



21.6k SF Multi-Tenant Industrial | Tampa MSA

2007 Wood Ct, Plant City, Florida 33563

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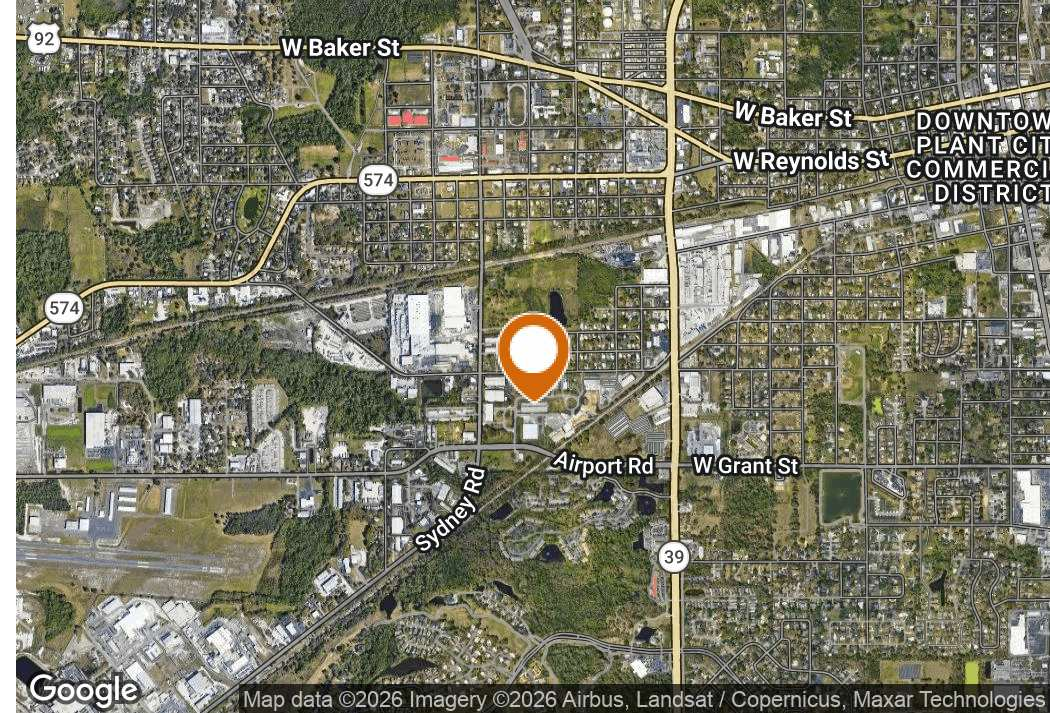
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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	Contact For Pricing
Building Size / Acres:	21,600 SF / 2.41 AC
WALT:	± 1.27 years
As-Is / Stabilized Cap:	6% / 8.1%
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. A short 1.27-year WALT drives significant near-term mark-to-market upside, offering an incoming owner stabilized in-place income today with the ability to reset rents tomorrow.

~58% of GLA rolls to market within 24 months — including space available now — with additional upside if the Suite 5 renewal option lapses. With leases currently structured gross or modified gross, a buyer has the opportunity to reset rents to 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.

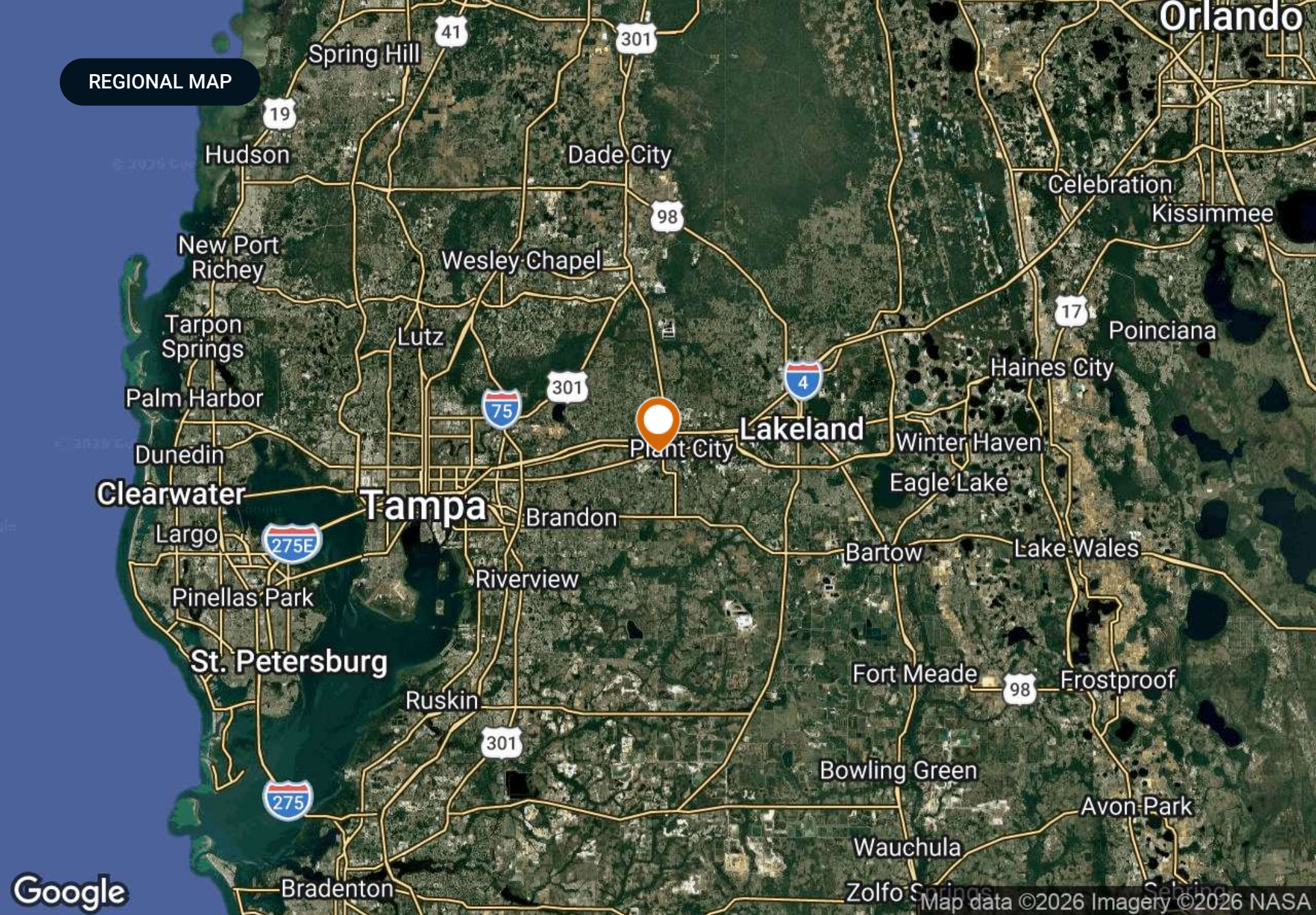
Property Highlights

- Light Industrial (PD) Zoning
- 5 units
- 20' Clear Height
- 3 Phase 200 Amps
- Public utilities

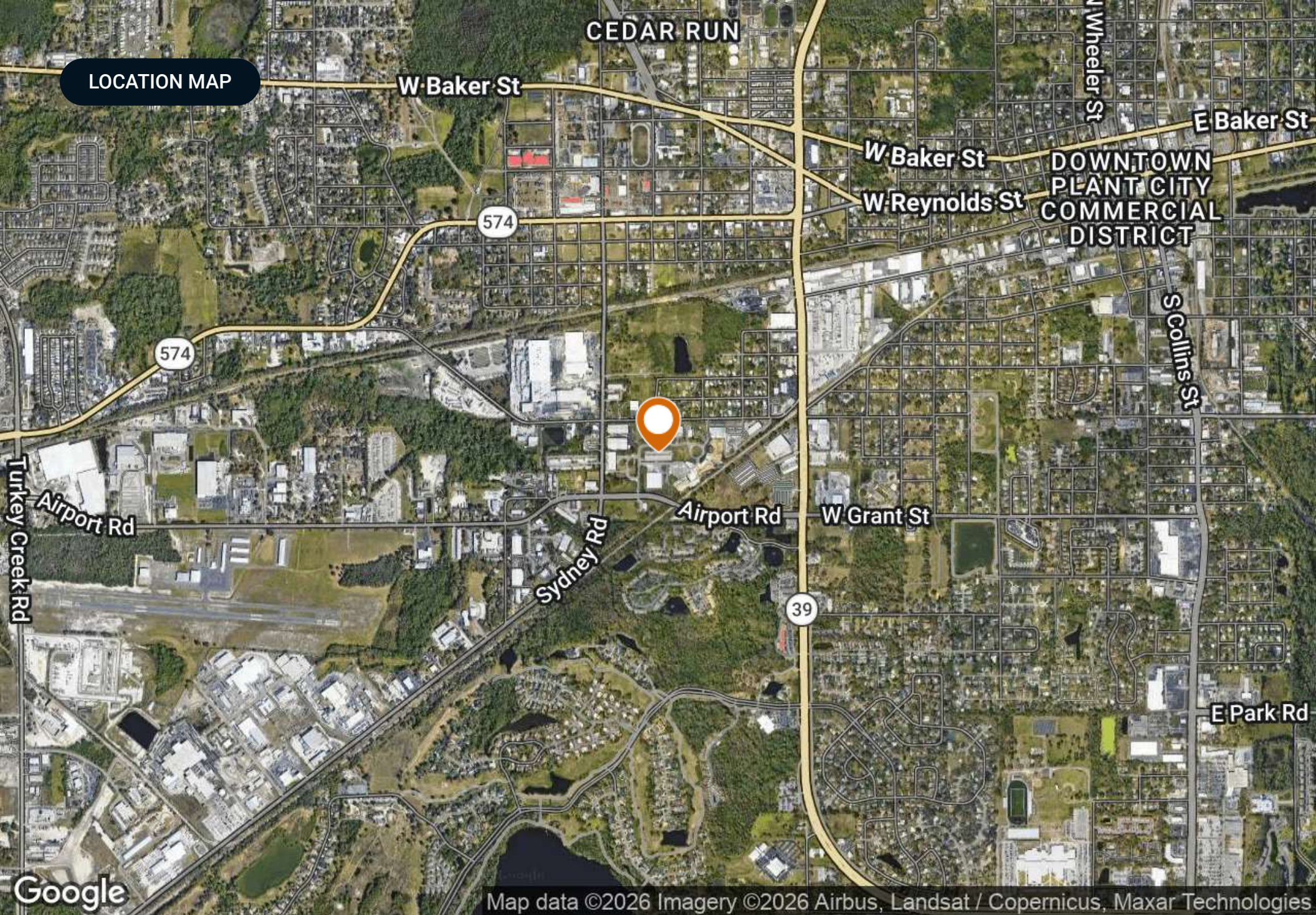


SECTION 2

Location Information



REGIONAL MAP





SECTION 3

Rent Roll & Plans

2007 WOOD CT

Multi-Tenant Industrial | Rent Roll as of July 2026

21,600 SF

5 Suites

100%

Leased

\$261,438

In-Place Base Rent /
Yr

\$12.10

Avg In-Place Base
\$/SF

1.27 yrs

WALT

Suite	Tenant	SF	Type	Start	End	Monthly Base	Annual Base	\$/SF	Lease Notes
Ste 1	Sensenich Propeller	3,600	MG	6/1/26	5/31/29	\$4,500	\$54,000	\$15.00	3-yr term; 3.0%/yr escalations
Ste 2	E3 Solutions	3,600	Gross	1/1/19	12/31/26	\$3,400	\$40,800	\$11.33	Near-term rollover
Ste 3	Hydromax USA	3,600	Gross	5/1/19	4/30/26	\$3,600	\$43,200	\$12.00	Holdover MTM since 5/1/26
Ste 4	Jamco Industrial	5,400	Gross	8/1/19	8/31/27	\$5,800*	\$69,600*	\$12.89	Near-term rollover
Ste 5	Montrose Air Quality Services	5,400	MG	1/1/23	3/31/28	\$4,487	\$53,838	\$9.97	1x 5-yr option; 3.5%/yr escalations
Total / Avg		21,600				\$21,787	\$261,438	\$12.10	

* Ste 4 (Jamco Industrial) shown at contractual rate of \$5,800/mo effective 9/1/26 (currently \$4,800/mo through 8/31/26); lease expires 8/31/27.

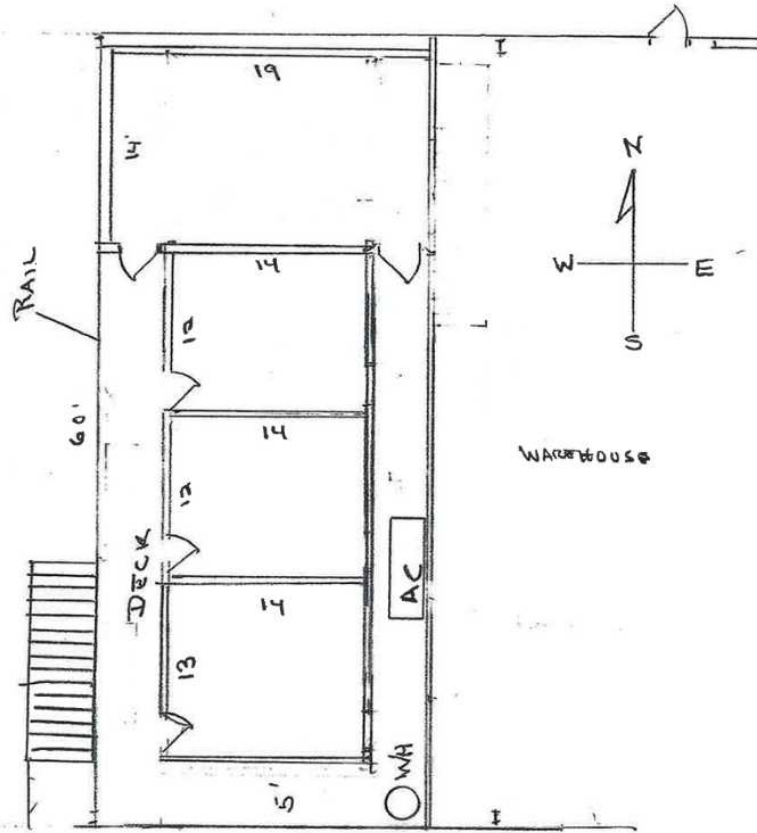
Market base rent estimated at \$14.78/SF NNN (≈ \$319,155/yr). MG = Modified Gross. Totals reflect in-place base rent; in-place total income incl. reimbursements: \$286,599/yr.

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	

FLOOR PLAN

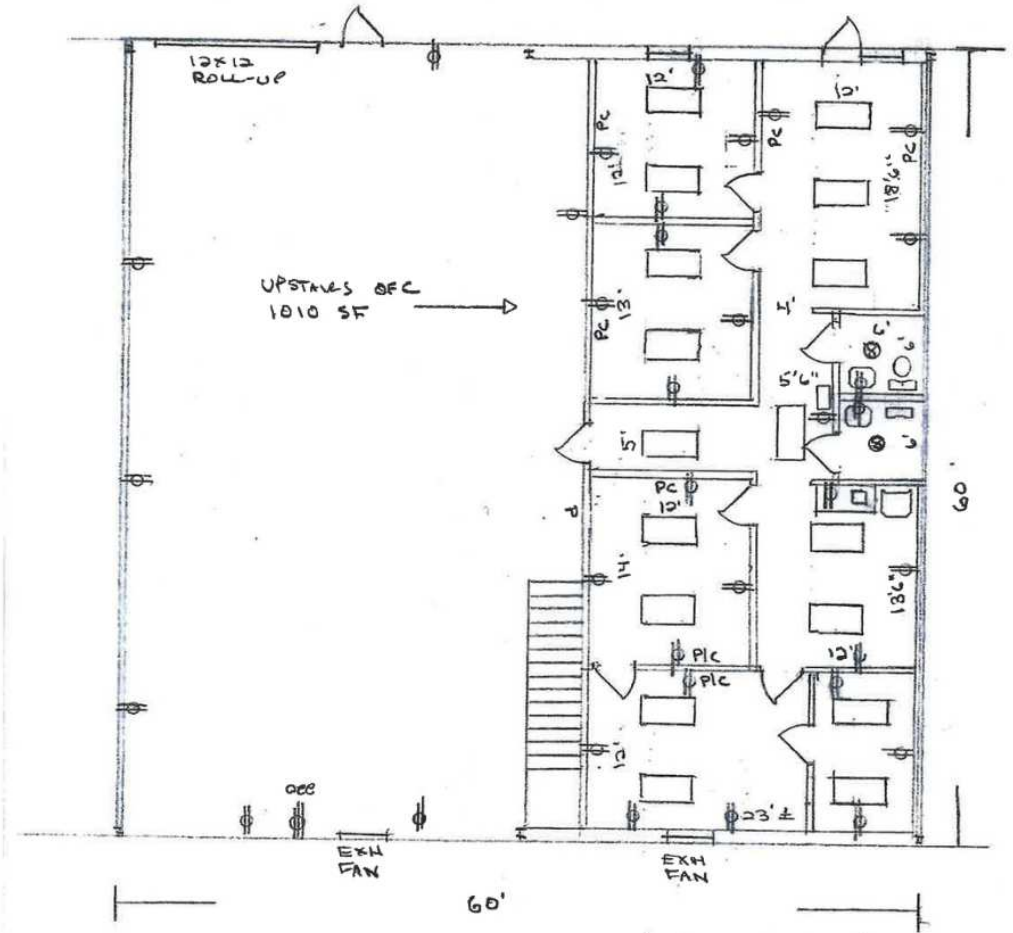
2007-2
SECOND FLOOR



SECOND FLOOR PLAN B

SCALE = 1" = 10'

2007-2
FIRST FLOOR



All units feature a similar or comparable layout and configuration.

SITE PLAN

S & J Construction, Inc.

Certified General Contractors

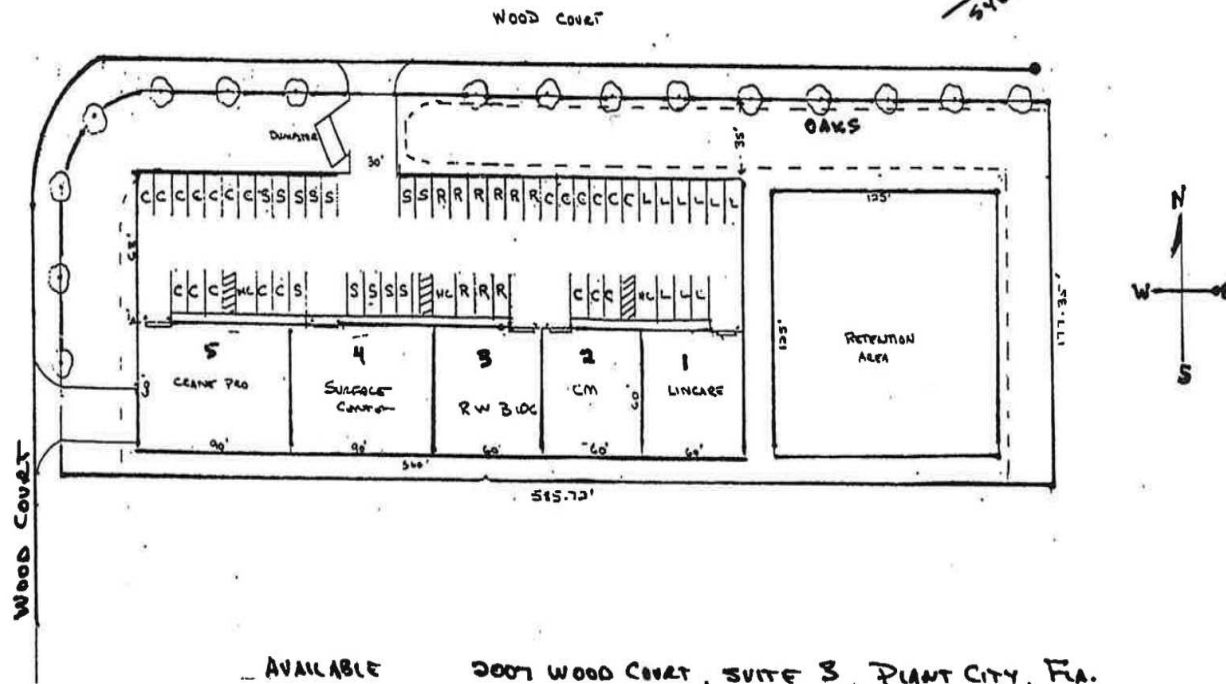
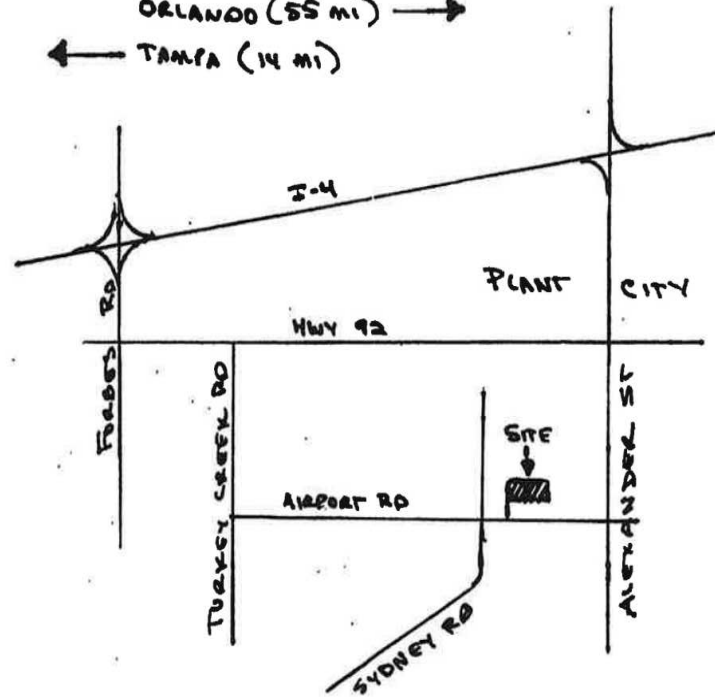
P.O. Box 3147

Plant City, Florida 33563-0003

Lic. # CGC042179

Office (813) 752-2422 / Fax (713) 752-1915

ORLANDO (55 MI) →
← TAMPA (14 MI)



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



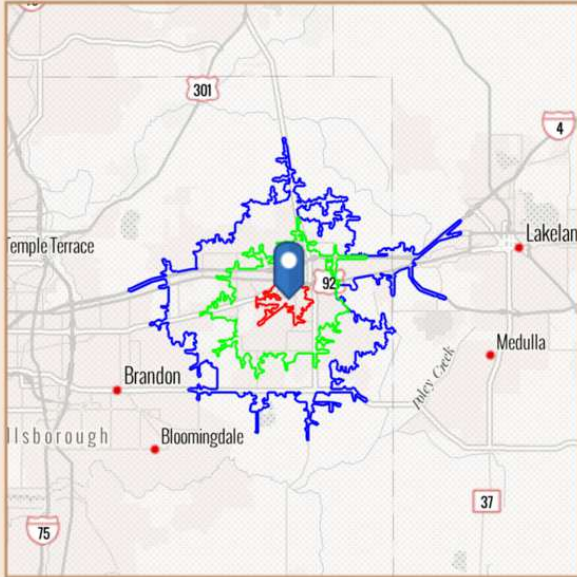
SECTION 4

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			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Hillsborough County	CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
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							
<\$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							
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							
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							
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



Plant City Submarket

FLORIDA'S I-4 INDUSTRIAL GROWTH CORRIDOR



Winter Strawberry Capital | Leading U.S. Strawberry Exporter

Known as the Winter Strawberry Capital, Plant City anchors one of America's leading strawberry-growing and export regions, alongside a deep food-processing and industrial base — anchored by Saputo, Sysco, Dart Container, Sonoco and James Hardie.



I-4 Corridor Position | 3.28M Within 1-Hour Drive

Plant City sits along Interstate 4, Florida's fastest-growing non-residential corridor, 23 miles west of Tampa and 62 miles west of Orlando — placing the site within a 1-hour drive of 3.28 million people and up to 19 million within 4 hours.



Population & Land | 27.2M SF Industrial Inventory

City population is near 45,300, with growth in the immediate trade area running 87.7% above the national rate. The East Hillsborough/Plant City submarket holds 27.2M SF of industrial inventory, one of the largest industrial bases along the I-4 corridor.

Source: Esri (2026); CoStar



Stalwart Business Park | 3.4M SF on 410 Acres

Approved May 2025 along Paul Buchman Highway with direct CSX rail spur access and up to 150 MW of power capacity — one of the corridor's largest industrial approvals to date.

Source: Business Observer, May 2025

SUBMARKET SNAPSHOT

Plant City anchors the eastern edge of the Tampa MSA along Interstate 4 — Florida's fastest-growing non-residential corridor and a core hub for Central Florida distribution, manufacturing and food processing.

1.49M

Employees within 60-min

89,648

Population within 15-min

Submarket Metric	Plant City
Median HH Income (15-min drive)	\$79,175
Industrial inventory (E Hillsborough)	27.2M SF
I-4 access	Exits 17–25
Drive: Tampa / Orlando	23 mi / 62 mi
Trades/skilled labor (15-min drive)	31.2%

Source: Esri (2026); CoStar

Demand is led by logistics and warehousing — the corridor's fastest-growing sectors — layered on a durable agribusiness base. Small-bay, multi-tenant product like 2711 Airport Rd remains the corridor's tightest and most sought-after segment.



Tampa MSA Market

FLORIDA'S FASTEST-GROWING LOGISTICS HUB



\$24M Federal Port Grant | Port Tampa Bay

A \$24M federal MARAD grant funds Port Tampa Bay's \$40M Berth 300 expansion at Port Redwing; container volumes are up 300% since 2018 to ~263,000 TEUs.

Source: Port Tampa Bay; MARAD (2026)



Deep Industrial Base | 229M SF Tampa MSA

Tampa's industrial base spans roughly 229 million square feet across the MSA, with another 3.1 million square feet under construction — one of the largest, most established industrial markets in the Southeast.

Source: CoStar (2026)



Industrial Investment | ~\$1.2B in 2025

Industrial sales reached ~\$1.2B in 2025, up 25% year-over-year, with cap rates stabilizing near 7.6%.

Source: CoStar (2026)



Demand Engine | 6.8M Within 90 Minutes

The Tampa MSA supports 1.59M employees within a 60-minute drive and 6.8M people within 90 minutes, with median household income holding above \$82K across the region — a deep, affluent base for retail and logistics demand alike.

Source: Esri (2026)

MARKET SNAPSHOT

Tampa Bay's industrial sector is surging even as housing cools — powered by population-driven distribution demand along the I-4 corridor, the region's logistics backbone.

Industrial Market Metric	Tampa MSA
2025 sales volume	~\$1.2B (+25% YoY)
Tightest segment	Small-bay / Multi-tenant
Under construction (Tampa MSA)	3.1M SF
Population growth (5-yr)	3.4M (+7.1%)

Source: CoStar (2026)

Small-bay, multi-tenant product like 2711 Airport Rd remains the metro's tightest and most sought-after segment, backed by limited new supply and durable rent growth across the Tampa MSA.



ADDITIONAL PHOTOS





SECTION 5

Agent And Company Info

ADVISOR BIOGRAPHY



Vinh Dawkins

Senior Advisor

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Professional Background

Vinh Dawkins is a Senior Advisor at Saunders Real Estate.

Vinh has closed over \$30 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.

Vinh specializes in:

- Industrial
- Retail

Memberships

- CCIM Candidate
- United Way Young Leaders Society
- FL CCIM Chapter West Coast District Board Member
- Big Brothers Big Sisters of Tampa Bay

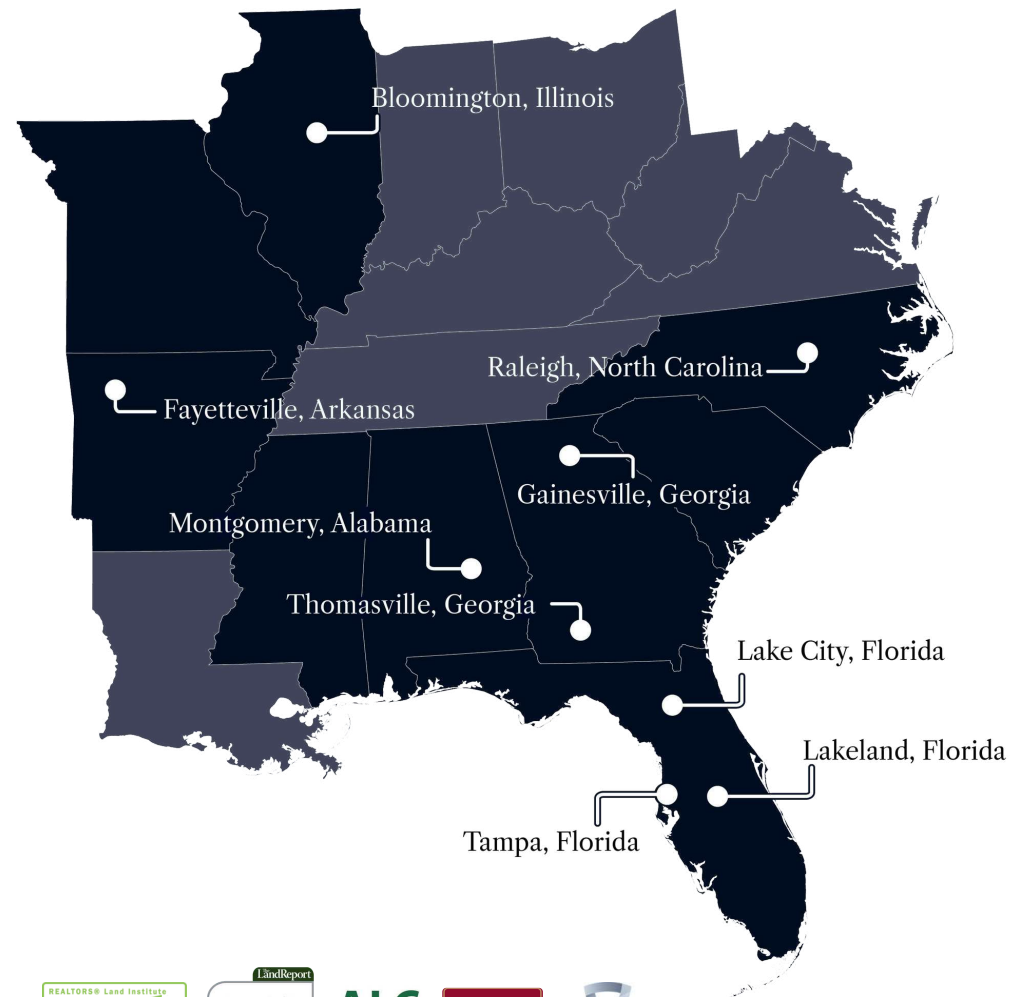
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