

Introducing

IRON BULL

at Sabal Park

147,030 SF FOR LEASE

3322 US-301, Tampa, FL 33619

Delivering Q3 2027

Property Details

- +/- 47,528 SF and +/- 100,551 SF available
- Divisible to +/- 19,520 SF
- Rear Load
- ESFR Sprinkler System
- 32' Clear Height
- 202 Car Parks
- Q3 2027 Delivery
- Immediate access to US-301, I-75, & I-4
- Located in the Sabal Park industrial corridor

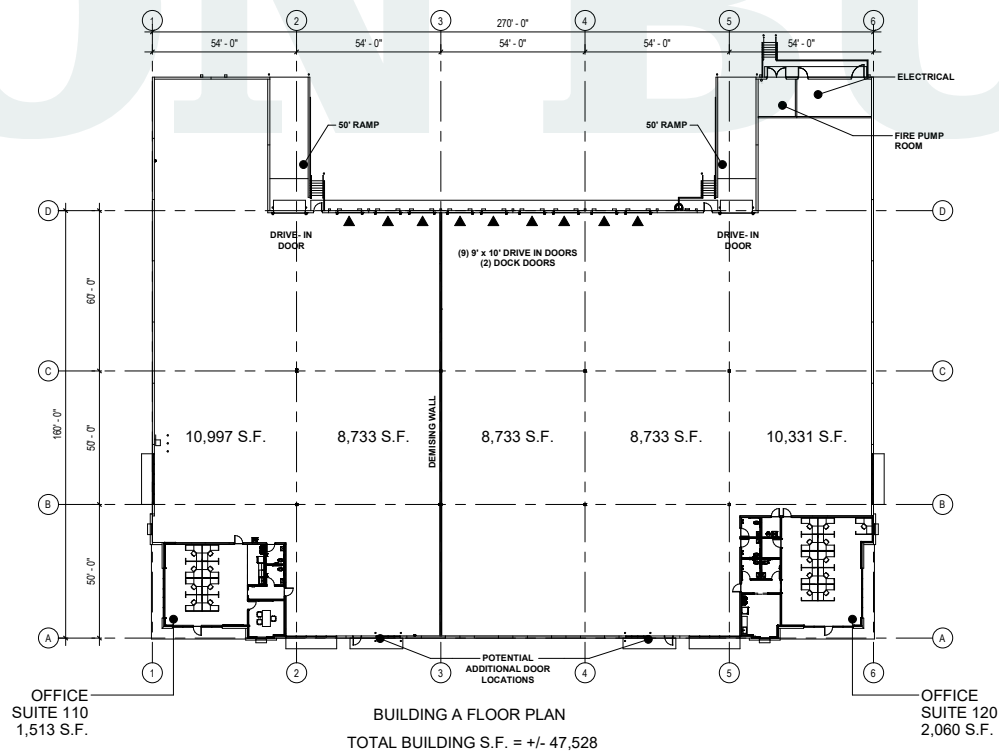
Iron Bull at Sabal Park is a two-building Class A industrial development totaling approximately 148,000 square feet. Offering suites from 19,520 SF, the project is designed to accommodate a wide range of warehouse, distribution, manufacturing, and service users.

Located within the established Sabal Park industrial corridor, the property provides immediate access to US 301, I-75, I-4, and the Selmon Expressway, allowing tenants to efficiently serve the entire Tampa Bay region. Designed with modern functionality, the project features generous loading, ample drive-in capability, and flexible demising options for today's industrial occupiers.



IRON BULL

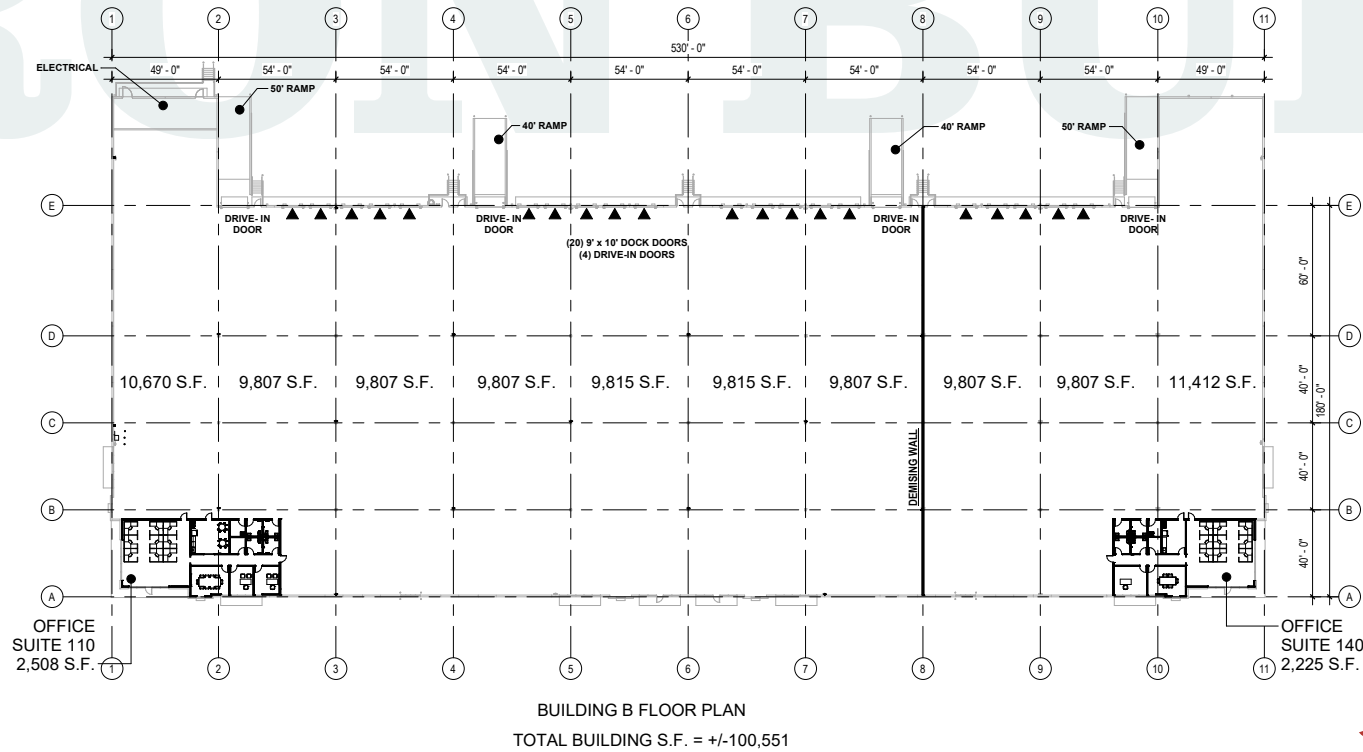
Strong by Design, Strategic by Location



Floor Plans

Building A

Building SF	47,528 SF	Drive-In Ramps	2 Drive-In ramps with oversized doors
Office SF	1,513 - 2,060 SF	Power	3 Phase, 480 V, 1600 amps
Drive-Ins	9 (12' x 14') Drive-In Doors	Clear Height	32'
Dock-High Doors	9 (9' x 10') Dock Doors	Column Spacing	50' x 54' (60' speed bay)
Sprinklers	ESFR	Truck Court	170' Shared
		Available	Q3 2027



Floor Plans

Building B

Building SF	100,551 SF	Drive-In Ramps	4 Drive-In ramps with oversized doors
Office SF	2,225 - 2,508 SF	Power	3 Phase, 480 V, 1600 amps
Drive-Ins	4 (12' x 14') Drive-In Doors	Clear Height	32'
Dock-High Doors	20 (9' x 10') Dock Doors	Column Spacing	54' x 40' (60' speed bay)
Sprinklers	ESFR	Truck Court	120' to 170' Shared
		Available	Q3 2027

Location

Population Demographics

5 mi: 183,095

10 mi: 728,991

15 mi: 1,320,000

7 MIN
3 MI

Iron Bull at Sabal Park

9 MIN
4 MI

301

INTERSTATE
75

INTERSTATE
4



IRON BULL AT SABAL PARK

strategically connected

Strategically positioned for access to Tampa Bay's labor force, major population centers, Port Tampa Bay, Orlando, and key regional transportation networks.

I-4

3 Miles

I-75

4 Miles

DOWNTOWN TAMPA

12 Miles

PORT TAMPA BAY

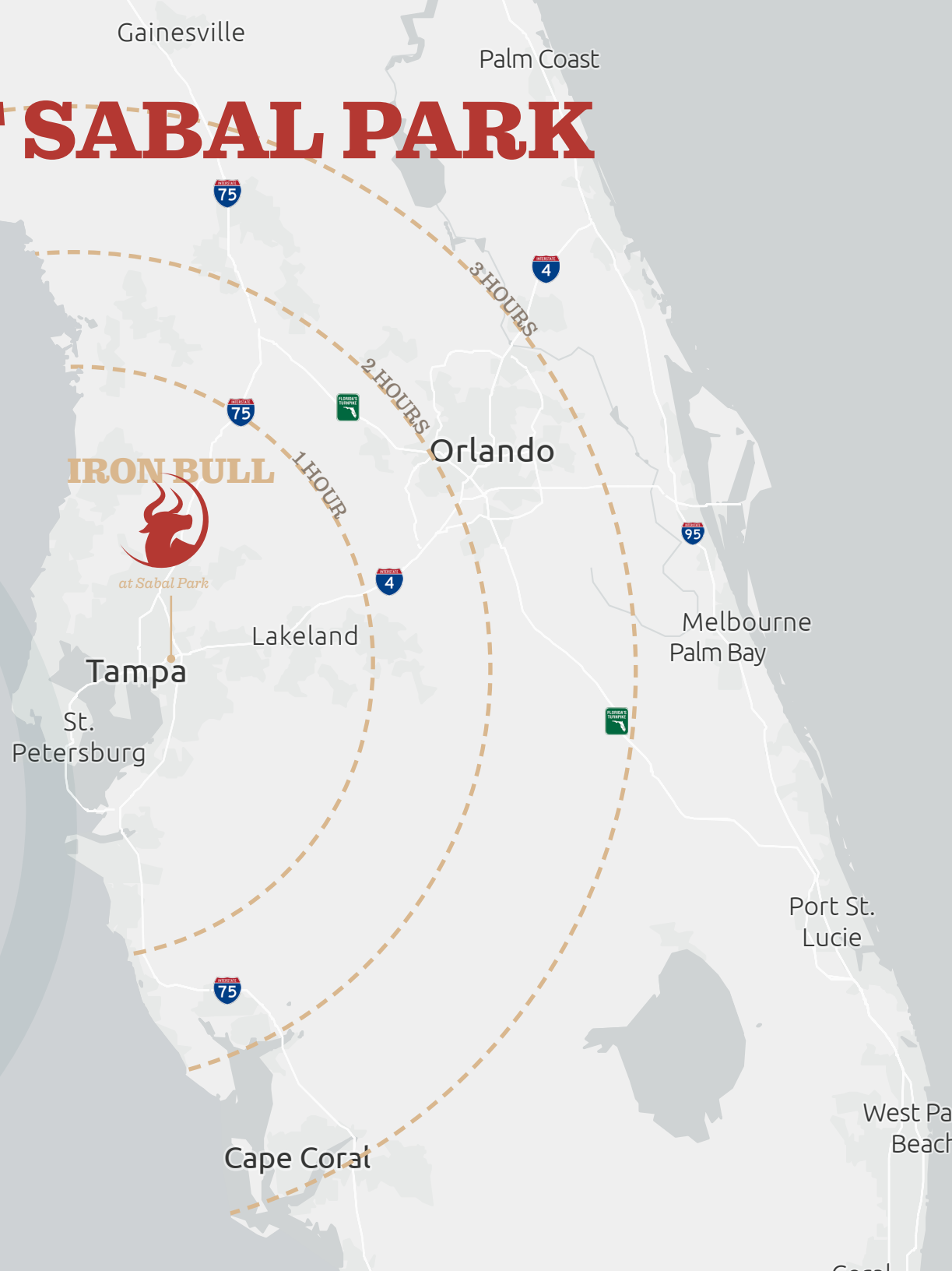
10 Miles

TAMPA INTL AIRPORT (TPA)

15 Miles

ORLANDO

85 Miles



IRON BULL



at Sabal Park

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