



21.6k SF Multi-Tenant Industrial | Tampa MSA

2007 Wood Ct, Plant City, Florida 33563

Vinh Dawkins

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FL #SL3611309

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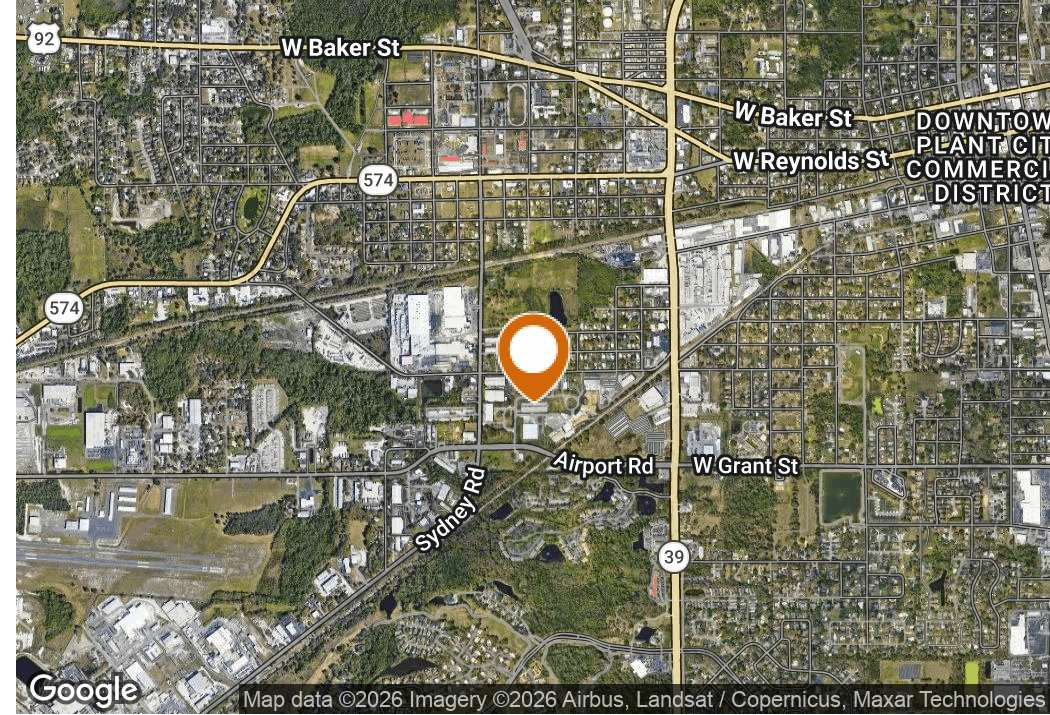
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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$4,320,000
Building Size:	21,600 SF
Walt:	± 1.4 years
Units:	5x
Grade Doors:	5x (12' x 12') 1x (12' x 14')
Clear Height:	20'
Fire Sprinklers:	Yes
Power:	3P 200A
Sewer/Water:	Public
Year Built:	1998/2011
Zoning:	Light Industrial (PD)
PIN:	P-31-28-22-58X-000000-00013.0

Property Overview

Located 2 ± miles from Interstate 4, this 21,600 SF multi-tenant industrial building is 100% leased to five tenants with a WALT of 1.4 years —offering in-place income with significant near-term mark-to-market upside.

83% of GLA rolls within 24 months, including one suite already on month-to-month. Current leases are either gross or modified gross, giving a buyer the opportunity to reset rents at market and convert tenants to NNN at renewal; capturing both rate growth and full pass-through of operating expenses currently absorbed by ownership.

All units feature 3-phase power, fire suppression, and 20' clear heights. Mezzanine and second-story office buildouts vary by suite and are not included in GLA.

Property Highlights

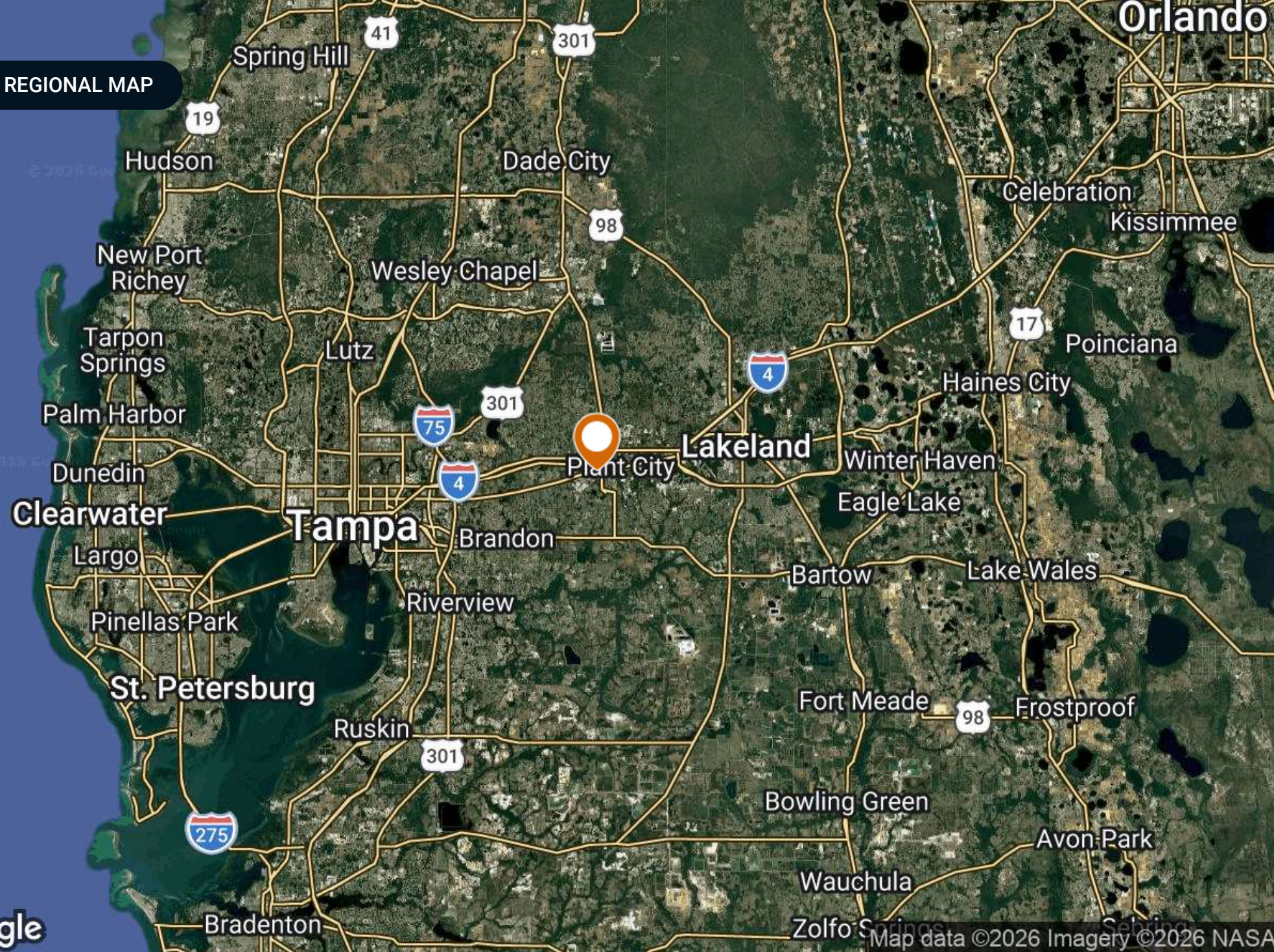
- Light Industrial (PD) Zoning
- 5 units
- 20' Clear Height
- 3 Phase 200 Amps
- Public utilities
- Mezzanine and second story office buildout



SECTION 2

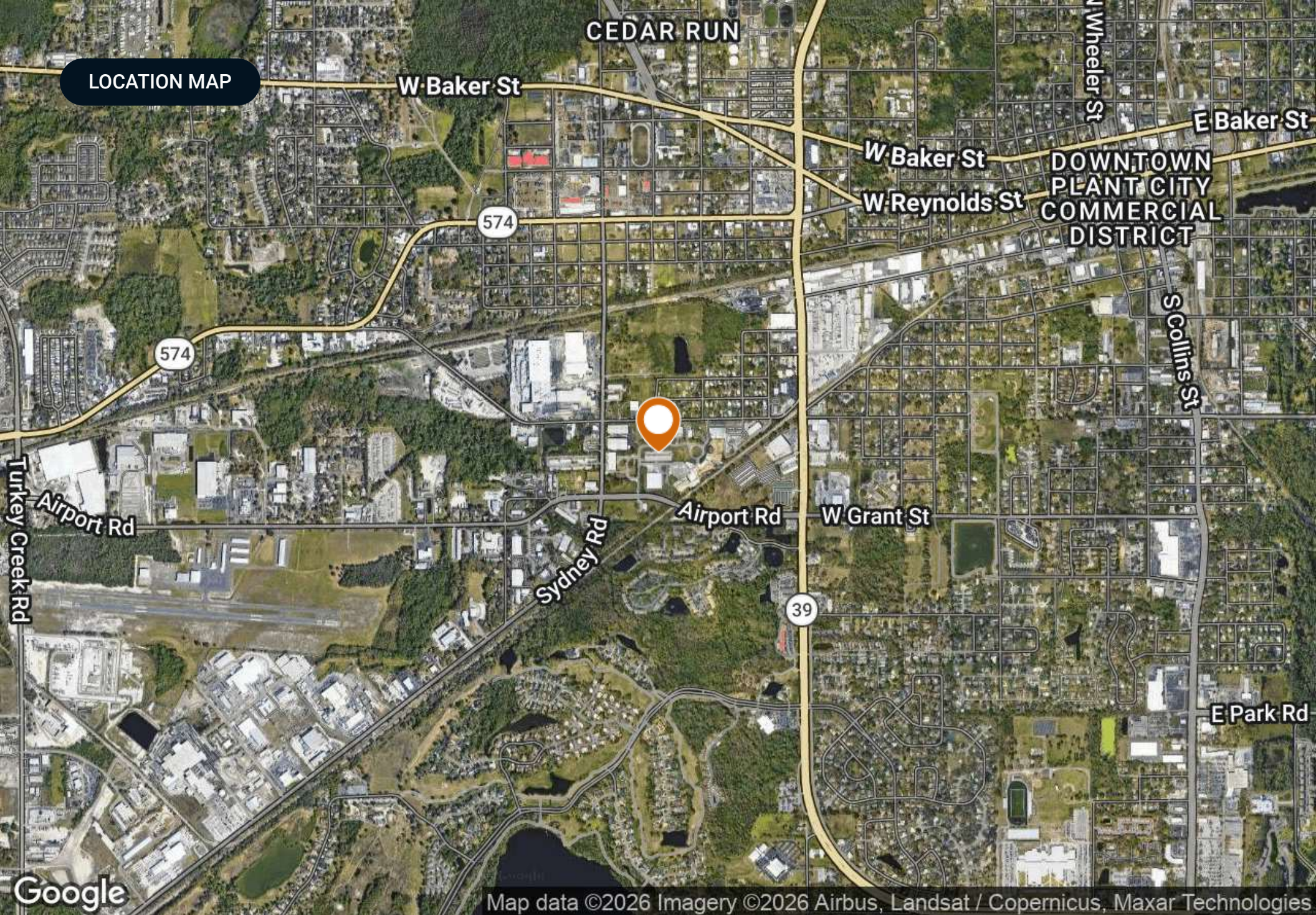
Location Information

REGIONAL MAP



Google

LOCATION MAP



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



SECTION 3
Pro Forma & Plans

TENANT	Notes	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Period		6/1/26-5/31/27	6/1/27-5/31/28	6/1/28-5/31/29	6/1/29-5/31/30	6/1/30-5/31/31
Ste 1 — Sensenich (3,600 SF)	\$15/SF MG, 3% bumps	\$54,000	\$55,620	\$57,289	\$59,007	\$60,777
Ste 2 — E3 Solutions (3,600 SF)	Exp 12/31/26; roll to mkt 1/1/27	\$46,300	\$55,620	\$57,289	\$59,007	\$60,777
Ste 3 — Hydromax (3,600 SF)	MTM; convert 6/1/27 (Yr 2)	\$43,200	\$55,620	\$57,289	\$59,007	\$60,777
Ste 4 — Jamco (5,400 SF)	Step 9/1/26 to \$5,800; exp 8/31/27	\$66,600	\$79,973	\$85,933	\$88,511	\$91,166
Ste 5 — Montrose (5,400 SF)	MG; exp 3/31/28; option 5 yr @ 3.5%/yr	\$52,767	\$54,951	\$58,015	\$60,045	\$62,147
Total Base Rent		\$262,867	\$301,783	\$315,814	\$325,578	\$335,646
REIMBURSEMENTS & RECOVERIES						
Sensenich — Additional Rent	\$600/mo, 5% bumps	\$7,200	\$7,560	\$7,938	\$8,335	\$8,752
Montrose — OpEx Reimbursement	\$1,496.77/mo, 3.5% bumps; ends w/ lease	\$18,223	\$18,973	\$20,030	\$20,731	\$21,457
NNN Pass-Through Recovery	Pro-rata OpEx from NNN tenants	\$4,242	\$32,772	\$37,806	\$50,066	\$51,568
Total Reimbursements		\$29,666	\$59,306	\$65,774	\$79,132	\$81,776
INCOME SUMMARY						
Gross Potential Income		\$292,533	\$361,089	\$381,588	\$404,710	\$417,422
Less: Vacancy & Credit Loss		(\$14,627)	(\$18,054)	(\$19,079)	(\$20,236)	(\$20,871)
Effective Gross Income		\$277,906	\$343,034	\$362,508	\$384,475	\$396,551
OPERATING EXPENSES						
	Yr 1 Base					
Property Tax	\$24,007	(\$24,007)	(\$24,727)	(\$25,469)	(\$26,233)	(\$27,020)
Property Insurance	\$21,600	(\$21,600)	(\$22,248)	(\$22,915)	(\$23,603)	(\$24,311)
Maintenance	\$8,000	(\$8,000)	(\$8,240)	(\$8,487)	(\$8,742)	(\$9,004)
Management	\$7,483	(\$7,483)	(\$7,708)	(\$7,939)	(\$8,177)	(\$8,422)
Total Operating Expenses	\$61,090	(\$61,090)	(\$62,923)	(\$64,810)	(\$66,755)	(\$68,757)
NET OPERATING INCOME						
		\$216,816	\$280,111	\$297,698	\$317,720	\$327,794
NOI\$/SF		\$10.04	\$12.97	\$13.78	\$14.71	\$15.18
Implied Cap @ Asking Price		5.02%	6.48%	6.89%	7.35%	7.59%
SCENARIO COMPARISON — Montrose Option (4/1/28)						
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
NOI — Montrose Extends (MG, 3.5%/yr)		\$216,816	\$280,111	\$297,698	\$317,720	\$327,794
NOI — Montrose Vacates (→ \$15.45 NNN)		\$216,816	\$283,526	\$318,206	\$338,473	\$348,785
Delta (Vacate – Extend)		\$0	\$3,415	\$20,508	\$20,753	\$20,992
Notes & Assumptions						
Ste 1 — Sensenich:	New 6/1/26 lease at \$15/SF MG with 3% annual base rent escalations and 5% annual additional rent escalations (\$600/mo Yr 1).					
Ste 2 — E3 Solutions:	Current lease at \$3,400/mo expires 12/31/26. Modeled to roll to \$15/SF NNN on 1/1/27.					
Ste 3 — Hydromax:	Month-to-month at \$3,600/mo. Modeled to convert to \$15/SF NNN on 6/1/27 (Yr 2).					
Ste 4 — Jamco:	Steps from \$4,800 to \$5,800/mo on 9/1/26. Lease expires 8/31/27. Modeled to roll to \$15/SF NNN on 9/1/27.					
Ste 5 — Montrose:	MG lease expires 3/31/28 with 5-yr extension option at 3.5%/yr bumps on base + additional rent. Base case assumes Montrose extends; Scenario Comparison block (rows 45-48)					
NNN Pass-Through:	Pro-rata OpEx recovery from tenants on NNN leases. Phases in as each suite converts. If Montrose extends, recovery in Yr 3-5 is capped at 75% (16,200 SF of 21,600).					
OpEx Growth:	All four expense line items grown at 3.0% annually from Yr 1 base. Yr 1 base reflects current owner's 2026 est. figures.					
Vacancy & Credit Loss:	5.0% applied to gross potential income each year.					
Market Rent:	\$15.00/SF NNN with 3.0% annual escalations. Reflects current Plant City flex/warehouse comps.					

LEASE COMPS

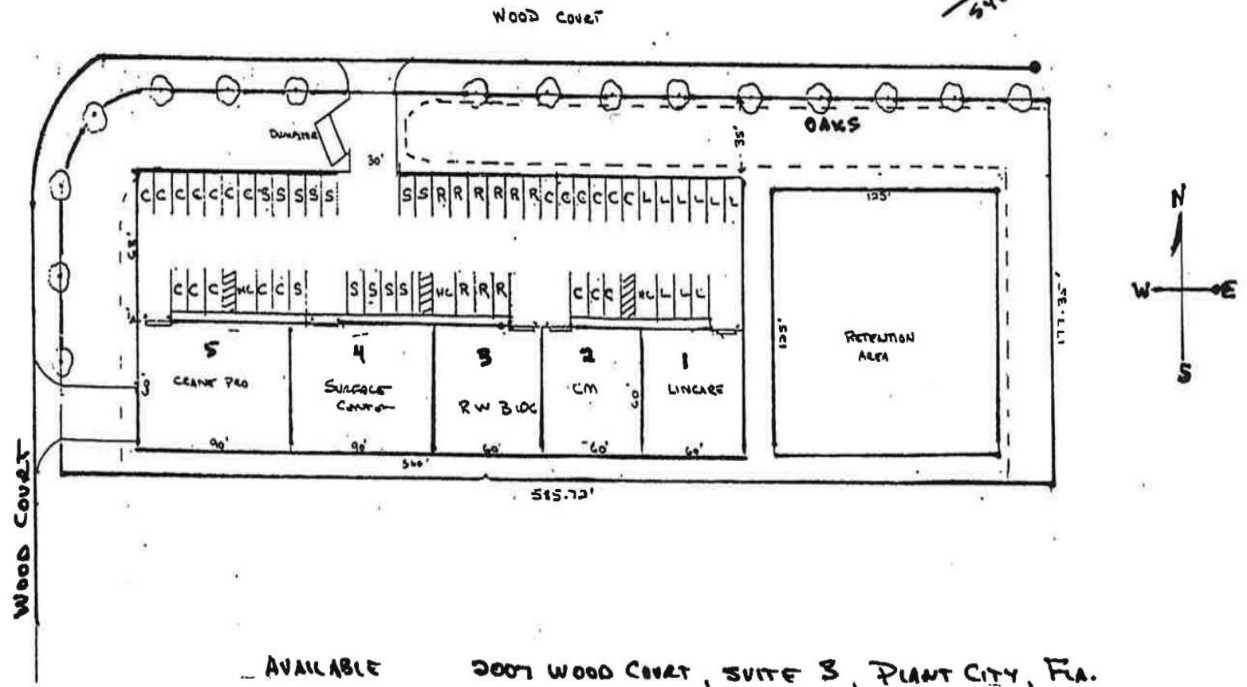
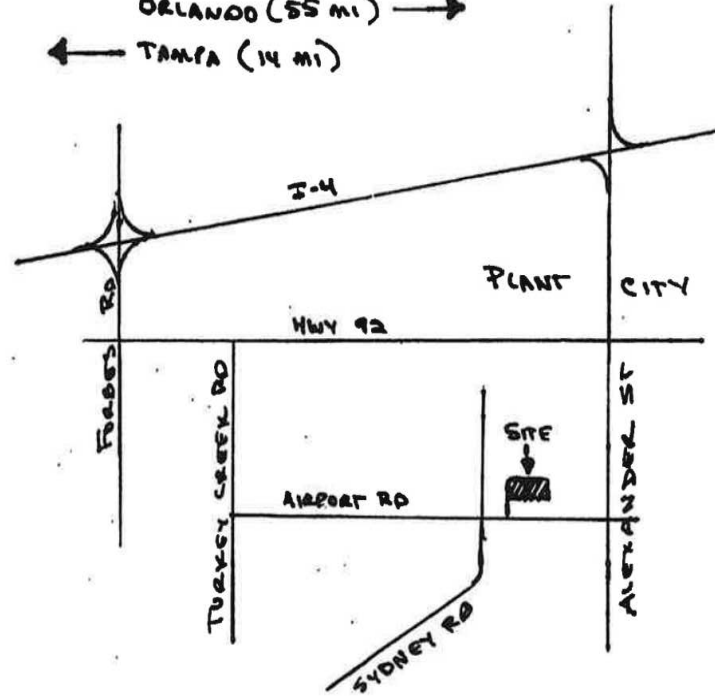
Lease Comps						
Address	SF Leased	\$/SF Rate	Lease Type	Commencement	Source	
1802 Corporate Center Ln Ste. A, Plant City	3,000	\$15.00	NNN	Dec-25	CoStar	
1802 Corporate Center Ln Ste. D, Plant City	3,000	\$15.00	NNN	Nov-25	CoStar	
1806 Turkey Creek Rd, Plant City	3,664	\$17.19	NNN	Apr-25	CoStar	
2900 James L Redman Pkwy, Plant City	5,000	\$15.00	NNN	Jun-24	CoStar	
4017 Frontage Rd, Plant City	10,000	\$14.50	NNN	Oct-25	CoStar	
4255 N Frontage Rd, Lakeland	10,000	\$13.92	NNN	Feb-25	CoStar	

SITE PLAN

S & J Construction, Inc.

Certified General Contractors
 P.O. Box 3147
 Plant City, Florida 33563-0003
 Lic. # CGC042179
 Office (813) 752-2422 / Fax (713) 752-1915

ORLANDO (55 MI) →
 ← TAMPA (14 MI)



AVAILABLE 2007 WOOD COURT, SUITE 3, PLANT CITY, FLA.



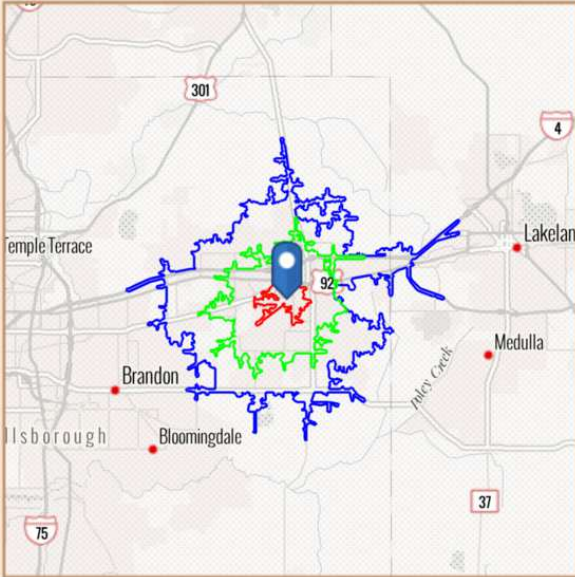
SECTION 4

Demographics, Retailer Map, & Photos

BENCHMARK DEMOGRAPHICS

2007 Wood Ct, Plant City, Florida, 33563

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



DRIVE TIME

5 mins 10 mins 15 mins

GEOGRAPHY

Counties Hillsborough County CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area States Florida USA

AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
0 - 4	6.63%	6.31%	6.06%	5.34%	4.70%	4.69%	5.39%
5 - 9	6.51%	6.38%	6.19%	5.69%	5.08%	5.03%	5.75%
10 - 14	6.88%	7.02%	6.78%	5.99%	5.40%	5.34%	5.98%
15 - 19	7.69%	7.24%	7.04%	6.67%	5.84%	5.84%	6.47%
20 - 34	22.43%	21.03%	20.80%	21.46%	18.51%	18.43%	20.33%
35 - 54	23.93%	24.86%	24.40%	26.30%	25.01%	24.41%	25.20%
55 - 74	18.21%	20.08%	21.28%	21.36%	25.41%	25.55%	22.82%
75+	7.61%	7.10%	7.45%	7.24%	10.06%	10.74%	8.05%

HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	7.8%	8.3%	8.5%	8.7%	8.2%	8.0%	8.3%
\$15,000-\$24,999	7.3%	7.4%	7.4%	5.5%	5.8%	5.8%	5.9%
\$25,000-\$34,999	7.6%	7.6%	7.5%	6.0%	6.6%	6.7%	6.3%
\$35,000-\$49,999	14.9%	11.1%	11.2%	9.2%	10.4%	10.5%	9.8%
\$50,000-\$74,999	23.5%	18.8%	17.7%	16.5%	16.9%	16.9%	15.6%
\$75,000-\$99,999	7.6%	12.7%	12.6%	12.8%	12.8%	12.9%	12.5%
\$100,000-\$149,999	21.6%	19.1%	19.1%	18.4%	18.3%	18.4%	17.8%
\$150,000-\$199,999	6.2%	8.9%	8.9%	8.9%	8.8%	8.7%	9.8%
\$200,000+	3.4%	6.1%	7.2%	14.1%	12.0%	12.1%	14.0%

KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Population	6,677	42,697	78,133	1,569,833	3,385,153	23,027,836	339,887,819
Daytime Population	10,218	43,131	74,398	1,620,635	3,364,494	22,846,618	338,218,372
Employees	3,262	20,939	37,512	794,459	1,636,712	10,832,721	167,630,539
Households	2,294	14,918	27,036	605,715	1,406,545	9,263,074	132,422,916
Average HH Size	2.84	2.81	2.82	2.54	2.36	2.43	2.50
Median Age	34.9	36.4	37.3	38.5	43.2	43.6	39.6

HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	320,270	356,849	364,563	427,559	404,577	416,969	370,578
Owner Occupied %	49.3%	65.1%	71.0%	61.3%	67.0%	67.2%	64.2%
Renter Occupied %	50.7%	34.9%	29.0%	38.8%	33.0%	32.8%	35.8%
Total Housing Units	2,399	15,873	29,153	648,302	1,564,169	10,635,372	146,800,552

INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Hillsborough County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$62,269	\$69,972	\$71,363	\$81,652	\$78,083	\$78,205	\$81,624
Per Capita Income	\$28,946	\$31,865	\$32,264	\$44,836	\$45,617	\$44,891	\$45,360
Median Net Worth	\$90,553	\$159,068	\$194,737	\$201,691	\$245,761	\$253,219	\$228,144

RETAILER MAP



ADDITIONAL PHOTOS





SECTION 5

Agent And Company Info

ADVISOR BIOGRAPHY



Vinh Dawkins

Advisor

vinh@saundersrealestate.com

Direct: **877-518-5263 x342** | Cell: **863-315-4595**

FL #SL3611309

Professional Background

Vinh Dawkins is an Advisor at Saunders Real Estate.

Vinh has closed over \$28 million in sales volume since entering brokerage, including more than \$18 million in his first full year (2025). He specializes in industrial and retail properties, working with owners, investors, and users across Central Florida.

He began his career at Saunders Real Estate as a Research Analyst Intern, building a strong foundation in market analysis and valuation that continues to inform his advisory approach.

Vinh holds a Bachelor of Science in Business Administration from Florida Southern College and competed as a collegiate lacrosse athlete at Florida Southern and St. John's University (NY).

He is a CCIM Candidate, a 2026 CCIM Florida Chapter – West Coast District Board Member, and serves on the United Way of Central Florida Young Leaders Society Committee.

Specialties:

- Industrial
- Retail

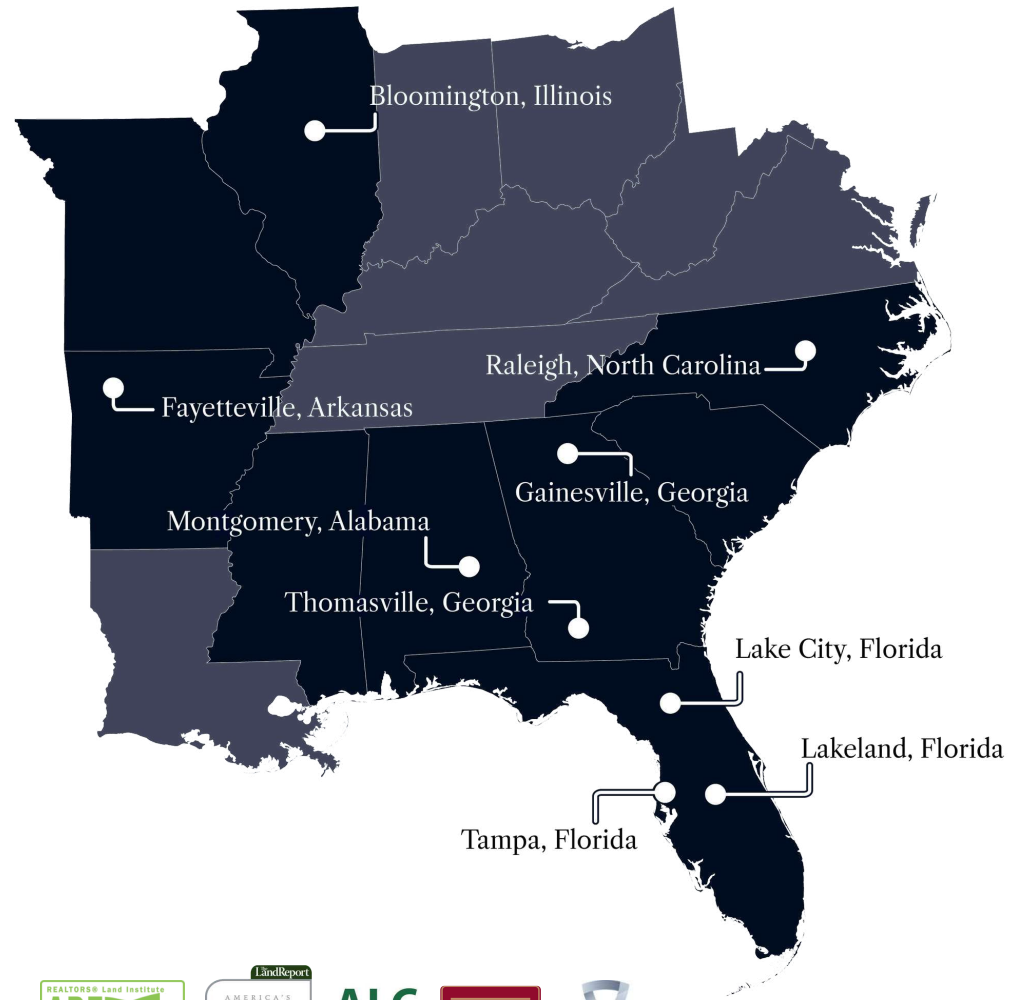
Memberships

- CCIM Candidate
- United Way Young Leaders Society
- FL CCIM Chapter West Coast District Board Member

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