians, Jews, and Spaniards immigrated there.

Factory owners built ornate, three-story brick factories in the Cigar City and nearby locales that towered like castles over the flat terrain. The rectangular buildings were constructed lengthwise from east to west with many windows to allow in natural light. Larger windows were located on the north sides to better capture breezes. The setups were generally the same for all. Tobacco was stored in the basement. The first floor contained offices and was where tobacco was brought in and finished cigars were sent out. The cigars were rolled on the second floor, and tobacco leaves were prepared and graded on the top floor.

Tampa's cigar industry thrived into the 1920s and 1930s, but the invention of the cigar roller, frequent worker strikes, and the increased popularity of the cigarette led to its slow decline. The Great Depression and World War II expedited the cigar industry's downfall, and now only a handful of companies still produce cigars in Tampa.

As the cigar companies went out of business, owners sold their factories to other enterprises. The spacious floor plans made great warehouses, but the buildings were often poorly maintained. Of the more than 200 cigar factories built in Tampa, about 90 percent have been torn down and only 24 stand today.

Nine of the former factories are located within the locally designated Ybor City Historic District—a National Register landmark district—and are regulated by the Barrio Latino Commission. In 2003, when there were 26 surviving factories, Tampa's Historic Preservation Commission attempted to locally designate 15 of the 16 unprotected former factories. However, the owners of five of the buildings objected and sued the city. They said it was not fair for their properties to be designated even if they did not want it. The city's designation efforts stalled, and in 2006 the city amended its code to consider the wishes of historic building owners who did not want designation. However, it does not allow them to opt out.

By Blogger Gabe Preservationist

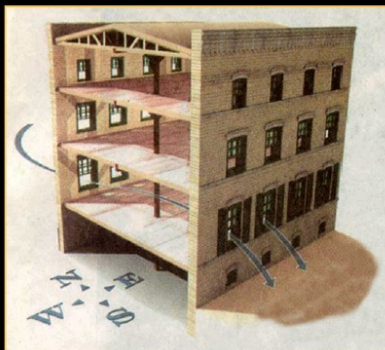


### Direction makes a difference...

As with most cigar factories, its length runs east to west so sunlight and breezes stream into north and south windows all day long.

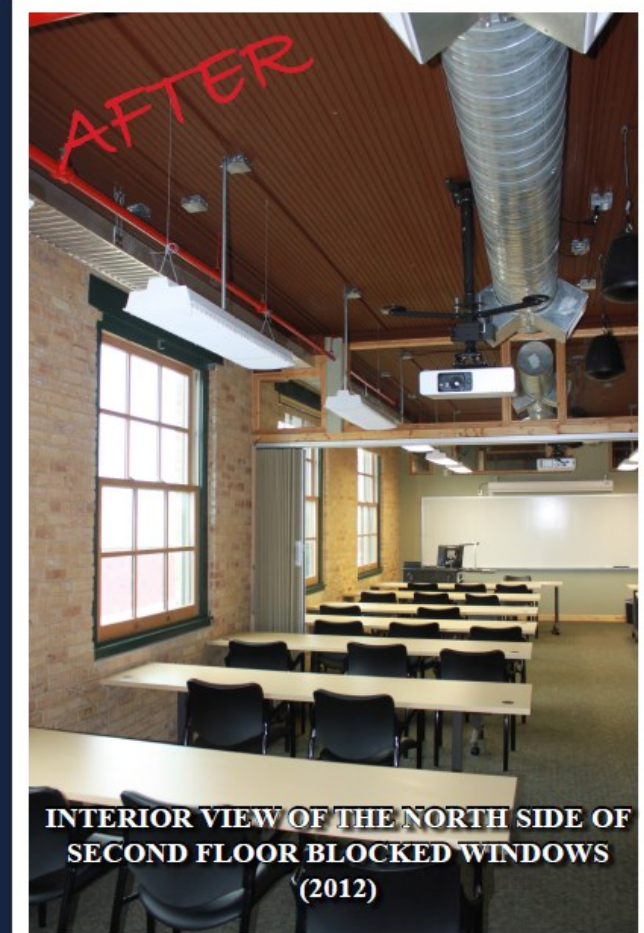
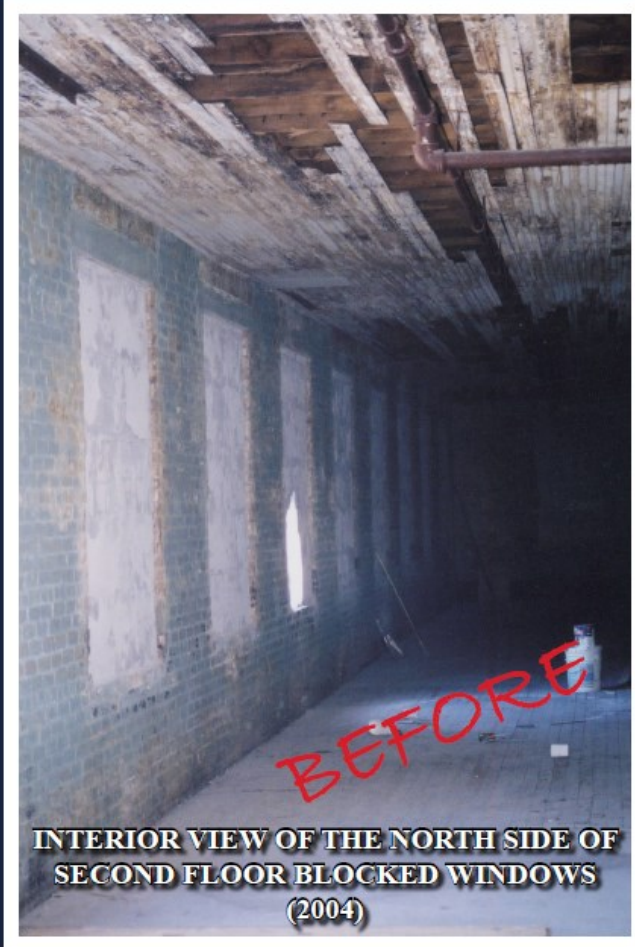
Windows on the north side are larger than on the south side. Constant air flow is created as breezes move into large openings and out of the building through smaller openings.

Many of this architectural & engineering details were copies of the buildings in the south east United States.



Courtesy of the Museum of Cigars website – [www.museumofcigars.com](http://www.museumofcigars.com)

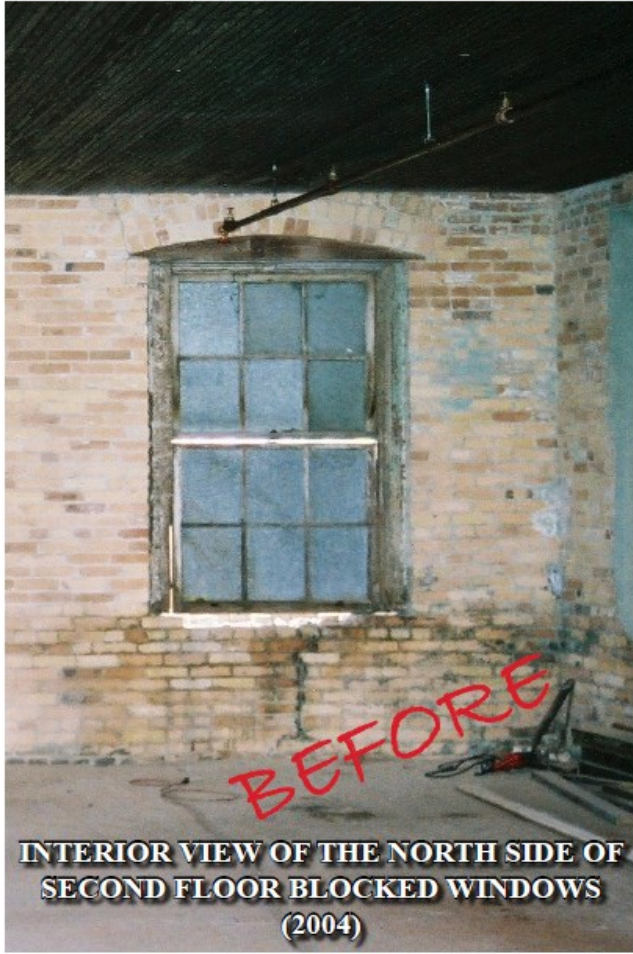
## HISTORIC BERRIMAN-MORGAN FORMER CIGAR FACTORY



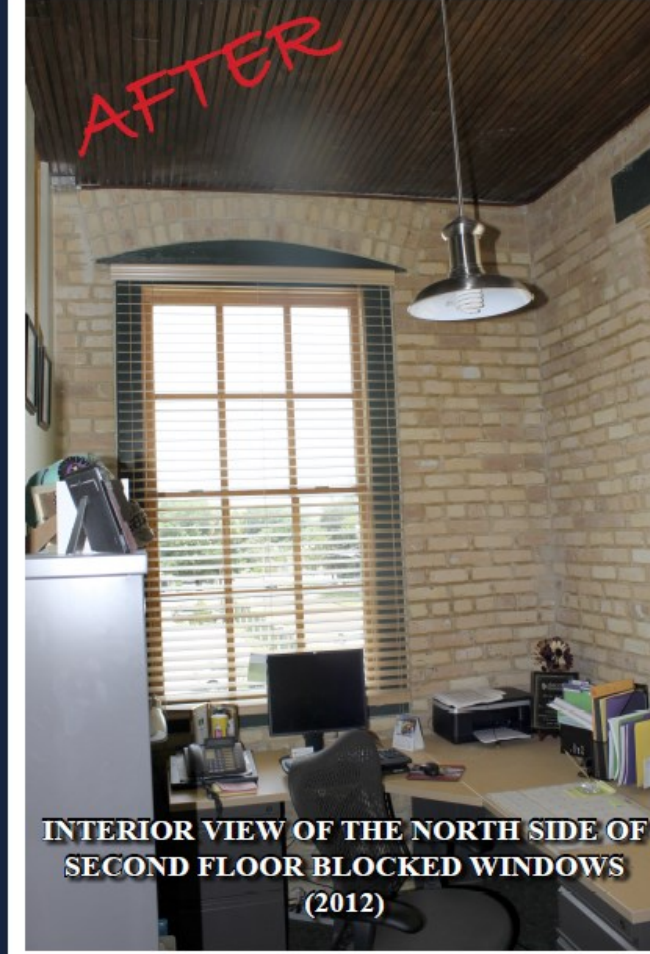
1403 N. HOWARD AVENUE · TAMPA, FL 33607



## HISTORIC BERRIMAN-MORGAN FORMER CIGAR FACTORY



**INTERIOR VIEW OF THE NORTH SIDE OF  
SECOND FLOOR BLOCKED WINDOWS  
(2004)**



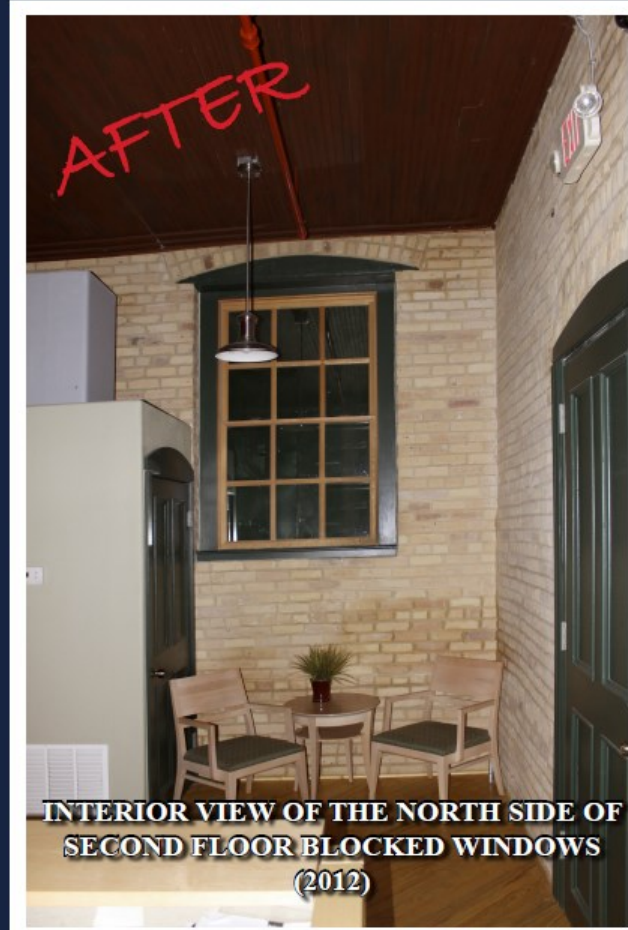
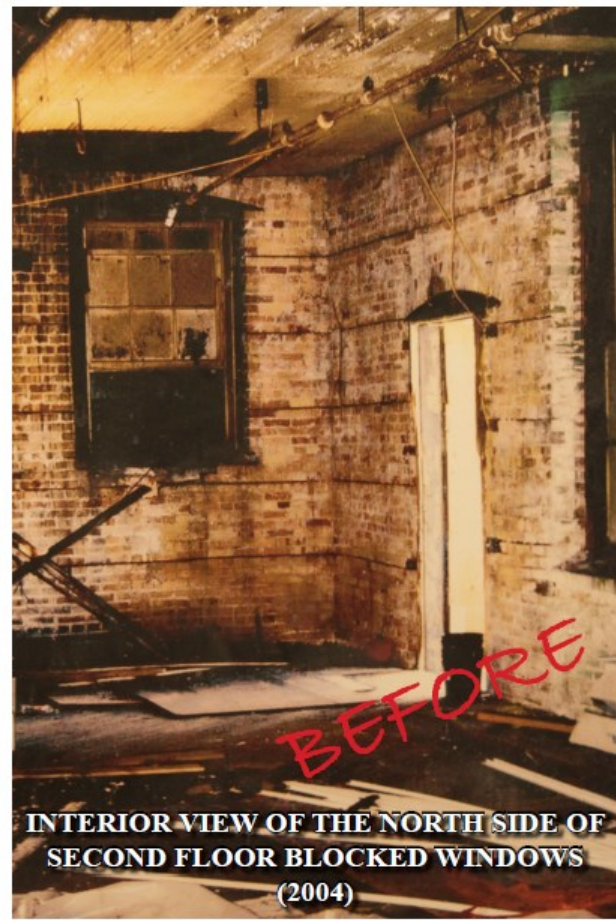
**INTERIOR VIEW OF THE NORTH SIDE OF  
SECOND FLOOR BLOCKED WINDOWS  
(2012)**

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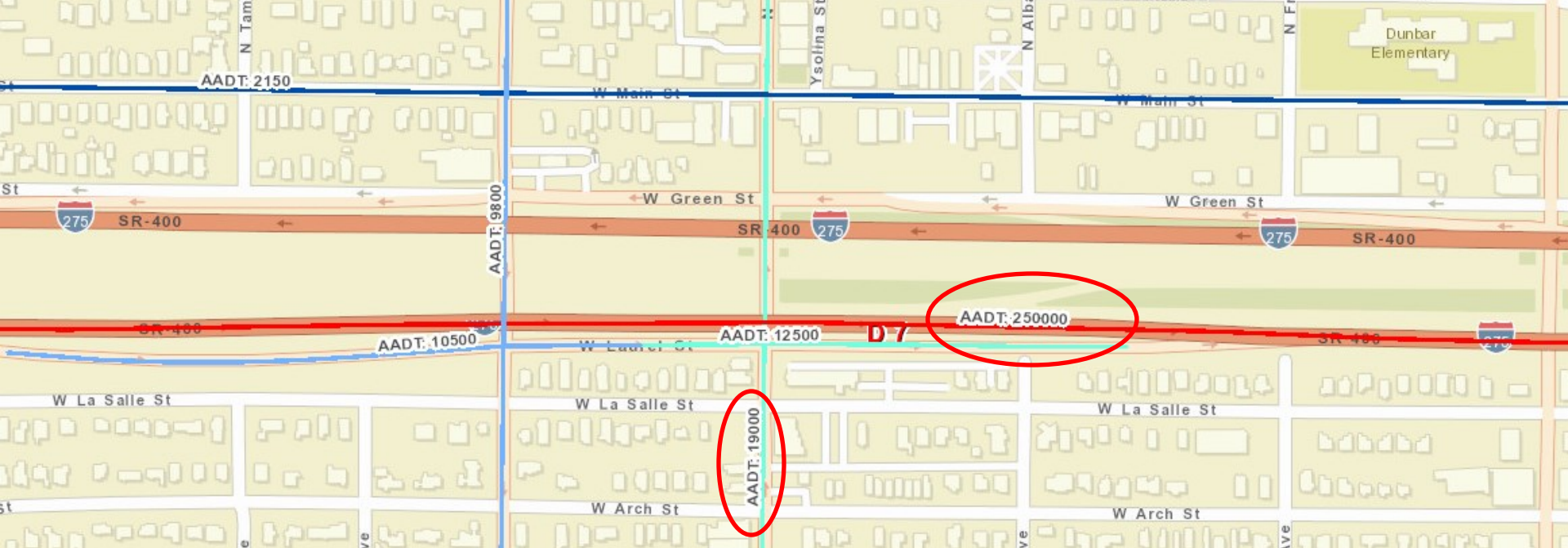
## HISTORIC BERRIMAN-MORGAN FORMER CIGAR FACTORY



1403 N. HOWARD AVENUE · TAMPA, FL 33607



# Vintage Picture & Traffic Counts



# Interstate 275 N

Howard/Armenia-I275-N Ramp

N Howard Ave

W La Salle St

N Albany Ave



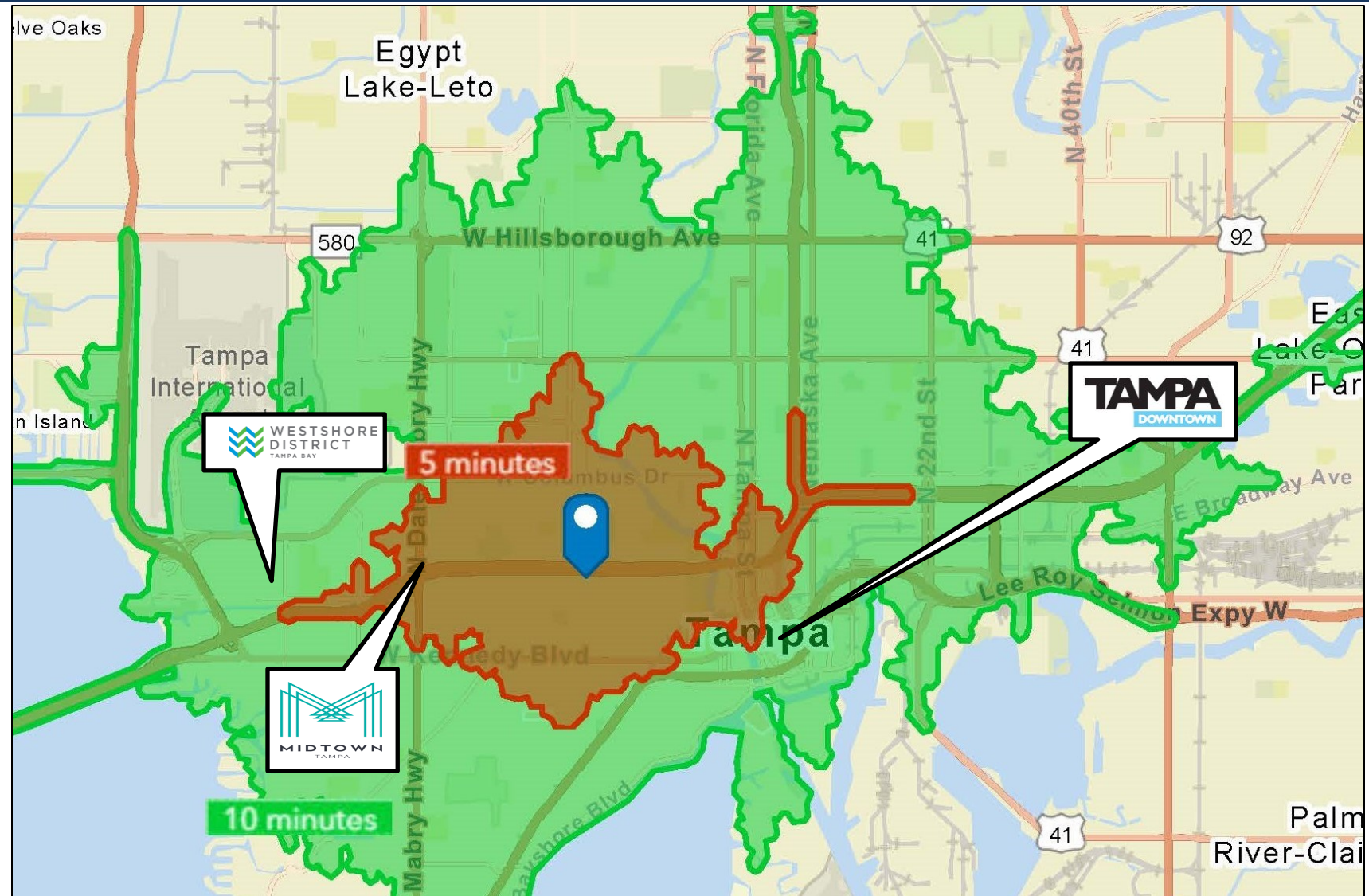
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# Drive Time Map



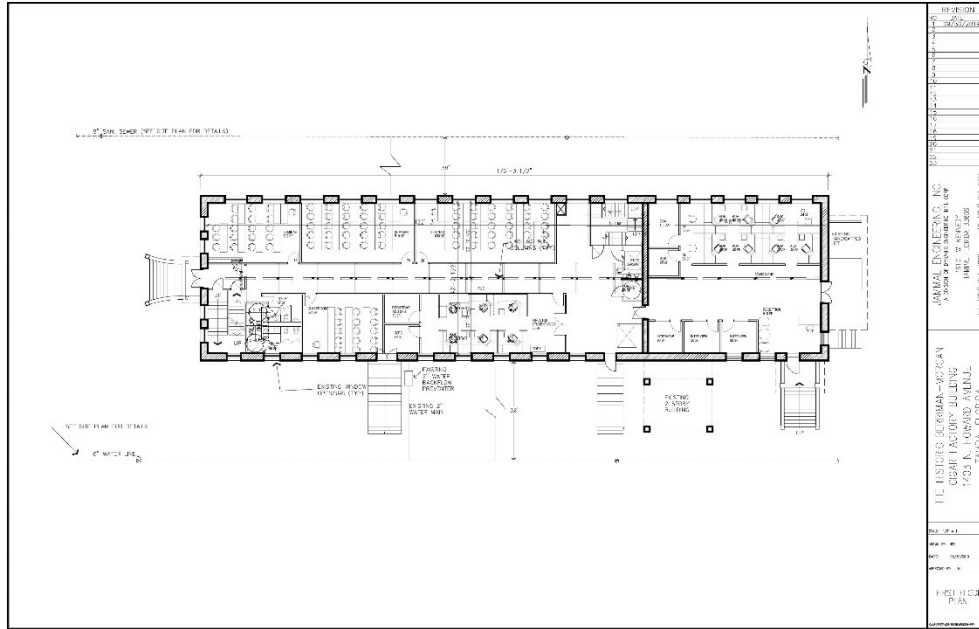
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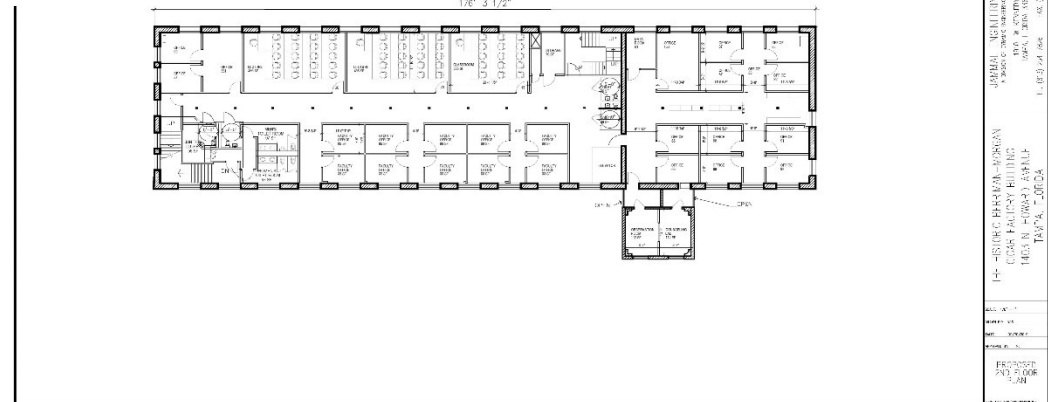
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## 1<sup>st</sup> Floor Plan



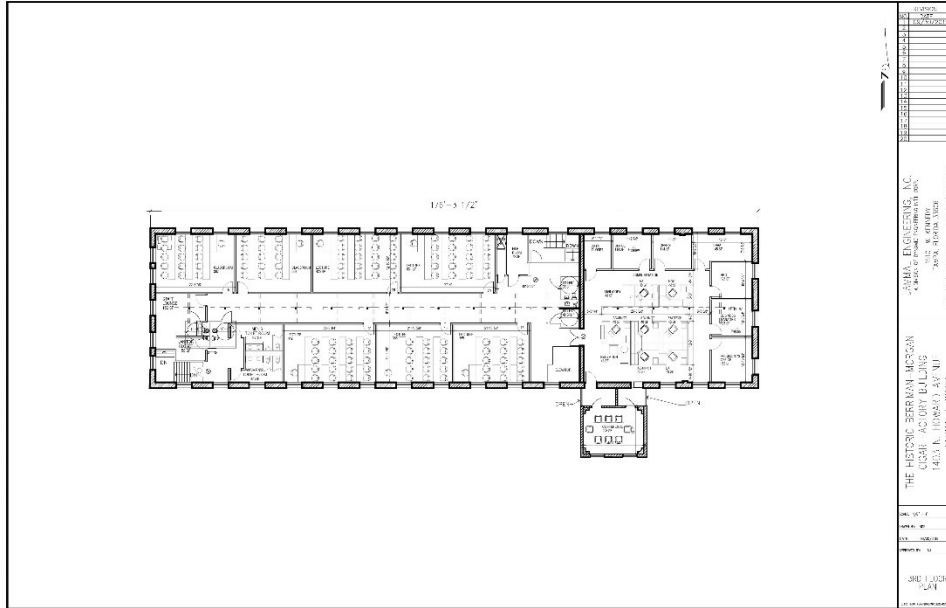
## 2<sup>nd</sup> Floor Plan

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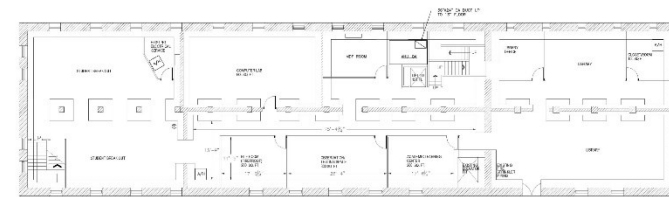
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Basement Floor Plan

3<sup>rd</sup> Floor Plan



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SHEET NO. 14  
 PROJECT NO. 13-00000001  
 DATE: 08/20/13  
 DRAWN BY: JAMAL ENGINEERING, INC.  
 CHECKED BY: JAMAL ENGINEERING, INC.  
 APPROVED BY: JAMAL ENGINEERING, INC.  
 PROJECT: HISTORIC BERTRAM MORGAN CIGAR AND DRY BUILDING  
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 TAMPA, FL 33604  
 JAMAL ENGINEERING, INC.  
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