

Offering Memorandum

All offers due no later than February 27, 2026



TAMPA TANK YARD

5205 EAST ADAMO DRIVE, TAMPA, FL 33619

Eshenbaugh
LAND COMPANY



The Dirt Dog

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

Tampa Tank is a prime 14.78-acre heavy industrial site situated in the bustling heart of Tampa. With approximately 1,185 feet of prime frontage on Adamo Drive, this property boasts exceptional visibility and accessibility. The site is mostly cleared, featuring a spacious outdoor storage yard and approximately 118,759 square feet of versatile metal open-air buildings. An active rail line runs to the property via a CSX lease, providing seamless material delivery to and from the Port of Tampa. With its liberal zoning, this site offers endless possibilities for either an end-user or redevelopment for a variety of uses, making it a highly attractive investment opportunity.

LOCATION DESCRIPTION

The property is ideally located at 5205 E. Adamo Drive in Tampa, FL, on the south side of the road, just east of 50th Street. It borders the Selmon Expressway, offering convenient access to both I-75 and downtown Tampa. This prime location ensures excellent connectivity and accessibility for various business needs.

PROPERTY SIZE

14.78+/- Gross Acres

ZONING & LAND USE

The property is within the City of Tampa with a zoning of IH (industrial heavy) and a future land use of HI (heavy industrial).

HILLSBOROUGH COUNTY FOLIO#

160872-0000

PROPERTY OWNER

Catalina Industrial LLC

OFFERING TERMS

All offers are due by 5pm ET on February 27, 2026.

All offers must be submitted on the owner's PSA form found in the due diligence folder.

BROKER CONTACT INFO

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FAQ's

FREQUENTLY ASKED QUESTIONS

Do you have any due diligence to share on the site? Yes, please request and complete the NDA for access to the due diligence folder, which contains surveys, leases, PSA, title, environmental, etc. Email ryan@thedirtdog.com to request the NDA.

Does the site require import fill? The current elevation of the property ranges from 2' to 6'. The site is within the AE flood zone, so substantial import is required and should be quantified based on your projected redevelopment plans.

Is the rail spur active? Yes, there is an existing CSX rail spur adjacent to the property with a lease in place that is currently used to transport materials to/from the port of Tampa. The lease is available for review in the due diligence folder.

Is there a billboard on the site? No, the billboard in the NW corner is on CSX property.

Are there wetlands on the site? A wetland delineation has not been completed.

What is the status of the tenant? The tenant has a lease in place through May 31, 2026, with an option to extend an additional 180 days at \$75,000 per month NNN, with notice due by February 27, 2026.

Are there any offsite improvements required? A pre-application meeting was held with FDOT. A developer should budget for deceleration lanes to achieve 2 access points on SR 60. A traffic study would likely need to be completed by a buyer based on their intended use.

Are there any environmental concerns? A Phase I was completed in 2025 that recommended a Phase II due to the industrial use. The Phase II was subsequently completed in 2025. Both reports are available to review in the due diligence folder.

What are the city development requirements? The property is zoned IH with a land use of IH. The maximum building height is 50' (can be increased with increased setbacks). There is no maximum floor area ratio in this zoning district. The minimum parking requirements are 1 space per 1,000 SF. The minimum setbacks are 10' from the front and 0' for side and rear setbacks.

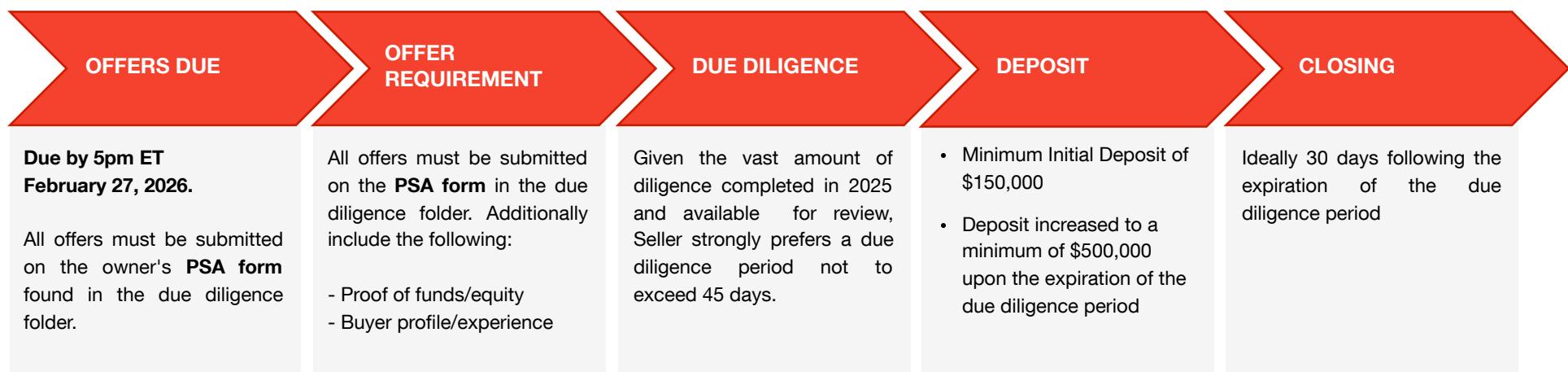
Is the property in a flood zone? Yes, the property is in FEMA zone AE. However, the site is tidally influenced, so presumably, no floodplain compensation pond is required.

What are the seller's expectations? The seller's objective is to maximize the price in a reasonable timeframe. They will weigh offers based on the following order of importance: 1) highest price, 2) amount of non-refundable deposit, 3) timeline to reach the non-refundable deposit (ideally 45 days or less), 4) total timeline to close, 5) acceptance of the PSA with limited changes.

Will the seller or tenant be removing any of the improvements on site? The tenant owns the solar panels and certain equipment within the buildings. It is the desire of the tenant to remove the overhead cranes, as well as the southern building in its entirety, should the new buyer consent. The tenant agrees to remove all equipment prior to lease expiration, at their sole cost.

Is there a co-broke offered? Yes, if the buyer is represented by a broker who completes the broker registration form, there is a 1% co-broke being offered upon a successful closing.

Call for Offers Timeline



Due Diligence Materials

HOW TO ACCESS DUE DILIGENCE FILES

To gain access to the Due Diligence (“DD”) materials for this offering, prospective buyers must download and complete the NDA using the link provided below and return the executed NDA via email to ryan@thedirtdog.com. Upon receipt of the signed NDA, an advisor will provide the interested party with a secure link to the DD data room for review, which may include (as available) survey, title materials, Phase I & Phase II environmental reports, leases, Seller’s PSA form, and other related documents.

All offers must be submitted exclusively on the Seller’s PSA form (LOIs will not be considered) and must be delivered via email no later than 5:00 PM (ET) on February 27, 2026.

NDA Link: <https://thedirtdog.box.com/s/dtiqbqmqe4733ezeolx5qmbmet6uogd>

Tampa

Tampa remains one of Florida's most established and strategically important industrial markets, supported by sustained population growth, a deep labor pool, and a highly diversified regional economy. The metro supports more than 225 million square feet of industrial inventory across logistics, specialized industrial, and flex product, with demand historically driven by distribution, food and beverage, construction materials, and third-party logistics users. While recent deliveries have pushed vacancy rates higher from historic lows, Tampa continues to outperform many major U.S. markets in long-term rent growth and overall industrial scale.

At a broader level, Tampa's industrial strength is closely tied to its overall economic momentum. The region continues to attract both residents and employers due to its favorable tax environment, business-friendly policies, and comparatively affordable cost structure relative to other major coastal metros. Ongoing investment in transportation infrastructure, port facilities, and regional road networks has reinforced Tampa's role as a critical logistics and employment hub within Central Florida, with growth expanding north and east from the urban core.

From an economic and investment perspective, Tampa benefits from a diverse employment base anchored by healthcare, education, finance, professional services, and trade-related industries, providing stability across economic cycles. Its central location along the I-4 corridor, combined with access to I-75, I-275, and Port Tampa Bay, positions the market to efficiently serve Florida's rapidly growing population and broader Southeastern distribution networks. These fundamentals continue to support durable industrial demand and sustained investor interest across the region.



Port Tampa Bay

Port Tampa Bay is Florida's largest port by tonnage and a critical driver of industrial and logistics activity within the Tampa Bay region. Serving as a major gateway for bulk, breakbulk, containerized, and energy-related cargo, the port supports a diverse mix of industries including construction materials, steel, petroleum products, fertilizers, and consumer goods. Its central location on Florida's west coast allows efficient access to both domestic and international trade routes, while providing direct connectivity to the state's rapidly growing population base.

Port Tampa Bay is uniquely positioned from an infrastructure standpoint, offering deep-water berths, extensive terminal facilities, and direct connections to major transportation networks including interstate highways and multiple Class I and short-line rail providers. Rail-served industrial properties near the port are particularly valuable, enabling efficient movement of heavy commodities and oversized materials while reducing transportation costs and reliance on truck-only distribution. This connectivity has made the port a key anchor for industrial users requiring multimodal logistics solutions and proximity to marine terminals.

Ongoing capital investment and long-term master planning continue to strengthen Port Tampa Bay's role as an economic engine for the region. Improvements to cargo terminals, rail infrastructure, and channel depth have expanded capacity and operational efficiency, supporting continued growth in industrial throughput. For rail-served sites within the Tampa market, proximity to Port Tampa Bay enhances long-term utility, flexibility, and competitiveness, reinforcing the port's importance as a foundational driver of industrial demand across the region.



Ybor

Ybor City occupies a uniquely strategic position within Tampa's industrial landscape, functioning as a historic employment center that continues to evolve alongside the city's urban core. Long defined by its manufacturing roots and rail access, Ybor benefits from direct connectivity to downtown Tampa, the Channel District, Port Tampa Bay, and major transportation corridors including I-4 and I-275. This central location has made Ybor one of the most supply-constrained and infill-oriented industrial areas in the region, with limited opportunities for new large-scale development.

Industrial properties in Ybor typically serve smaller-bay, specialized, and service-oriented users that value proximity to population centers and urban infrastructure over bulk distribution. As a result, the area has increasingly attracted owner-users, light industrial operators, and businesses tied to construction, trade services, food production, and last-mile logistics. Broader East Side market trends, including restrained new construction and an increasing focus on redevelopment and adaptive reuse, reinforce Ybor's long-term role as an urban industrial submarket within Tampa.

Looking ahead, Ybor's industrial relevance is further supported by major planned investment in the surrounding area, most notably the Gas Worx redevelopment, which is expected to introduce new residential and commercial density while modernizing infrastructure between Ybor City and downtown Tampa. These improvements are likely to increase demand for nearby industrial and service-based space that supports urban growth and redevelopment activity. Combined with Ybor's historic character, central location, and limited land availability, these factors continue to support the neighborhood's position as a durable infill industrial market within the greater Tampa metro.



Property Information

Property & Zoning Info:

- Parcel ID: A-22-29-19-4DF-000006-00001.0
- Municipal Jurisdiction: City of Tampa
- Current Land Use / Zoning: Industrial Heavy (IH)
- Future Land Use: Industrial Heavy (IH)
- Floor area ratio (FAR): See Table 4-2, Sec. 27-158 of Tampa Municode
- Max building height: See Table 4-2, Sec. 27-158 of Tampa Municode
- Surrounding Land Use / Zoning:
 - North: Industrial Heavy (IH)
 - South: Industrial General (IG)
 - East: Industrial Heavy (IH)
 - West: Commercial Intensive (CI)
- Setbacks:
 - North: 10 ft. South: 0 ft East: 0 ft West: 0 ft
- Parking Requirements:
 - Warehouse: 1 space per 1,000 sq. ft. (Tampa Municode Sec. 27-178)

Stormwater Info:

- Is there Flood Plain Onsite?
 - FEMA Zone: AE
 - (BFE: 12.00 ft)
 - Finished Floor Elevation: Minimum 13.00'

Photo Facing South-East



Photo Facing South



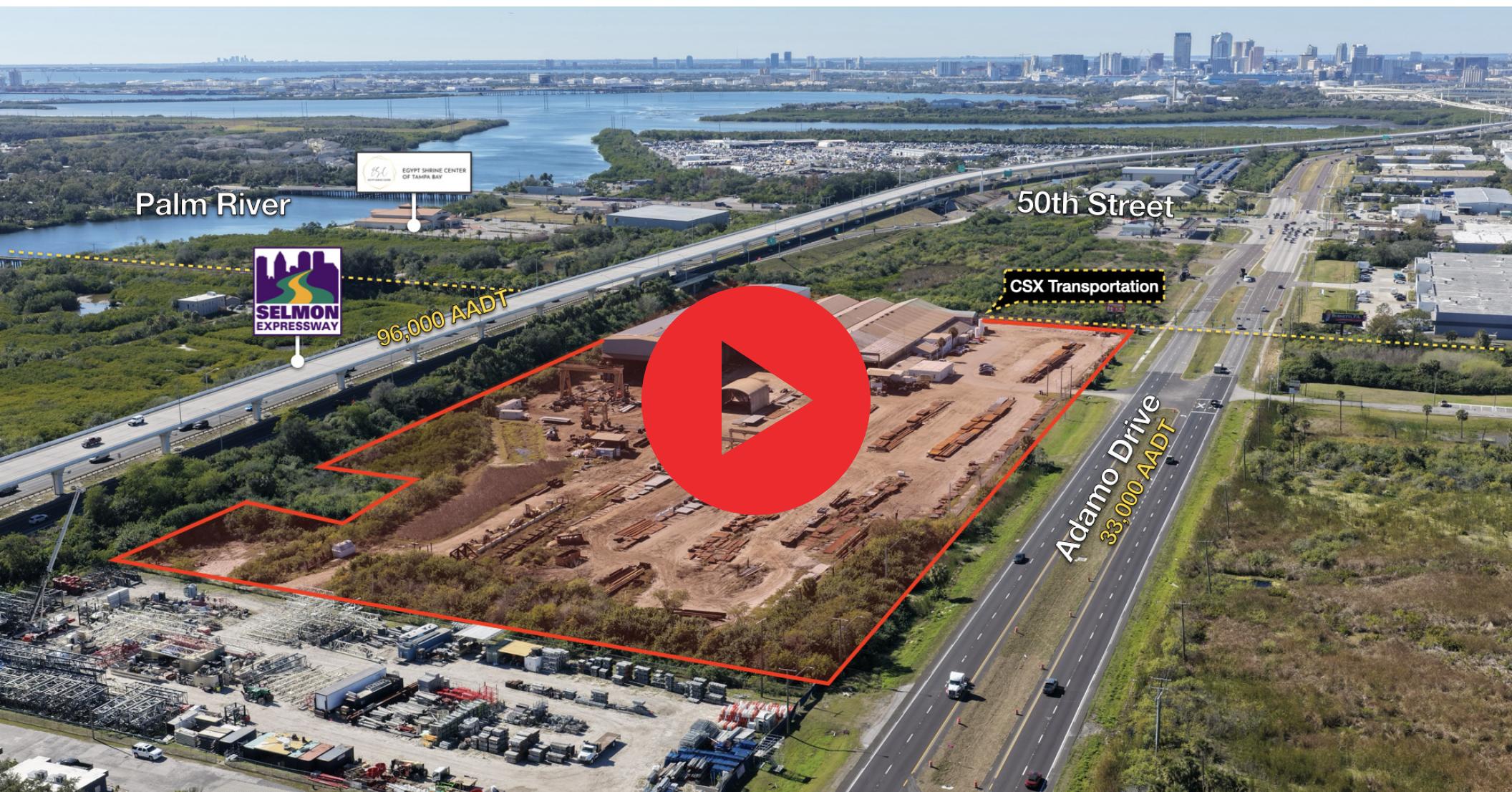
Photo Facing West



Photo Facing North-West



Drone Video



Active Rail Spur



Additional Photos



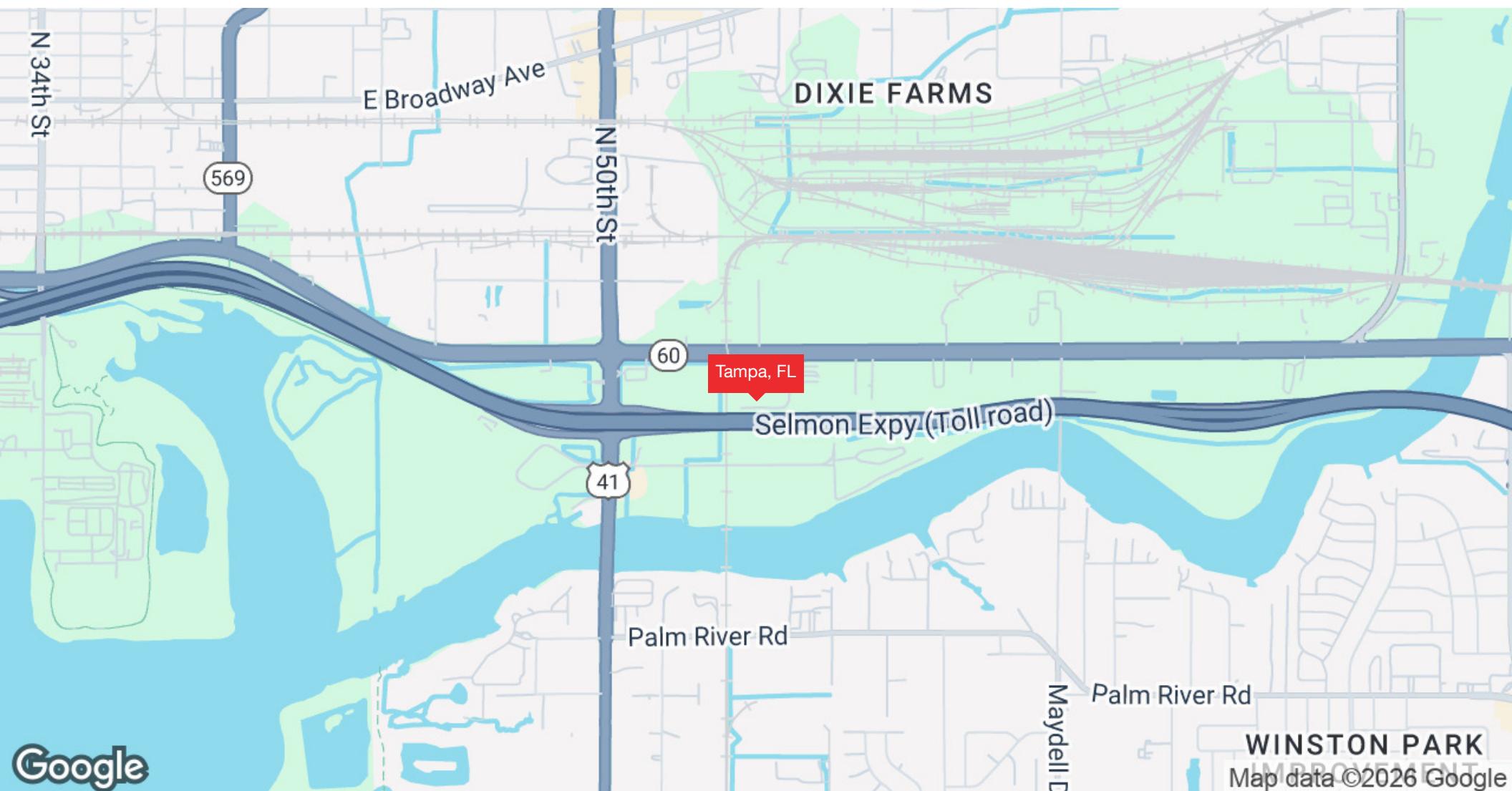
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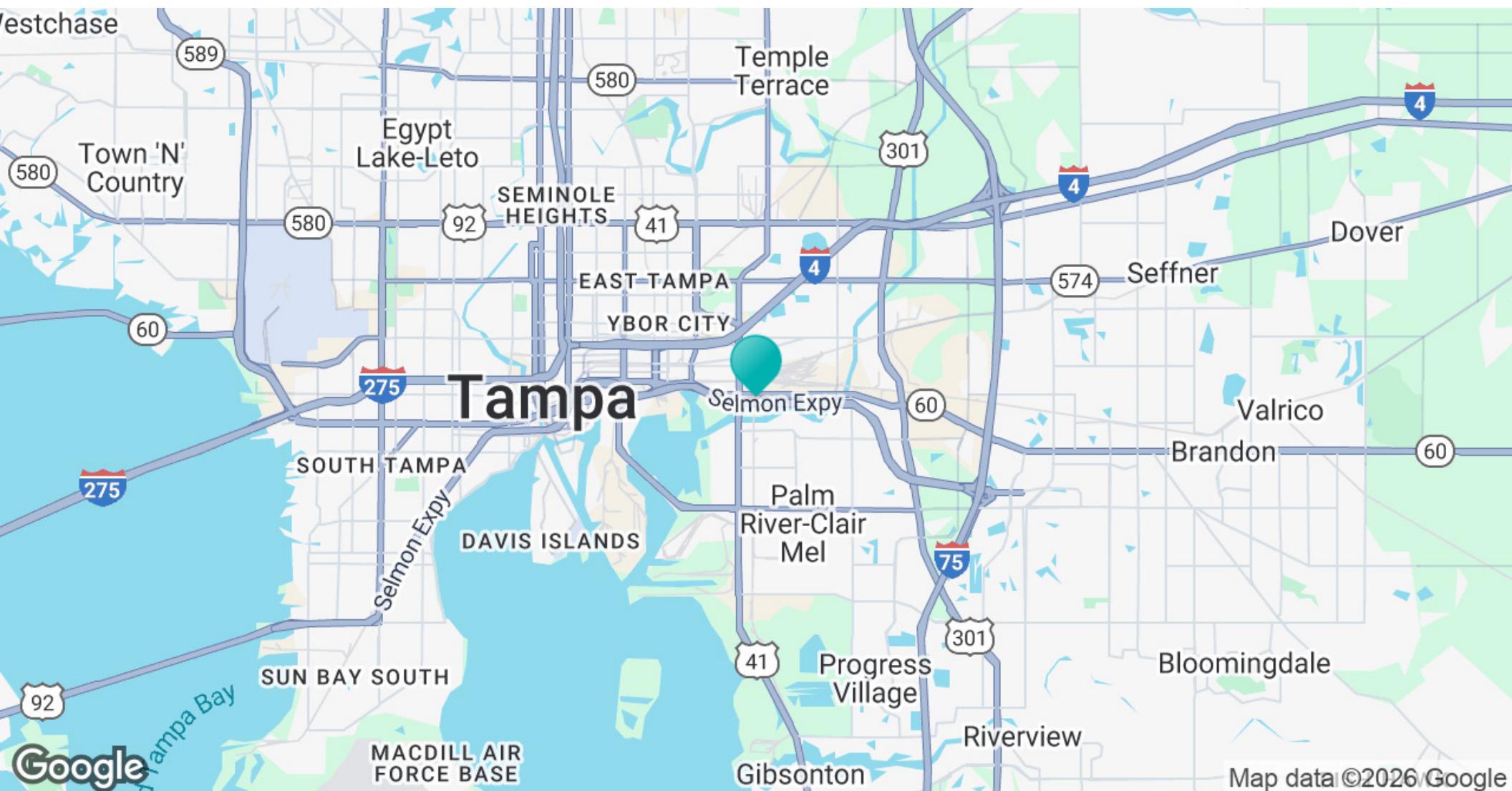
Additional Photos



Regional Map



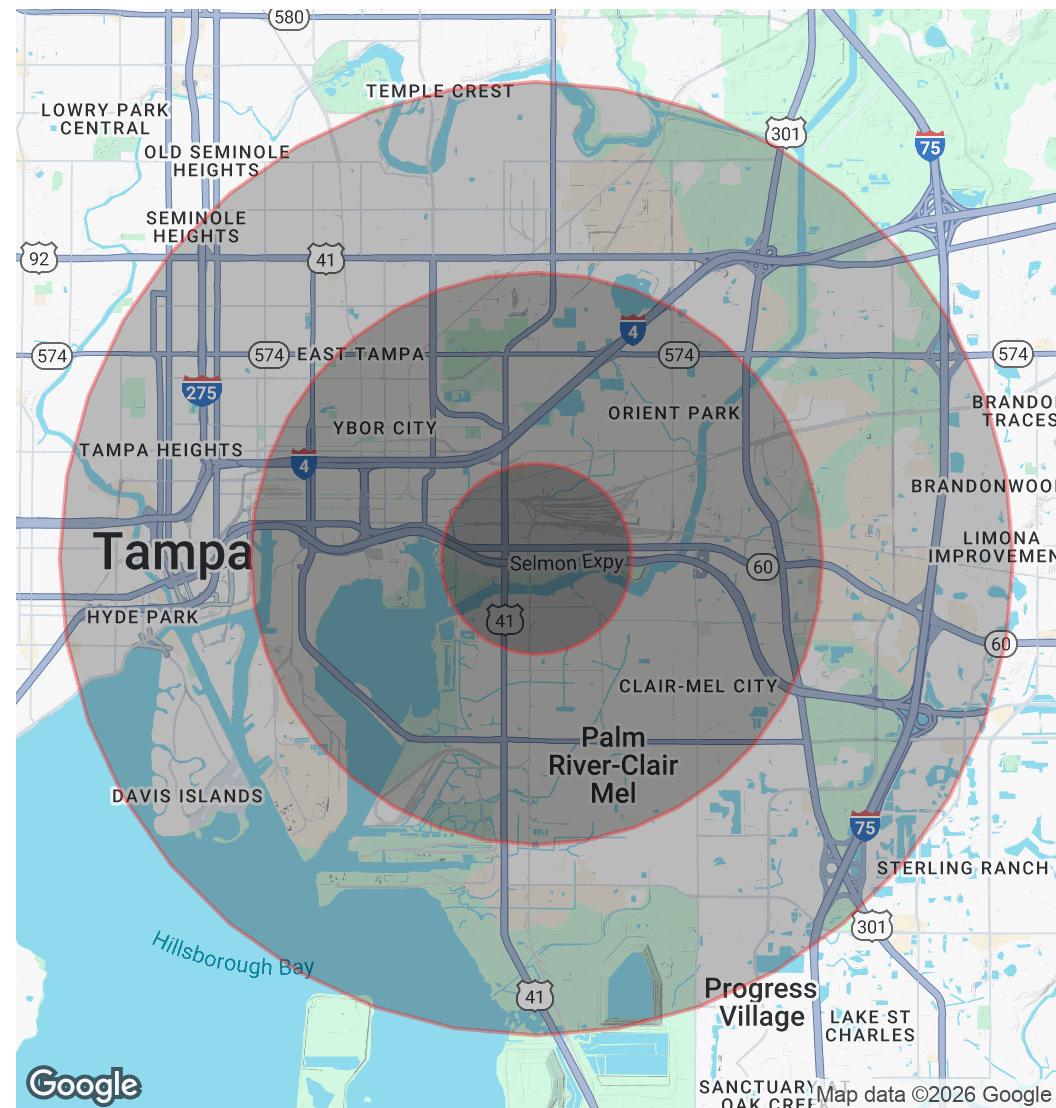
Location Map



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,120	47,356	195,404
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	685	16,805	78,861
# of Persons per HH	3.1	2.8	2.5
Average HH Income	\$67,937	\$59,729	\$81,223
Average House Value	\$253,496	\$231,782	\$366,417

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney.

Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida, and Ryan Sampson is the broker of record.