

Drew Park Industrial Building

4,200 SF Building with 1,500 SF Class A Office Space
4906 N Manhattan Avenue, Tampa, FL 33614



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For Sale

- 4,200 ± SF Metal Building
- Partially Paved 9,148±SF Lot w/ IG Zoning
- Move-In Ready for Light Industrial
- Nearly 1,500 SF of Class A Office
- 12 X 12 Ft Roll-Up Door & 18 – 24 Ft Clear Height
- Fenced & Gated w/ Exterior Security Lighting
- Drew Park Location in TIA Submarket
- Minutes to I-275, I-4 & Veteran's Expressway
- Sale Price: \$599,000

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Located in Drew Park, the heart of the airport submarket in Hillsborough county; 4906 N Manhattan Avenue, Tampa, FL 33614 is an ideal industrial property on a partially paved 0.21± Acre lot with Industrial General (IG) zoning. The 4,200± SF metal building with 18 – 24 Ft clear height includes nearly 1,500 SF of Class A office space. Built in 2008, the 12+ year old building is in excellent condition and move-in ready for light industrial with a requirement for superior office space. The parking is adequate to sustain the present square footage for light industrial and the central location is easy to access.

Drew Park is adjacent to Tampa International Airport (TIA) and home to the main campus of Hillsborough Community College. Auto dealerships populate much of the Dale Mabry edge of Drew Park while shopping and restaurants dominate the Hillsborough Avenue edge. The core of Drew Park is Light Industrial due to mixed-use zoning and proximity to TIA.



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The property is situated directly east of the Veteran's Expressway and just south of West Waters Avenue. Within a short drive to Tampa International Airport, Port Tampa Bay, St. Pete-Clearwater International Airport, I-275/I-4 and the Veteran's Expressway (SR 589), this site provides access to more than 1.5 million people in less than an hour's drive.

AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

295,361
Population

2.4

Average Household Size

38.1

Median Age

\$48,679

Median Household Income

ANNUAL HOUSEHOLD SPENDING

\$1,866
Apparel & Services

\$146
Computers

\$3,191
Eating Out

\$4,457
Groceries

\$4,852
Health Care

INCOME

\$48,679
Median Household Income

\$29,468
Per Capita Income

\$38,435
Median Net Worth

EMPLOYMENT

64%
White Collar

18%
Blue Collar

18%
Services

4.5%
Unemployment Rate





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