



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 **\$11,000 / 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

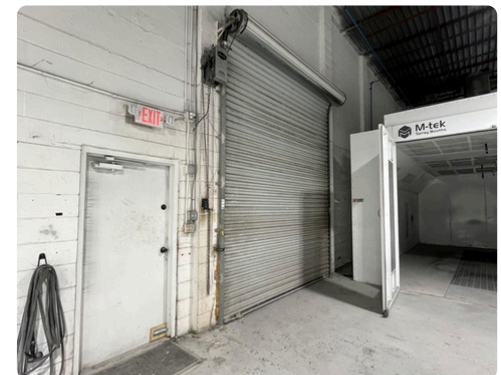
LOT SIZE 10,600 SF

TOTAL ACREAGE .24 ACRE

PARKING 9+ SPOTS



PROPERTY PHOTOS



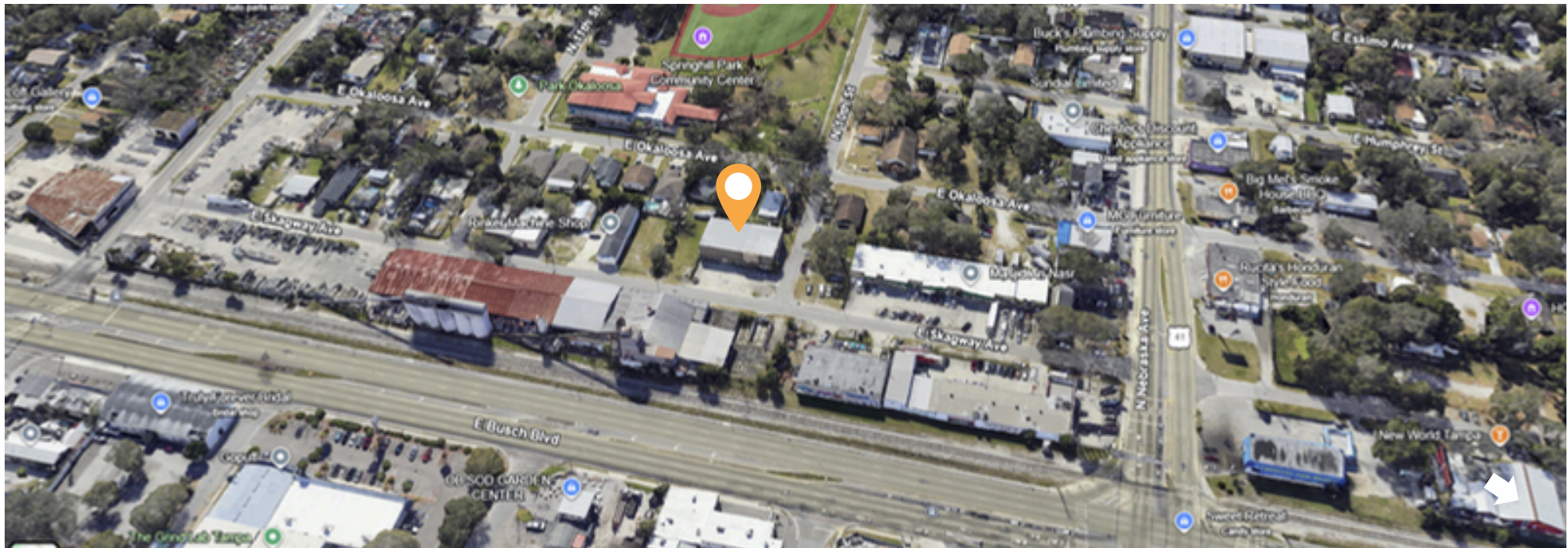
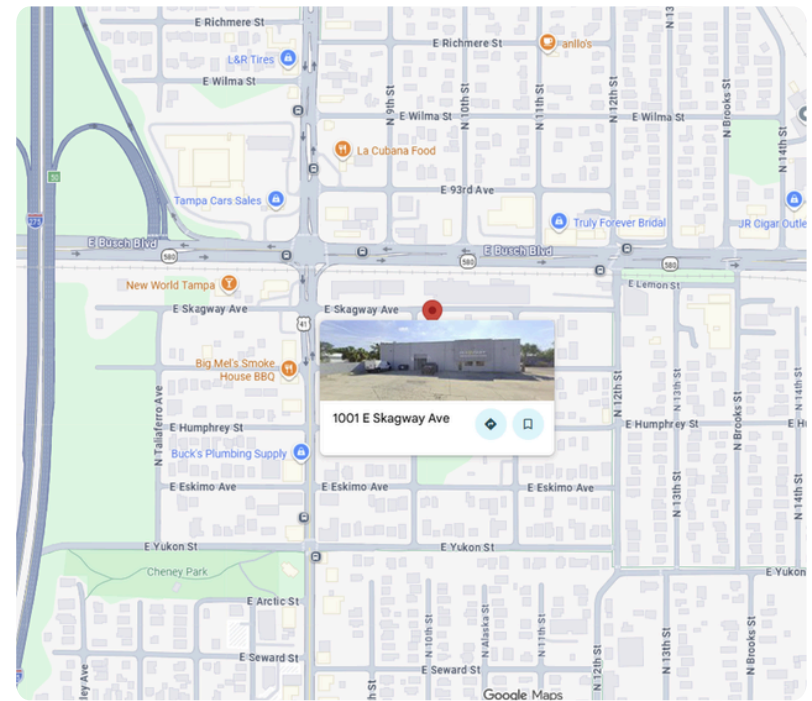
ZONING INFORMATION

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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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by knowledge, stability, and resources, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an authority on all types of properties with a commitment to excellence and exceptional service. With over 27 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.



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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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