

Palm River Manufacturing Investment Property for Sale

2032 S. 51st St Tampa FL 33619

EXECUTIVE SUMMARY



Summary:

Sales Price:	\$3,750,000
Net Operating Income:	\$300,000/year
Cap Rate:	8%
Roll Up Doors:	6 – 20'W x 14'W Grade Level doors
Building Size:	16,320 SF Free Standing Building Additional 700 SF office trailer
Outside Storage:	Large Fenced 3-acre Yard
Clear Heights:	16' +/-
Power:	800 Amps Total (Multiple Meters)
Zoning:	M/Manufacturing
Future Land Use:	Suburban Mixed Use-6 (.35 FAR)
Utilities:	Well (County Water nearby)/Septic Electric: Tampa Electric
Construction:	Metal

This manufacturing zoned industrial property is located in the Palm River submarket and offers an excellent investment in an industrial property. Situated just off of US 41/aka 50th St this versatile industrial space is perfect for any user looking for a great location with lots of outside storage.

- Convenient location near Port Tampa Bay this location is near arterial roads/highways Interstate 75, Interstate 4, Adamo Dr and the Leroy Selmon Expressway.
- Size and Layout: This is a multi-metered building allowing several different configurations with a large fenced yard for outside storage, ready for customization to suit your business needs.
- Accessibility: Adjacent to CSX Railway line this property features convenient access to public transportation and ample parking options for both employees and clients.
- Amenities: This building features 16' clear heights, three phase power available at pole, LED lighting, new 4 x 200-amp electrical services from multiple meters, large roll up doors at both ends of the building providing drive through options.
- Upon sale: Owner would consider a Sale/Lease post closing on a long-term lease (5 years with a 5-year option).

This industrial property is perfect choice for any business looking for a Palm River manufacturing facility.

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Financial Information

PRICING

Cap Rate	List Price	Net Operating Income
8%	\$3,750,000	\$300,000/year
INCOME	Monthly	Annual Net Operating Income
Rental Income	\$25,000 w/3% annual escalations throughout initial term and option.	\$300,000 Sale/Leaseback: 5 years & 5-year option

EXPENSES (TENANT EXPENSE IN ADDITION TO RENT)

Real Estate Taxes (2023)	\$13,075
Insurance	\$30,000
Total Operating Expenses:	\$43,075

POTENTIAL LEASE ABSTRACT

TERM AND OPTIONS:	This would be a sale lease back with the current owner leasing the property from the buyer starting on the closing date. The primary lease Term shall begin upon said sale date and continue for 5 years with a 5-year option. 3% annual escalations throughout the initial term and option.
ADDITIONAL RENT:	Tenant agrees to pay the Landlord as Additional Rent 100% of the property operating expense to include property taxes, property insurance and maintenance obligations.
LANDLORD INSURANCE:	Landlord agrees to insure building at its full replacement cost and value against loss or damage under a policy or policies of fire, flood and liability. Tenant shall pay 100% of Landlord's actual costs as component of Operating Expenses.
TAXES:	Tenant shall pay Landlord 100% of the cost of the Real Estate Taxes for the property as part of Operating Expenses.
ESTOPPEL	Due within 15 days.

All information furnished regarding property for sale, rental, financing or projections of income & expenses is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is subject to errors, omissions, change of price, rental or other conditions prior to sale, financing, or withdrawal without notice. Neither the Owner or Andretta Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

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[ADDITIONAL PICS](#)



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AERIAL



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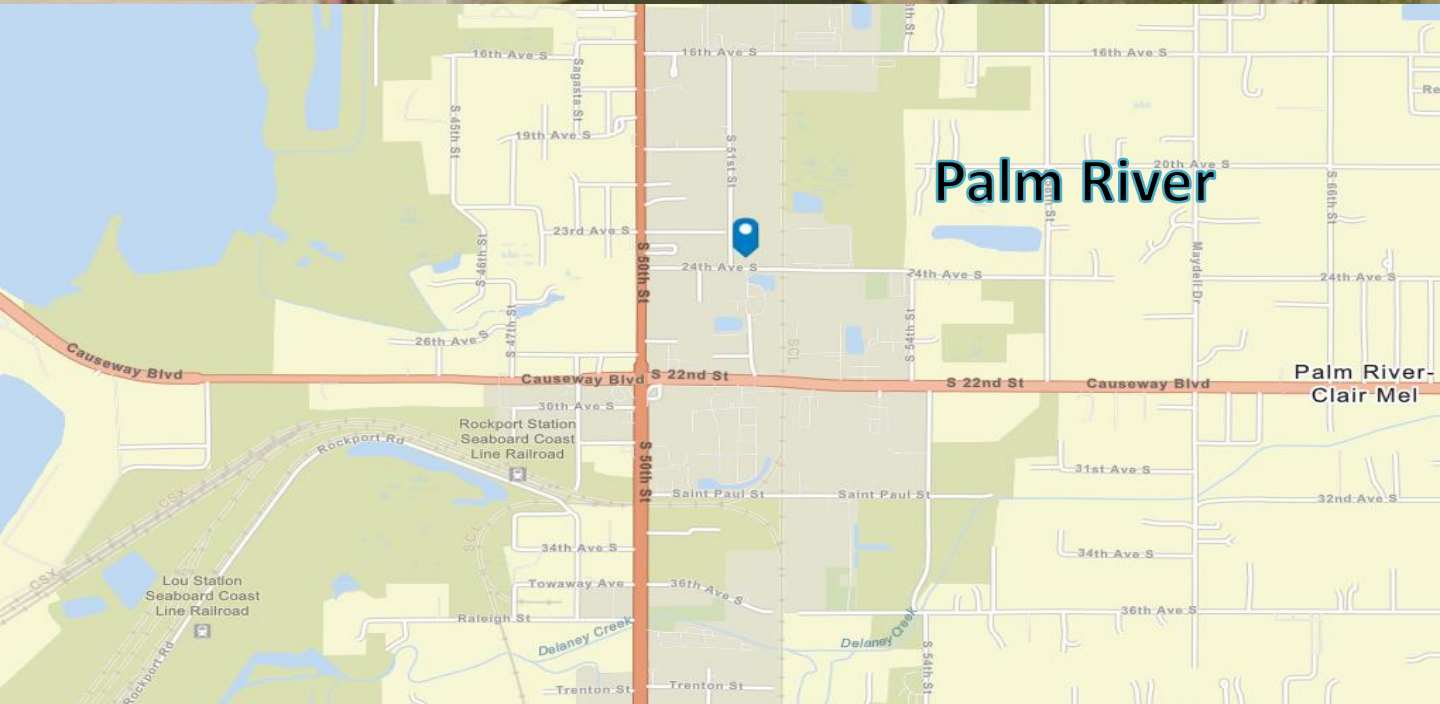
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AERIAL AND MAPS



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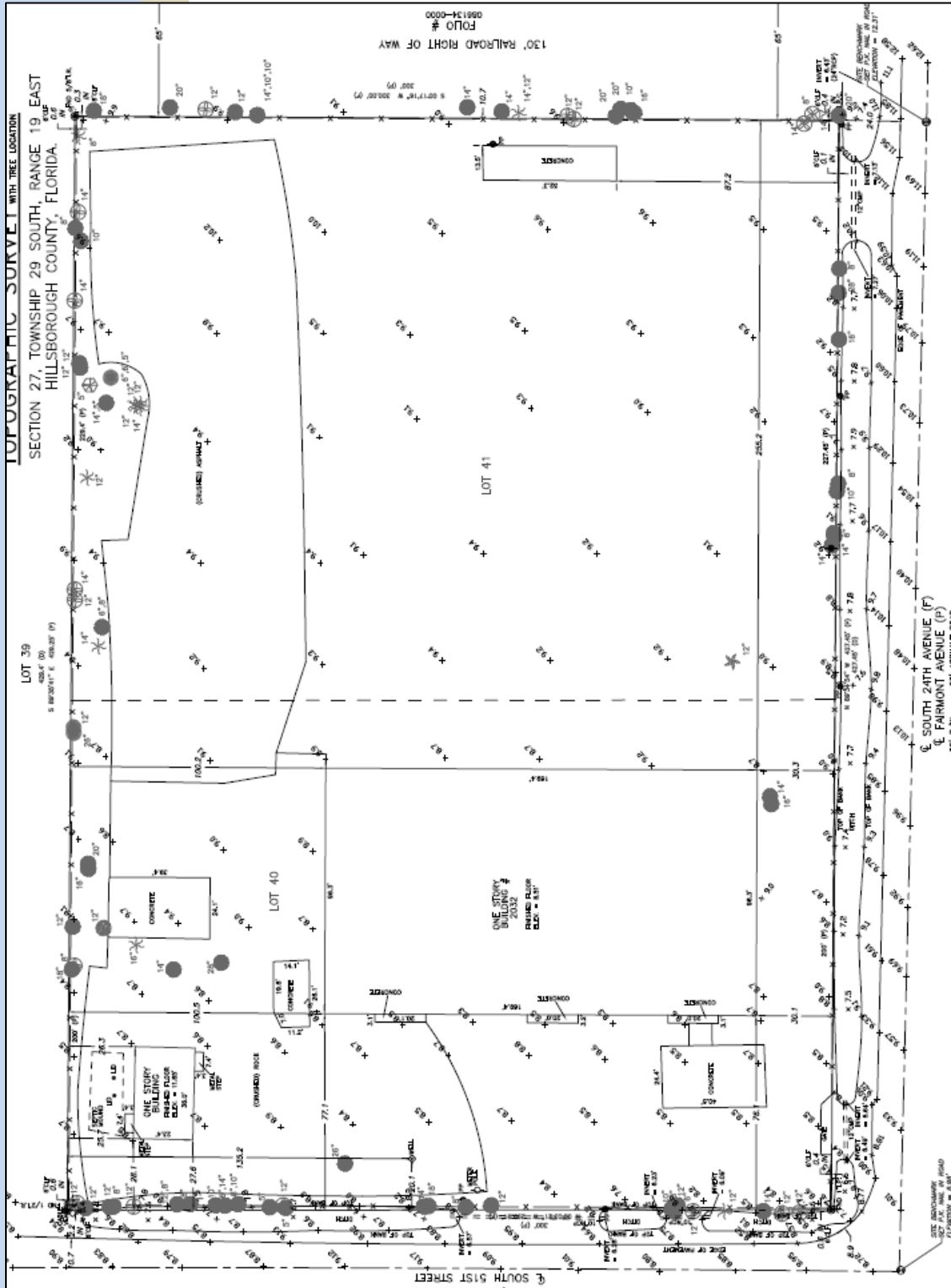
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SURVEY (SUBJECT TO VERIFICATION)



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