

Cold Storage Facility for Sale

6003 N. 54th Street, Tampa, FL 33610

EXECUTIVE SUMMARY



Summary:

Asking Price:	\$1,599,900
Lease Rate:	\$10,000 NNN/Month
Lot size:	0.41 acre Fenced Yard
Space Size:	6,215 SF Cold Storage Facility (Office 1,295 SF +/-)
Doors:	3 dock high doors
Ceiling Heights:	12' +/-
Folio #:	040040-0000
Taxes (2024):	\$5,709
Parking:	13 spots +/-
Zoning:	M/Manufacturing
Location:	Unincorporated Hillsborough County
Construction:	Metal
Utilities:	Water/Sewer City of Tampa Electric: Tampa Electric

Overview:

- This is a very well-maintained dock high cold storage building located near 56th St and Hanna Ave. This location is minutes away from Interstate 4 with access to I 75.

Specifications:

- Loading dock 800 sf can be as cold as 34 degrees, 1.5 pallets high
- Cooler 1500 sf can go to 33 degrees, 1.5 pallets high on one isle & 2 pallets high on the other 3 isles
- Freezer IS 1500 sf can go to 10 below zero, 1.5 pallets high on one isle & 2 pallets high on the other 3 isles
- Processing room 900 sf can go to 34 degrees, 1.5 pallets high
- Floor drains
- Roof recently resealed, HVAC replaced in 2022, offices remodeled recently, fresh exterior paint, and the parking lot was recently resealed.
- Power: 3 phase
- Grease trap on site.
- Lift station on site.
- Refrigerant Equipment: All Freon systems
 - Unit #1 – Loading Dock - replaced in 2020 +/-
 - Unit #2 – Processing Room– replaced in 2020 +/-
 - Unit #3 – Freezer – Quarterly Maintenance by Cool Systems
 - Unit #4 – Cooler – Quarterly Maintenance by Cool Systems

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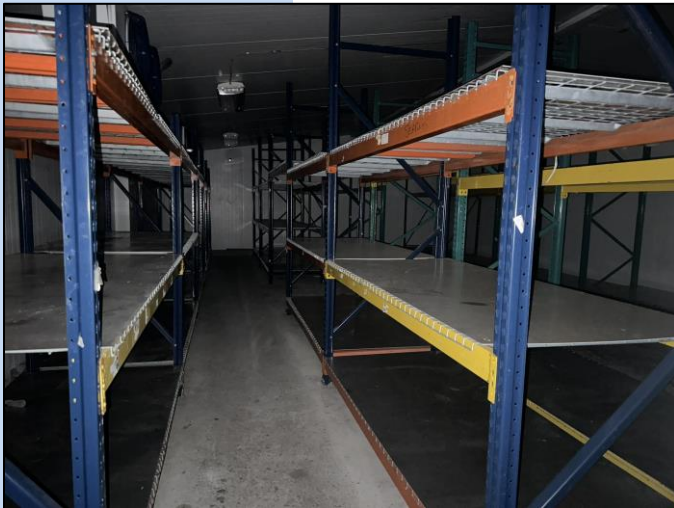
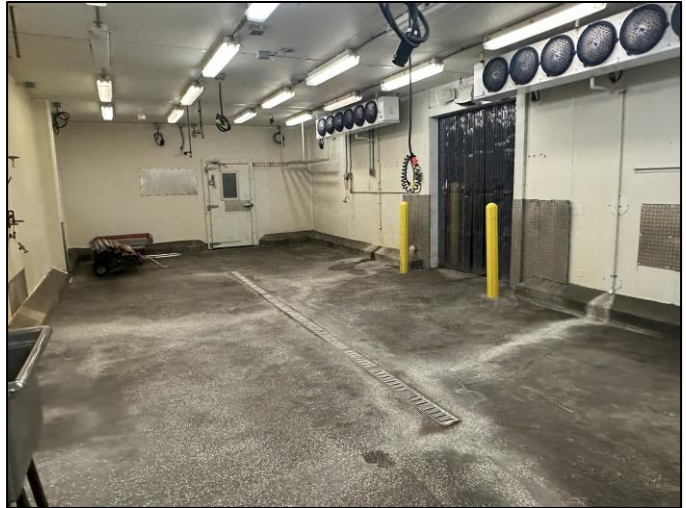
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PICTURES



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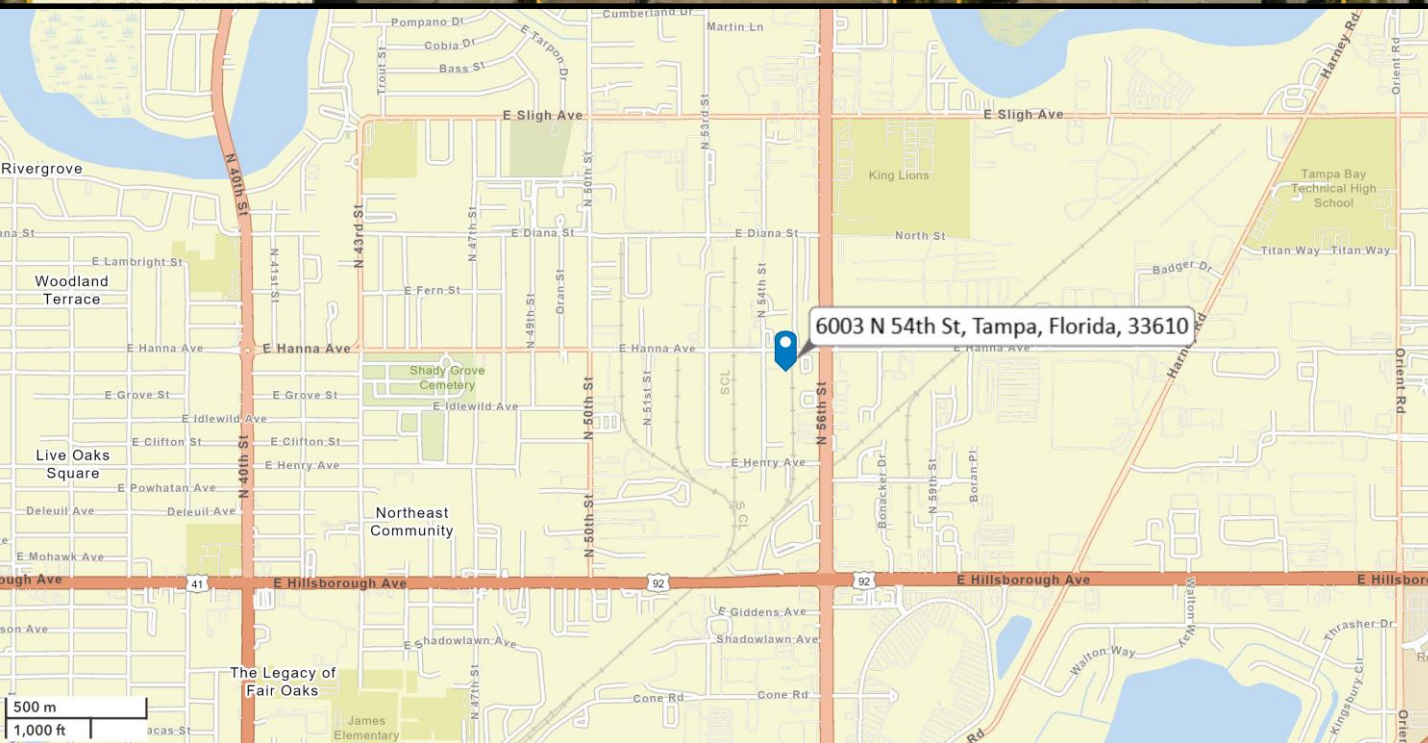
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AERIAL & AREA MAP



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