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IN THE HEART OF TAMPA BAY!

813.935.9600

TINA MARIE ELOIAN, CCIM

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FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

8911 N. 12TH STREET  
TAMPA, FL 33610 | \$1,700,000/

## PRIME INDUSTRIAL SITE

.80 ACRES FRONTING E. BUSCH BLVD. AT N. 12TH STREET

• **11,521 SF AND 1,760 SF WAREHOUSE SPACE** •  
**RELOCATE, EXPAND OR START YOUR BUSINESS**  
**LOCATED IN A QUALIFIED OPPORTUNITY ZONE**



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

## SALE OPPORTUNITY

**IG: INDUSTRIAL GENERAL** This district provides primarily for areas of light manufacturing, wholesaling, warehousing, assembly or product processing, heavy equipment and vehicular repairs and other light industrial uses. The industrial general district is established to provide areas for industry in locations, which are served by major transportation facilities and adequate utilities, but are not feasible nor highly desirable for heavier industrial development because of proximity to residential, recreational, commercial or related developments. The district is to permit development compatible with uses of residential property adjoining or surrounding the district, with suitable open spaces, landscaping and parking area, which emits limited noise, odors, or light which can be detected on surrounding land. Minimum lot size is 5000 square feet. Maximum FAR is .75 Maximum height is 60 feet



## INVESTMENT HIGHLIGHTS

- Excellent visibility on E. Busch Blvd.
- Easy access
- Highest and best use: manufacturing, distribution and or storage
- Zoned IG (General Industrial)
- Located within an Opportunity Zone
- Located within a HubZone
- Two onsite buildings
- Concrete building measures 1,760 SF
- Metal Warehouse measures 11,521 SF
- Lot size totals .80 acres
- 3 grade level bay doors
- 20' ceiling heights
- High traffic corridor at Busch Blvd and N. 12th Street (49,500 VTD)
- Flourishing area near thriving commercial and industrial commerce and major thoroughfares
- Close proximity to N. Nebraska Avenue, E. Busch Blvd., N. Florida Avenue, N. 22nd Street, Waters Avenue, Bougainvillea Avenue, and Interstate 75 along with excellent accessibility to and from Pinellas County, Pasco County and the Greater Tampa area



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## LISTING DETAILS

### FINANCIAL & TERMS

Status: Active

Offering Price: \$1,700,000/

Purchase Options: Cash, Conventional, SBA, Hard money

Financing Available: Call Broker for details

Expenses: Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...

### LOCATION

Street Address: 8911 N. 12th Street

City: Tampa

Zip Code: 33604

County: Hillsborough

Traffic Count/ Cross Streets:

49,500 VTD (2023 AADT) Busch Blvd & N. 12th Street

Market: Tampa-St. Petersburg-Clearwater

Sub-market: Sulphur Springs

### THE PROPERTY

Folio Number: 145490-0000

Zoning: IG (General Industrial)

Current Use: Industrial Warehouse

Site Improvements: 11,521 SF & 1,760 SF buildings

Lot Dimensions: (approx.) 204' x 247' x 104' x 102' x 101' x 139'

Lot Size: 35,039 SF

Total Acreage: .80 acres

Parking: Onsite

### TAXES

Tax Year: 2024

Taxes: \$13,462.30

### UTILITIES

Electricity: TECO

Water/ Waste: City of Tampa Utilities

Communications: Frontier Communications/ Verizon/ Spectrum

### THE COMMUNITY

Community/ Subdivision Name: Sulphur Springs/USF Area

Flood Zone Area: X

Flood Zone Panel: 12057C0212H



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## AREA HIGHLIGHTS

Outstanding location :: Buzzing residential and business district that is frequented by local & regional visitors :: Flourishing area near thriving residential neighborhoods, commercial commerce, schools, public transportation and major thoroughfares :: Quick commute to Downtown Tampa, Temple Terrace, Carrollwood, USF, Seminole Heights, Tampa International Airport and the surrounding Greater Tampa Bay Area :: Close proximity to N. Nebraska Avenue, E. Busch Blvd., N. Florida Avenue, N. 22nd Street, Waters Avenue, Bougainvillea Avenue, and Interstate 75 along with excellent accessibility to and from Pinellas County, Pasco County and the Greater Tampa area :: 2024 Total Population | 19,762 - 1 Mile | 146,030 - 3 Mile | 352,467 - 5 Mile :: **Call today for additional property information**

## QUALIFIED OPPORTUNITY ZONE

Opportunity Zone incentives are a federal tax program designed to encourage long-term private investments in distressed communities. Opportunity Zones create a win-win outcome: tax incentives and solid returns to investors, and economic development and job creation that benefit the people who live and work in the targeted neighborhoods.



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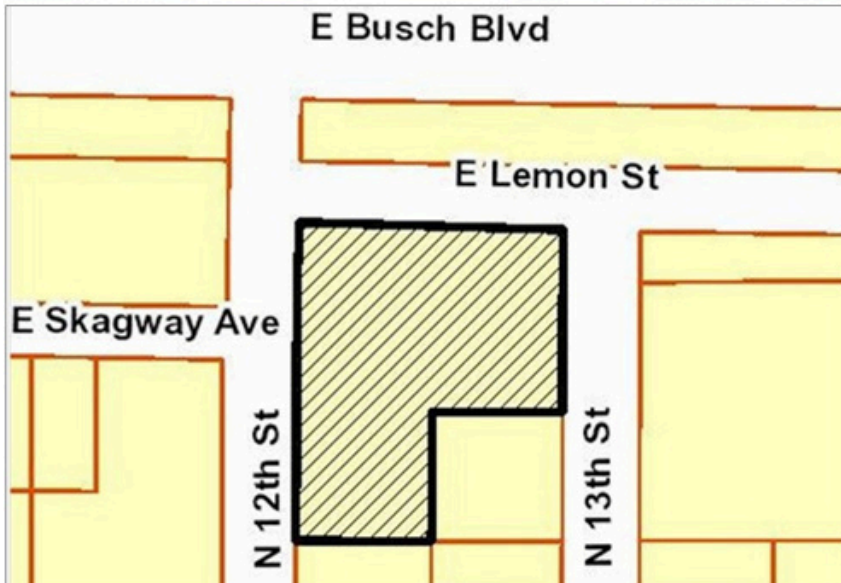
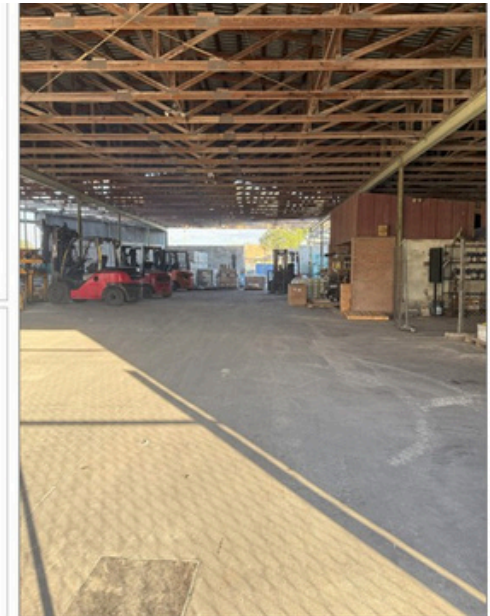
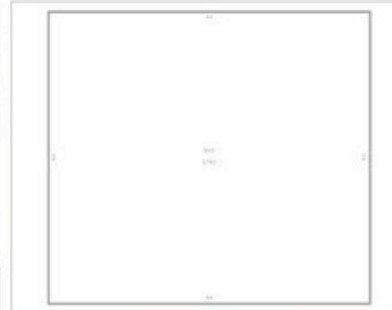
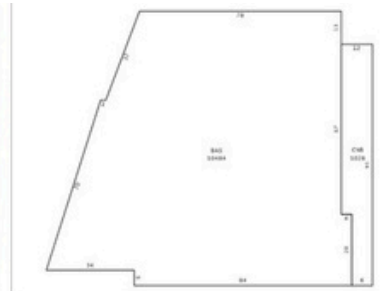
**CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600**

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## PROPERTY PHOTOS



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## HUBZONING | MAPS & DIRECTIONS



### QUALIFIED HUBZONE

Qualified HUB Zone- Fueling the growth of small businesses in historically underutilized business zones, the HUBZone program provides certifications for preferential access to federal contracts- providing long-term tax benefits to tenants and business owners.

### DRIVING DIRECTIONS

**From Downtown Tampa:** Take 275 northbound towards Busch Blvd./ Temple Terrace. Take exit 50. Head eastbound on Busch Blvd. At N. 12th Street, turn right. Arrive at the property on the left 8911 N. 12th Street.



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# Your Tampa Bay and Beyond Commercial Real Estate Experts

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Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

## How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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## CALL OUR TEAM TODAY!

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THE MOST ADVANCED COMMERCIAL REAL ESTATE INVESTMENT SPECIALISTS ANYWHERE!  
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



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