

Port of Tampa Industrial Portfolio - US 41 Frontage : Owner-User Opportunity



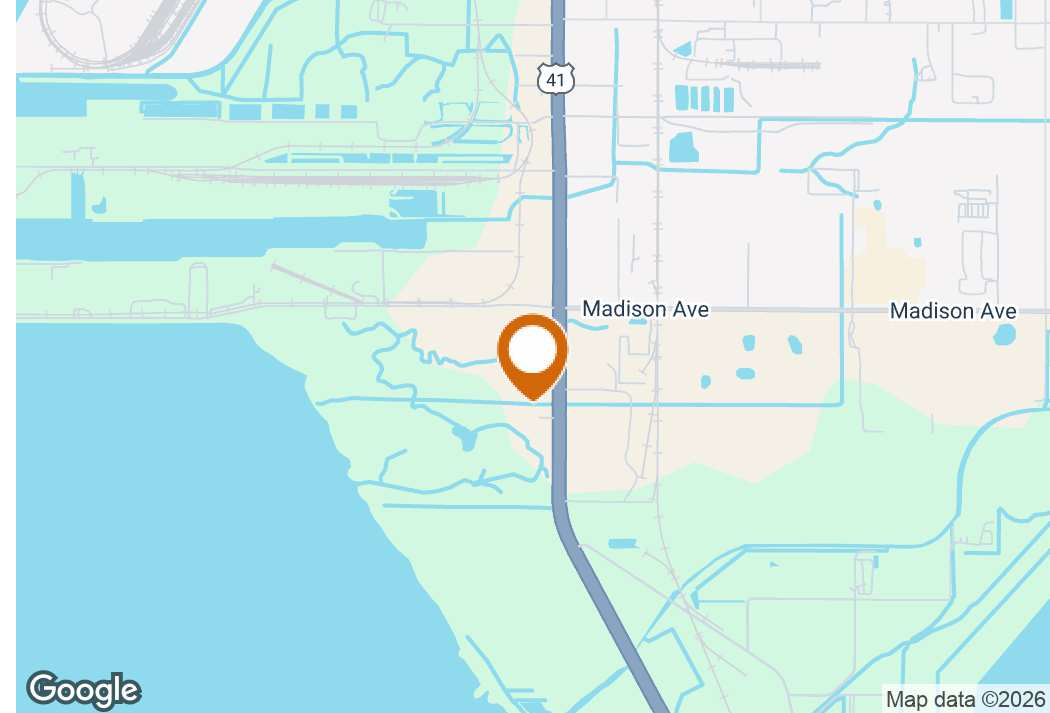
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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$3,990,000
Building Size:	19,200 SF
Lot Size:	2.28 Acres
Number of Units:	5
Year Built:	2010 & 2011
Zoning:	M (Manufacturing) & CI (Commercial - Intensive) with Future Land use - HI

Property Overview

Port-adjacent industrial portfolio for Owner-User and / or redevelopment potential. The current business is relocating to another premises and the industrial portfolio will be delivered vacant. Located in a prime Tampa corridor, this 2.28-acre site includes five buildings totaling ±19,200 square feet. Zoned Commercial Intensive and Manufacturing with a Future Land Use of Heavy Industrial, the property supports a wide range of operations from manufacturing to distribution. Its frontage on US-41 and proximity to the Port of Tampa provide excellent logistics connectivity. A retail parcel adds land value and redevelopment flexibility, while the offering's vacant status makes it attractive for owner-occupants, contractors, or investors repositioning into multi-tenant flex/warehouse.

Property Highlights

- Five-building portfolio including modern warehouses and flexible contractor/self-storage units
- US-41 frontage minutes from Port of Tampa—prime logistics positioning
- Additional land value component offering Route 41 frontage for redevelopment flexibility

INCENTIVES & FINANCING

Redevelopment Incentive Program - Palm River Redevelopment Pilot Project Area

This property is also located within Hillsborough County's Palm River Redevelopment Pilot Project Area and qualifies for the County's Redevelopment Incentive Program, offering reimbursable matching grants from \$20,000 to \$300,000 to support eligible redevelopment projects.

Incentives include reimbursement of up to 50% of costs for infrastructure, demolition, and building improvements, along with impact fee and permitting grants, contaminated site cleanup assistance, and expedited permitting. These programs can substantially reduce redevelopment costs for new owners or tenants.

For more information, contact Hillsborough County Economic Development at (813) 272-9514 or visit HCFLGov.net/EcoDev.

Financing Options Available - First Citizens Bank

Term (Years)	Amortization (Years)	Interest Rate	LTV
Table Text	20	5.05%	85%
5	25	5.09%	75%



PROPERTY DESCRIPTION



Property Description

Strategically positioned in Tampa's core industrial corridor.

With immediate access to major transportation routes, this portfolio serves as an ideal hub for regional and statewide distribution. The surrounding market includes a diverse mix of industrial, logistics, and service-based users, reinforcing long-term viability and redevelopment potential.

Modern Warehouses: Two concrete block and steel frame warehouses, built in 2010, provide $\pm 14,200$ square feet with 20-foot clear heights (24-foot wall heights). Features include seven grade-level doors and a combined storage capacity exceeding 284,000 cubic feet.

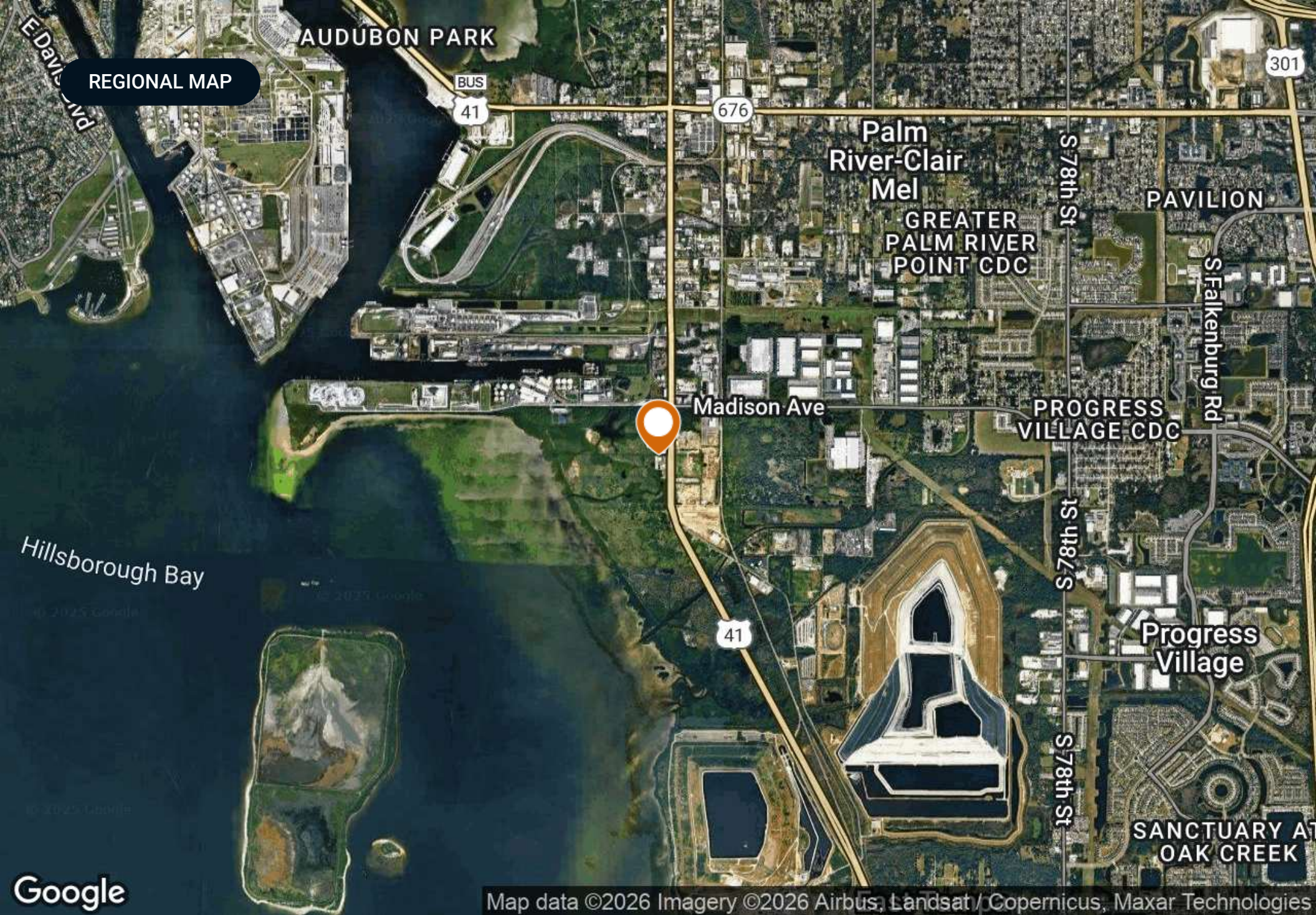
Mini-Warehouses: Two additional buildings total $\pm 5,000$ square feet across 29 units. These spaces are suited for self-storage or flexible contractor use, offering an extra 100,000 cubic feet of storage volume and repositioning potential into multi-tenant flex.

US 41 Frontage / Land Value: A 3,735-square-foot retail building on a 0.74-acre parcel is offered at land value, presenting options for laydown yard, additional parking, or future redevelopment.

Infrastructure & Systems: Modern site features include 3-phase power, LED lighting, Trane HVAC (2020), active gas service, seawall with stormwater retention, and full perimeter security with fencing, Viking gate operator, and Digital Watchdog surveillance.

Site Highlights

- **Electrical Service:** 3-phase, 240V, 200A power
- **Executive Office:** 720 SF with private restroom and shower
- **Lighting:** Energy-efficient LED throughout
- **HVAC:** Trane TEM4A0B36S31SBA (installed 2020)
- **Gas Service:** Active lines with meter located at rear of retail building
- **Stormwater:** Seawall protection with on-site retention and mitigation
- **Security:** Fully fenced with Viking slide gate operator and Digital Watchdog surveillance system



REGIONAL MAP

AUDUBON PARK

BUS
41

676

301

Palm
River-Clair
Mel

GREATER
PALM RIVER
POINT CDC

PAVILION

S Falkenburg Rd

PROGRESS
VILLAGE CDC

Madison Ave

41

S 78th St

S 78th St

S 78th St

Progress
Village

SANCTUARY AT
OAK CREEK

Hillsborough Bay

Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

LOCATION MAP

Madison Ave

676A

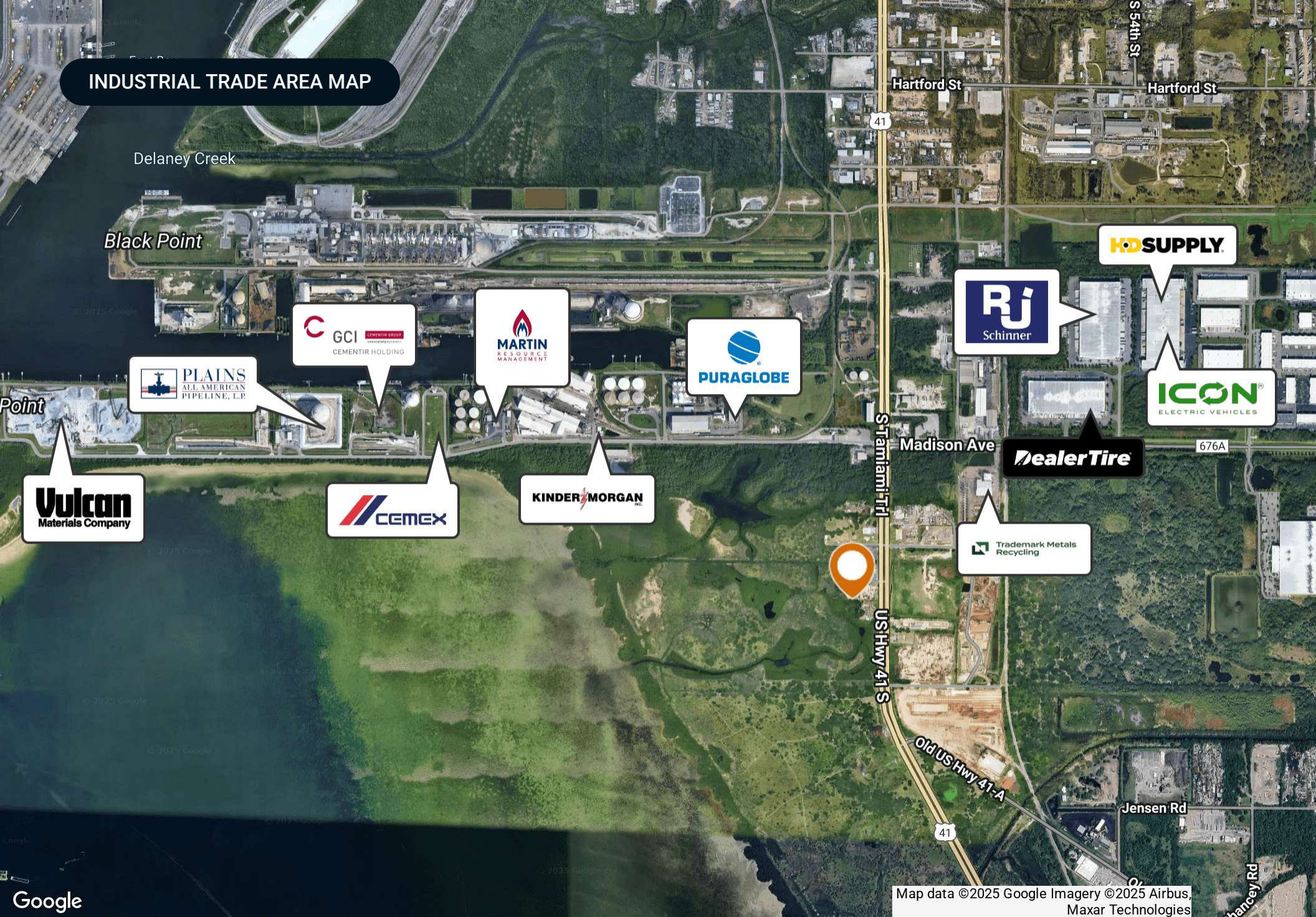
Old US Hwy 41-A

Jensen Rd

Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

INDUSTRIAL TRADE AREA MAP



Map data ©2025 Google Imagery ©2025 Airbus,
Maxar Technologies

INTERIOR PHOTOS



ADDITIONAL PHOTOS







TAMPA LIQUIDATOR
RECYCLING SERVICES, LLC



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



Matt Christian

Regional Managing Director

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Professional Background

I bring people together. I deliver solutions. I create opportunities for growth. As Regional Managing Director at Saunders Real Estate, I specialize in sales, leasing, and advisory services for industrial properties in the dynamic Tampa Bay market. My team and I deliver tailored solutions for clients ranging from private portfolio owners to institutional investors, national lenders, and businesses of all sizes. I excel in seller and landlord representation, leveraging a collaborative approach and industry-leading platforms to maximize exposure and value.

I provide manufacturers, distributors, and logistics firms with real estate solutions that align with their business needs. My experience spans everything from supporting “Mom & Pop” operations to partnering with Fortune 500 corporations on complex transactions. I help investors of all sizes uncover opportunities, underwrite projects, and strategize ways to improve asset performance.

I am driven to create exceptional outcomes for my clients and meaningful opportunities for my colleagues. Whether navigating complex transactions, advising on strategic investments, or managing high-stakes negotiations, I bring expertise, insight, and a commitment to building long-term relationships that deliver success.

Education

With a career spanning commercial real estate, investment strategy, and financial services, I bring a unique depth of expertise to industrial property sales and advisory. Having led high-performing teams, managed \$350M+ in annual transactions, and built a strong foundation in commercial lending, I understand how to position industrial assets for maximum value. My background enables me to navigate complex deals, uncover value-add opportunities, and deliver tailored solutions that drive stronger returns for property owners in today's competitive market.

University of West Florida - BSBA Marketing

Omega Performance - Commercial Loans to Business

The Risk Management Association - Commercial Lending

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:

- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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