



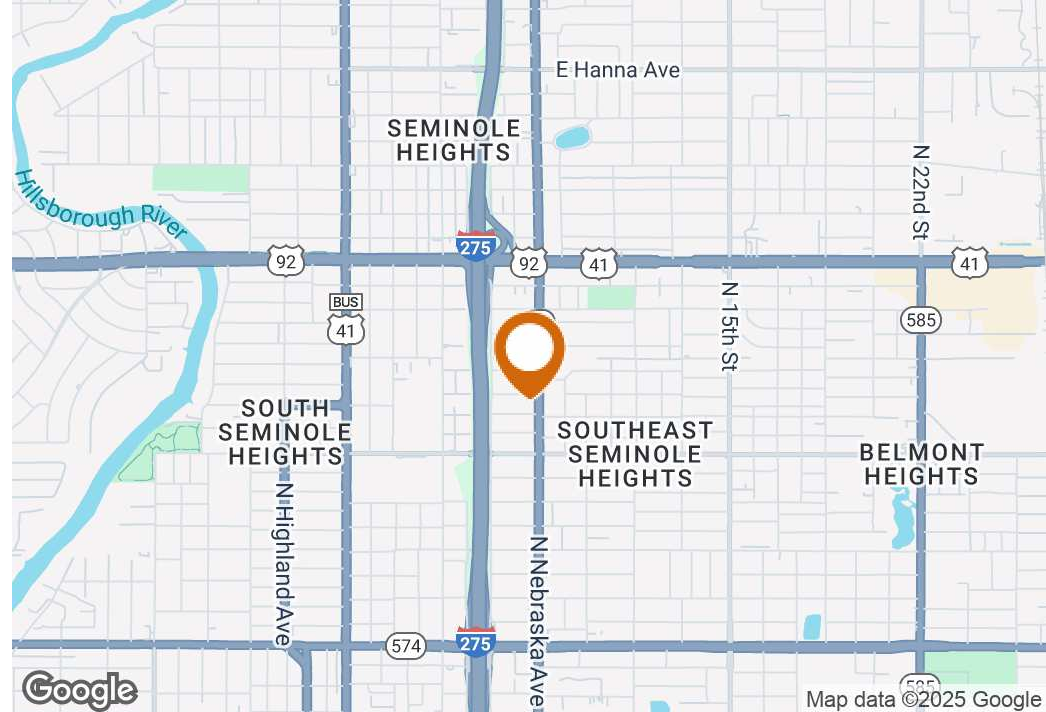
Seminole Heights Warehouse & Flex Office Portfolio

5000 North Nebraska Avenue, Tampa, Florida 33603

Sid Bhatt, CCIM, SIOR
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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$2,400,000
Total Building Size:	11,600 SF
Lot Size:	0.8 Acres
Year Built:	1997
Renovated:	2018
Zoning:	SH-CG
Traffic Count:	14,500

Property Overview

****PRICE REDUCTION**** This exceptional NNN investment property offers a unique combination of warehouse and professional office space. This portfolio consists of 2 buildings on almost an acre in highly sought after Seminole Heights.

Building 1 (5,640 ± SF) features a warehouse complete with 25' clear height ceilings, roll-up doors, and 4 offices.

Building 2 (5,960 ± SF) is composed of 3 flex offices. 2 of the offices feature large storage rooms and 12' roll up doors, while the other office is professional space leased to a medical practice

100% occupied with 5 tenants and strong cash flow, this property is prime NNN investment in an extremely desirable location in Tampa.

Data Room available under NDA.

PROPERTY DETAILS

Location Information

Building Name	Seminole Heights Warehouse & Flex Office Portfolio
Street Address	5000 North Nebraska Avenue
City, State, Zip	Tampa, FL 33603
County	Hillsborough

Property Information

Property Type	Industrial
Property Subtype	Flex Space
Zoning	SH-CG
Lot Size	0.8 Acres
APN #	A-01-29-18-4GA-000005-00001.0 , A-01-29-18-4GC-000000-00001.0
Traffic Count	14,500
Traffic Count Street	Nebraska Avenue



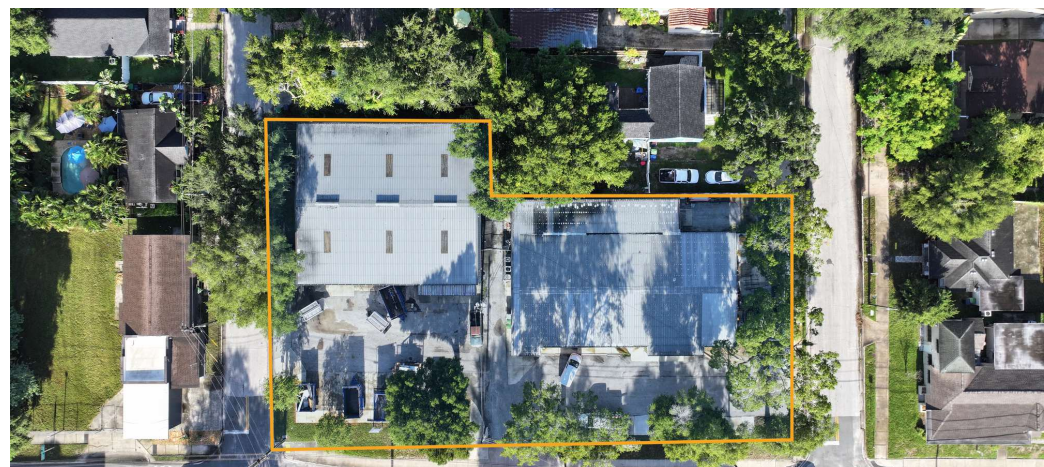
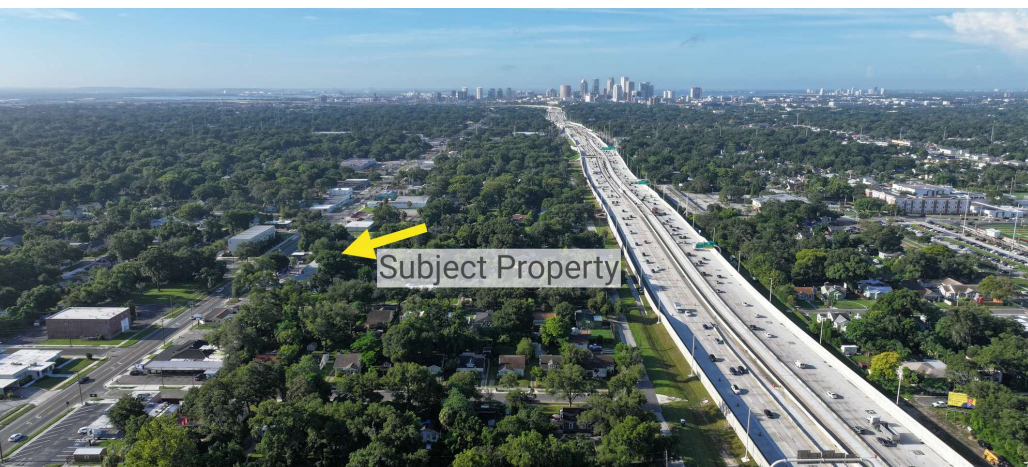
Building/ Lease Information

Building Size	11,600 SF (2 Building Portfolio)
Occupancy %	100%
Tenancy	Multiple
Lease Structure	NNN
Year Built	1997
Year Last Renovated	2018
Number of Buildings	2

RENT ROLL

Suite	Tenant Name	Size SF	Price / SF / Year	Annual Rent	Lease Start	Lease End
5000 A	Lamoru's Body Shop	2,730 SF	\$15.00	\$40,950	2/1/25	1/31/32
5000 B	Ranier Builders LLC	2,730 SF	\$21.98	\$60,005	7/1/18	7/1/27
5010	Nada Wines	2,700 SF	\$10.73	\$28,971	4/1/25	3/31/30
5012	Vibrant Roof & Solar	1,500 SF	\$14.42	\$21,630	8/1/24	7/31/27
5014	Kilted Chiro LLC	1,125 SF	\$17.51	\$19,699	3/15/23	3/14/26
Totals		10,785 SF	\$79.64	\$171,255		
Averages		2,157 SF	\$15.93	\$34,251		

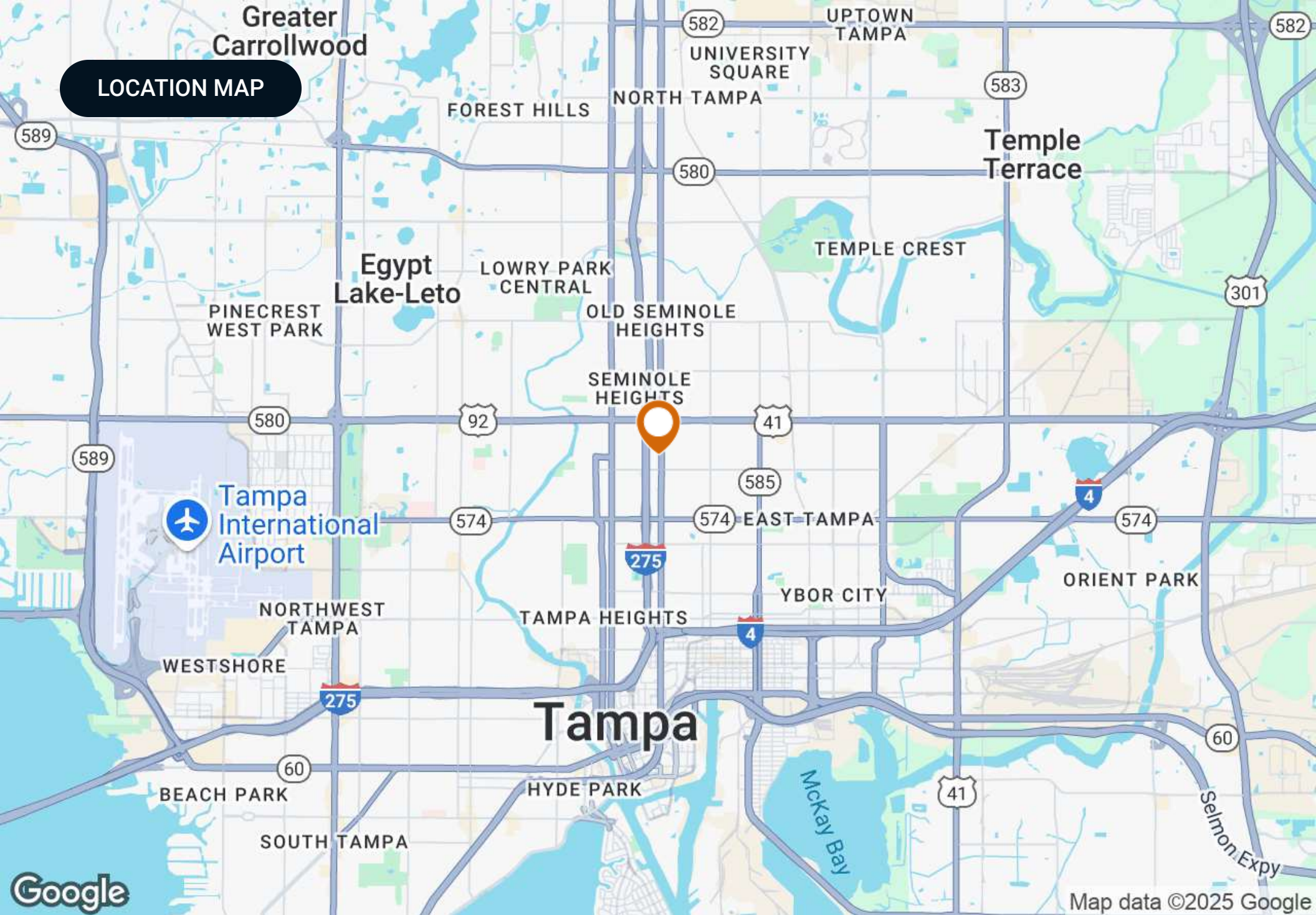
EXTERIOR PHOTOS





Subject Property





LOCATION MAP

RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

DEMOGRAPHICS MAP & REPORT

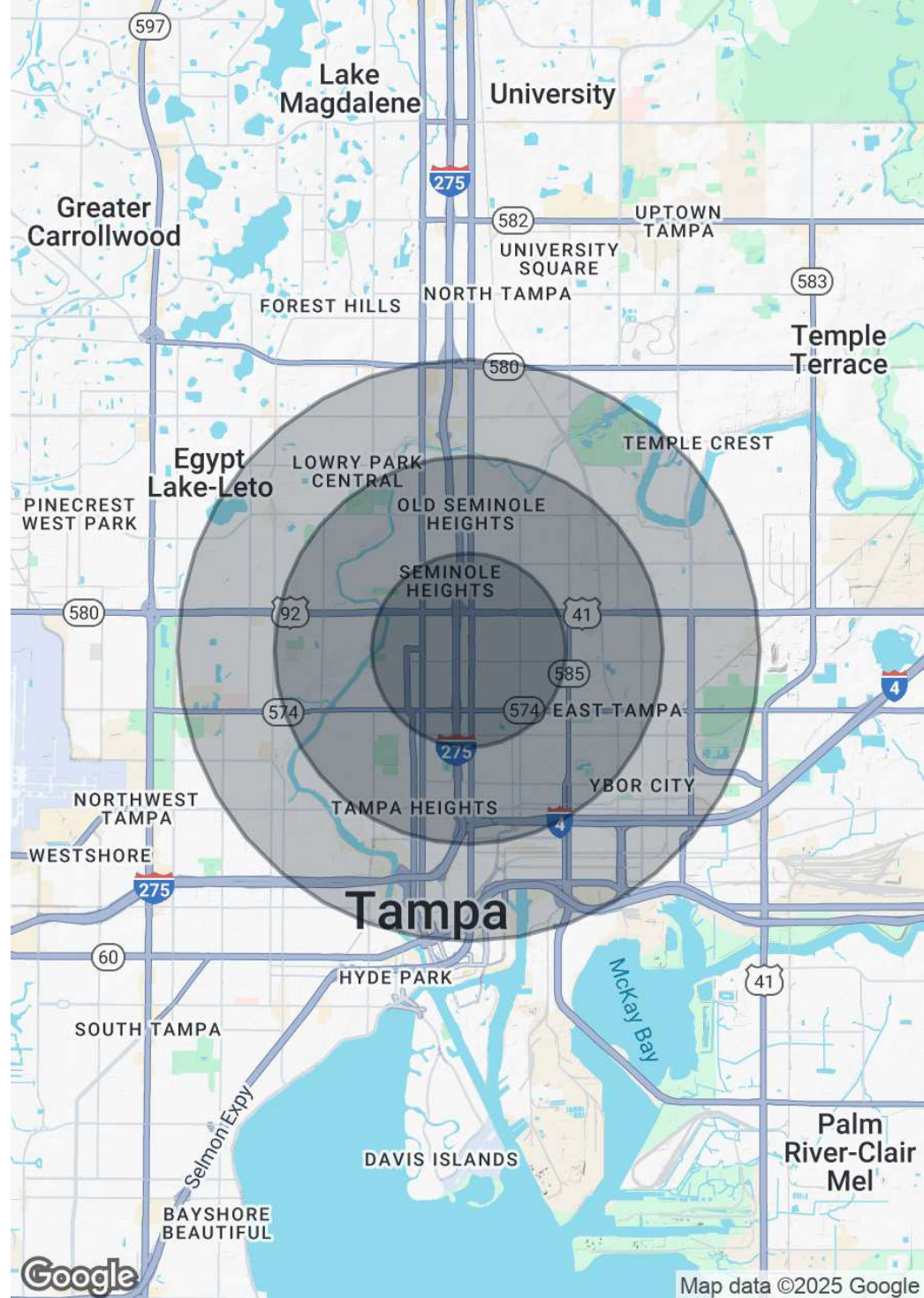
Population

	1 Mile	2 Miles	3 Miles
Total Population	15,498	60,534	137,148
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	41	41

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	6,621	24,582	56,657
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$88,799	\$75,193	\$71,246
Average House Value	\$374,062	\$371,004	\$356,755

Demographics data derived from AlphaMap





COUNTY

Hillsborough County

FLORIDA



Founded	1834	Density	1,400.5 (2019)
County Seat	Tampa	Population	1,521,410 (2023)
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.



Tampa
HILLSBOROUGH COUNTY

Founded	1855
Population	396,324 (2023)
Area	170.6 sq mi
Website	tampagov.net
Major Employers	Bloomin' Brands Sykes Enterprises Hillsborough County Public Schools University of South Florida

With a population of nearly 400,000, Tampa is the 3rd largest city in Florida and the 53rd largest city in the United States. With its surrounding cities, Tampa is part of the metropolitan area most commonly referred to as the 'Tampa Bay Area.' It is located on the west coast of Florida, with an average annual temperature of 73.1 degrees. Tampa's economy is founded on a diverse base: tourism, agriculture, construction, finance, health care, government, technology, and the Port of Tampa. Located near Downtown Tampa's Channel District, the bay's port is the largest in Florida. Bayshore Boulevard runs along the bay and is east of the historic Hyde Park neighborhood.

For U.S. Census purposes, Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 3.1 million residents, making it the second-largest metropolitan statistical area (MSA) in Florida. This MSA also ranks as the fourth largest in the Southeastern United States behind Washington, D.C., Miami, and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas.

ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

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Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office

ADVISOR BIOGRAPHY



Trace Linder

Associate Advisor

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Professional Background

Trace Linder is an Associate Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial



For more information visit www.saundersrealestate.com

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