



1001 E SKAGWAY AVE  
TAMPA, FL 33604

6,889 SF SPACE WITH IG ZONING

# FOR LEASE

A SOLID OPPORTUNITY FOR INDUSTRIAL OWNERS LOOKING FOR A WELL-SIZED SERVICE PROPERTY IN AN INDUSTRIAL SETTING. PRIME EXPOSURE AND SIGNAGE.

*Brokerage Done Differently*

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live  
work  
& play  
IN THE HEART OF TAMPA BAY

# EXECUTIVE SUMMARY

## 1001 E SKAGWAY AVE

TAMPA, FL 33604

Established Service Property  
with Industrial Zoning

## PROPERTY FEATURES

### STRATEGIC INDUSTRIAL LEASE OPPORTUNITY IN TAMPA'S URBAN CORE

Position your business in a well-connected industrial corridor just minutes from major Tampa thoroughfares including I-275, Busch Boulevard, and Nebraska Avenue. Situated on a 10,600 SF lot with approximately 6,889 SF of improved site area and a 5,555 HSF building, this property offers excellent accessibility, functionality, and operational convenience within a high-demand Tampa industrial submarket.

Located within a steadily evolving corridor surrounded by industrial users, service businesses, and commercial activity, the property is well-suited for a variety of operational, warehouse, distribution, or service-oriented uses. The site layout and central location provide strong connectivity throughout the Tampa market while supporting efficient day-to-day business operations.

The property is also designated within a Qualified HUBZone, creating a valuable advantage for eligible businesses seeking federal contracting opportunities. Additionally, its location within a Qualified Opportunity Zone places tenants within an area experiencing continued investment, redevelopment, and economic growth — offering long-term positioning within one of Tampa's emerging industrial corridors.



## PROPERTY VIEW

### LOCATION HIGHLIGHTS:

- **HUBZone Eligibility** – Positioned within a federally designated HUBZone, offering qualified businesses access to government contracting opportunities and potential operational advantages
- **Opportunity Zone Location** – Situated within a federally recognized Opportunity Zone in an area experiencing continued economic growth and redevelopment activity
- **Central Tampa Access** – Convenient connectivity to major corridors including I-275, Busch Boulevard, and Nebraska Avenue for efficient regional access
- **Established Industrial Corridor** – Located within an active industrial and service-oriented area supporting a wide range of commercial and operational uses
- **Strategic Business Positioning** – Ideal for companies seeking a centrally located Tampa presence with strong accessibility and long-term area growth

# LISTING DETAILS

## FINANCIAL TERMS

**LEASE RATE** **\$12,000 / MONTH**

## LOCATION

**STREET ADDRESS** 1001 E SKAGWAY AVE

**CITY/MARKET** TAMPA-ST. PETERSBURG-CLEARWATER

**COUNTY** HILLSBOROUGH

**SUB MARKET** SPRING HILL ADDITION CORRECTED MAP

## UTILITIES

**ELECTRICITY** TECO

**WATER/WASTE** CITY OF TAMPA

**COMMUNICATION** SPECTRUM, FRONTIER AND  
VERIZON

## THE COMMUNITY

**NEIGHBORHOOD/  
SUBDIVISION NAME** SULPHUR SPRINGS AR N OF  
WATERS TO BUSCH

**FLOOD ZONE AREA** X

**FLOOD ZONE PANEL** 12057C0212H

## TAXES

**TAX YEAR** 2025

**TAXES** \$9,962.47

## THE PROPERTY

**FOLIO NUMBER** 146152-0000

**ZONING** **INDUSTRIAL GENERAL (IG) ZONING** – ALLOWS FOR A BROAD  
RANGE OF INDUSTRIAL USES INCLUDING MANUFACTURING,  
FABRICATION, WAREHOUSING, DISTRIBUTION, AND AUTOMOTIVE-  
RELATED OPERATIONS.

**SITE IMPROVEMENT** 6,889 HSF

**BUILDING SIZE** 5,555 HSF

**LOT SIZE** 10,600 SF

**TOTAL ACREAGE** .24 ACRE

**PARKING** 9+ SPOTS



# PROPERTY PHOTOS



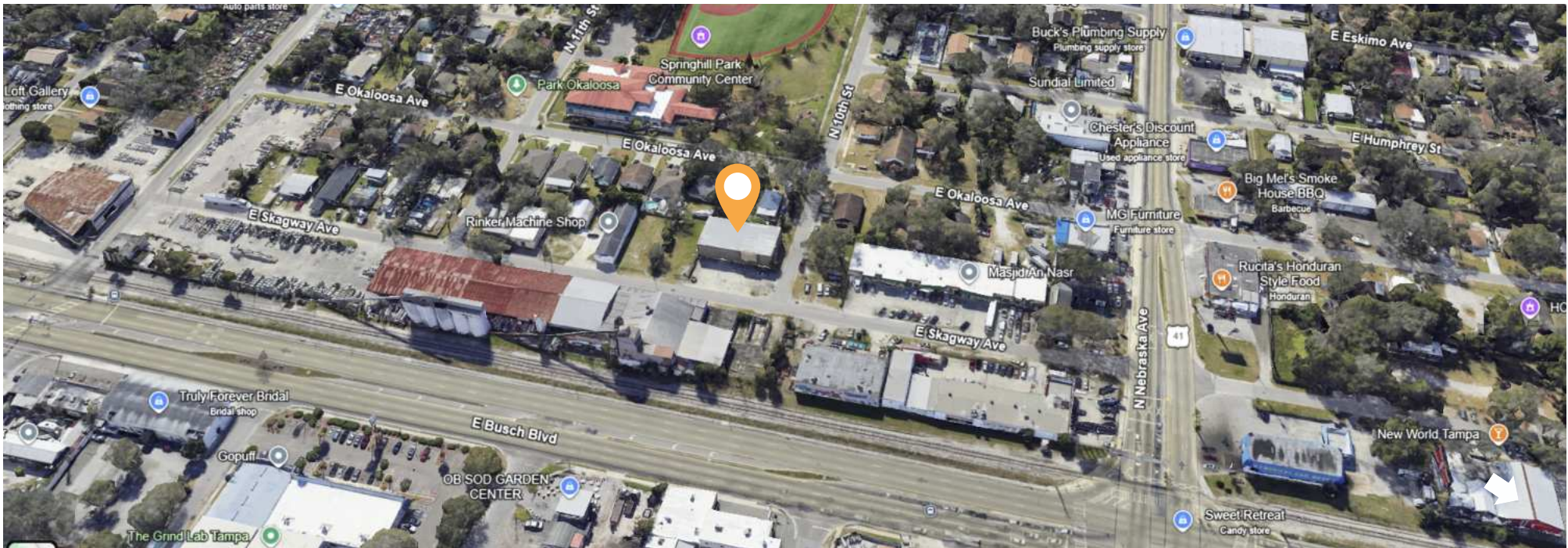
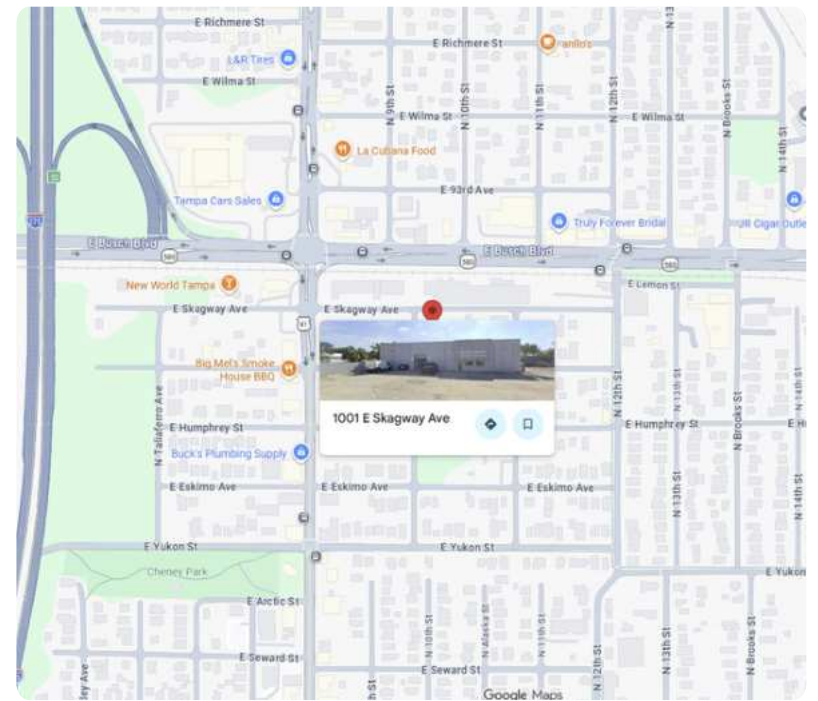
# ZONING INFORMATION

**Industrial General (IG) Zoning** – Allows for a broad range of industrial uses including manufacturing, fabrication, warehousing, distribution, and automotive-related operations. This zoning supports heavier commercial activities with flexible use potential, making it ideal for service-based businesses and industrial investors seeking long-term functionality and scalability.

Designed to accommodate higher-intensity operations, IG zoning supports outdoor storage, service yards, and equipment-heavy users. It also provides flexibility for future expansion or adaptive reuse as business needs evolve. This corner location presents an excellent opportunity with prime exposure and signage.

# DRIVING DIRECTIONS

**From Downtown Tampa:** Follow I-275 N to FL-580 E/E Busch Blvd. Take exit 50 toward Temple Terrace. Continue on FL-580 E/E Busch Blvd for about 0.3 miles. Turn left onto FL-580 E/E Busch Blvd. Shortly after, turn right onto N Nebraska Ave then left onto E Skagway Ave. The property will be on your left. 1001 E Skagway Ave.



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\*\*\*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.\*\*\*



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