

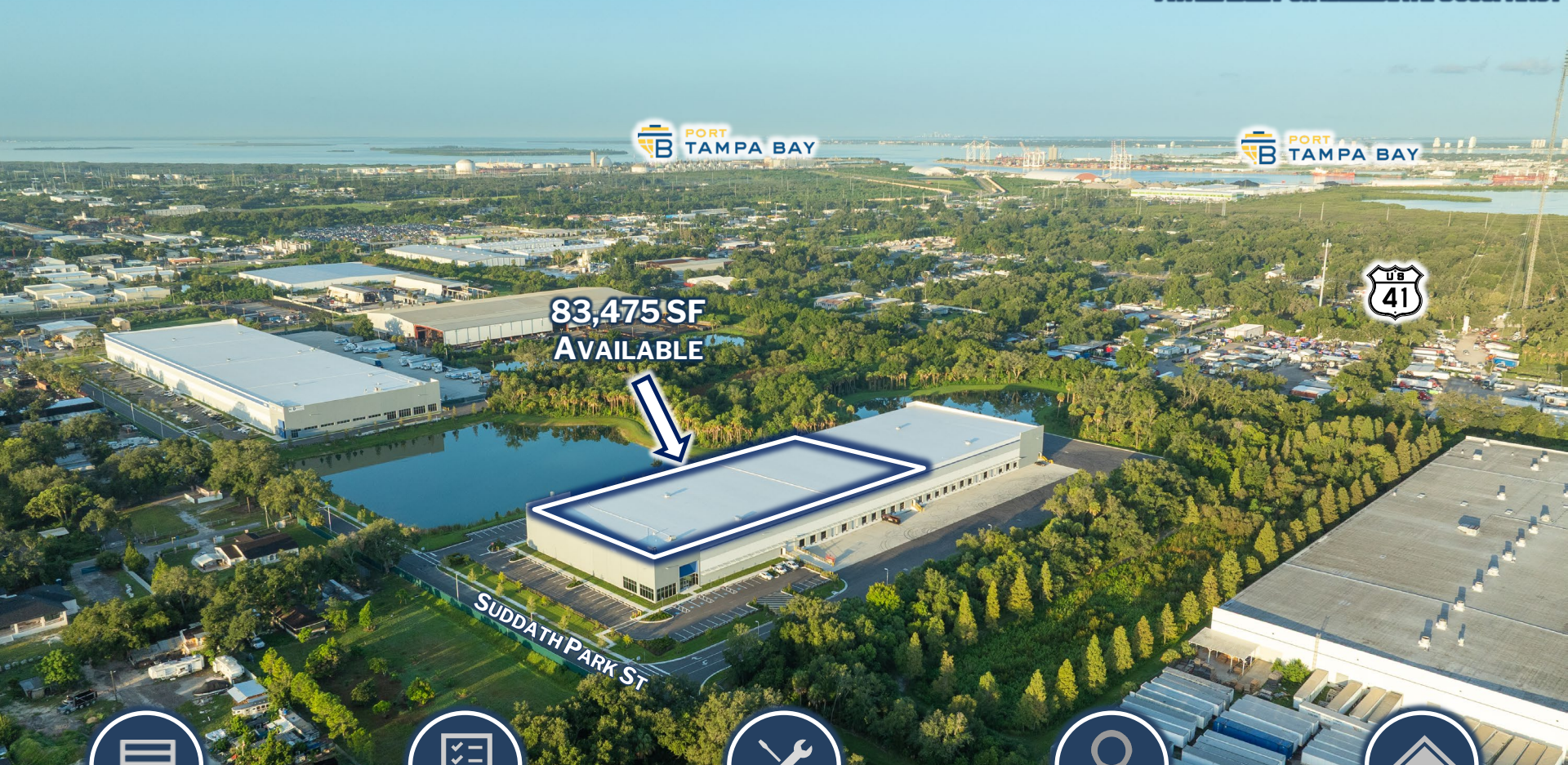
FOR LEASE
83,475 SF INDUSTRIAL SPACE



PALM RIVER
TRADE CENTER



**AVAILABLE FOR IMMEDIATE OCCUPANCY*



83,475-SF WAREHOUSE
3,222-SF SPEC OFFICE



12 DOCK-HIGH DOORS
1 DRIVE-IN DOOR



2025 CONSTRUCTION
FULLY SPRINKLERED (ESFR)



AMPLE
EMPLOYEE PARKING



32' WAREHOUSE
CLEAR HEIGHT

**LEASING
CONTACTS**

CAITLIN QUINLAN
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COMMERCIAL

FOR LEASE

83,475 SF INDUSTRIAL SPACE



PALM RIVER TRADE CENTER



SPACE FOR LEASE | INFORMATION

- ❖ 1751 SUDDATH PARK ST, TAMPA, FL 33619
- ❖ AVAILABLE TODAY
- ❖ 83,475 SF FOR LEASE
- ❖ 3,222 SF SPEC OFFICE
- ❖ 32' CLEAR HEIGHT
- ❖ 2025 CONSTRUCTION
- ❖ TWELVE (12) DOCK HIGH DOORS
- ❖ ONE (1) DRIVE-IN DOOR
- ❖ FULLY SPRINKLERED (ESFR)
- ❖ 400A (EXPANDABLE TO 1,200A), 480V, 3-PHASE
- ❖ 210' BUILDING DEPTH
- ❖ 135' TRUCK COURT
- ❖ AMPLE SEGREGATED EMPLOYEE PARKING
- ❖ 3.3 MILES (6 MIN) FROM PORT TAMPA BAY
- ❖ 3.5 MILES (8 MIN) FROM INTERSTATE-4

MANAGED BY:



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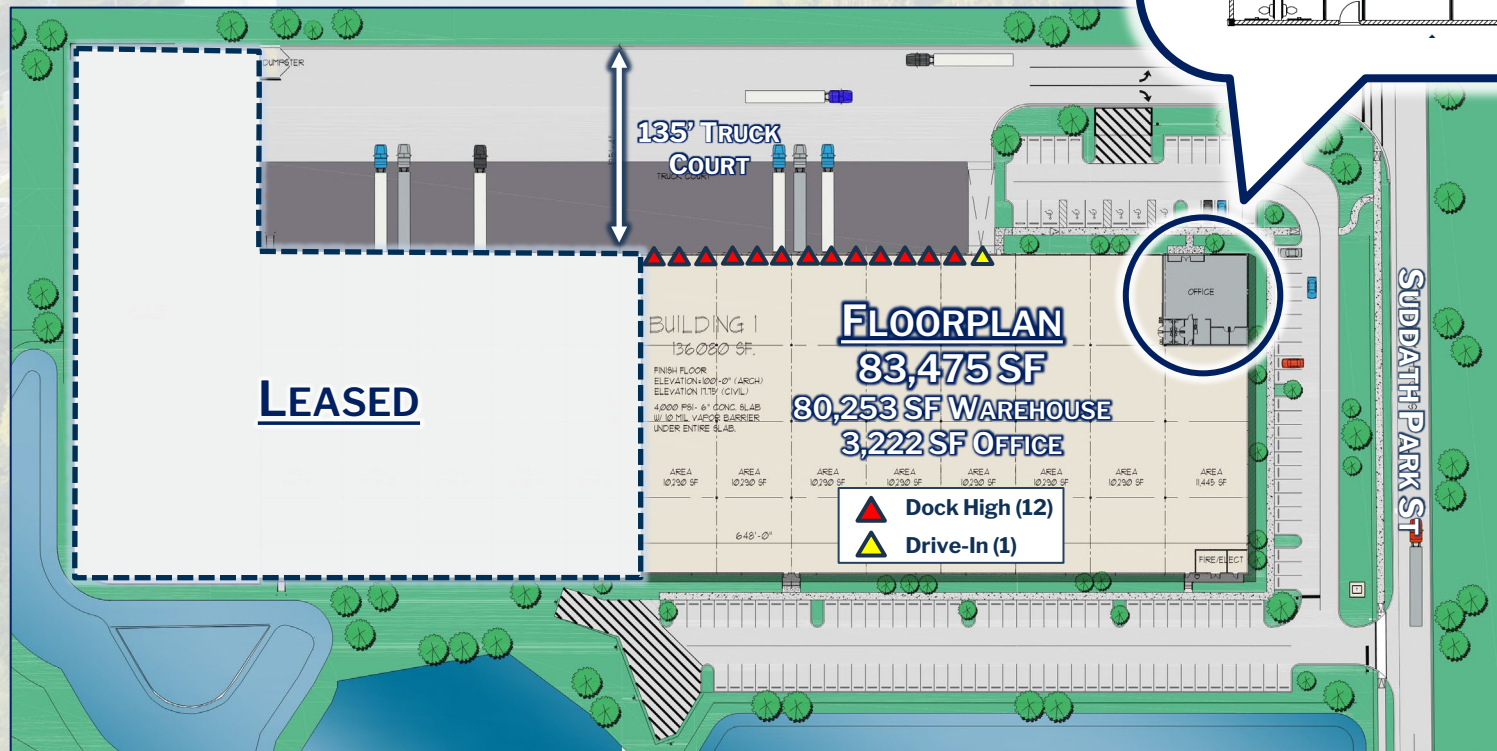
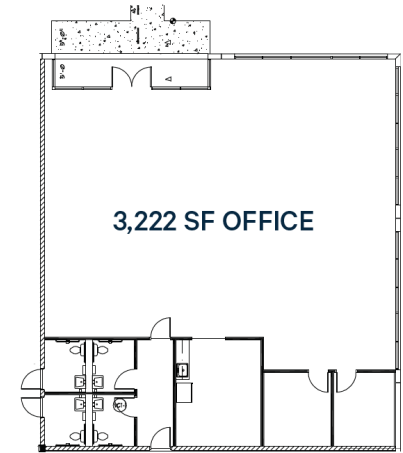


PALM RIVER TRADE CENTER



SUITE INFORMATION & LANDLORD WORK (2025-2026)

- ❖ 2025 CONSTRUCTION (TILT WALL)
- ❖ LED LIGHTING (WAREHOUSE & OFFICE)
- ❖ 400A (EXPANDABLE TO 1,200A), 480V, 3-PHASE POWER
- ❖ 6" WAREHOUSE FLOOR SLAB
- ❖ FULLY SPRINKLERED (ESFR)
- ❖ 49' x 50' COLUMN SPACING
- ❖ 60' SPEED BAY
- ❖ SEGREGATED EMPLOYEE PARKING
- ❖ 135' TRUCK COURT
- ❖ WHITE BOXED WAREHOUSE
- ❖ EXHAUST FANS & LOUVERS (PLANNED)
- ❖ 3-AIR CHANGES PER HOUR (PLANNED)
- ❖ CLERESTORY WINDOWS (PLANNED)



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PALM RIVER TRADE CENTER



Office Interior



Office Interior

OFFICE - INFORMATION

- ❖ +/- 3,222-SF OFFICE SPACE
- ❖ TWO (2) PRIVATE OFFICES
- ❖ TWO (2) OFFICE RESTROOMS
- ❖ TWO (2) WAREHOUSE RESTROOMS
- ❖ ONE (1) BREAK ROOM
- ❖ AMPLE BULLPEN SPACE
- ❖ NEW OFFICE FINISHES
- ❖ ABILITY TO ADD MORE OFFICE AT TENANT'S REQUEST



Office Interior

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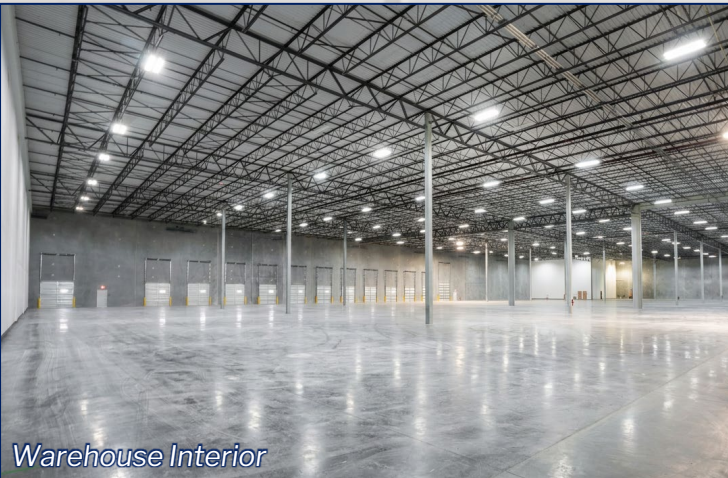
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Exterior



Exterior



Warehouse Interior



Warehouse Interior

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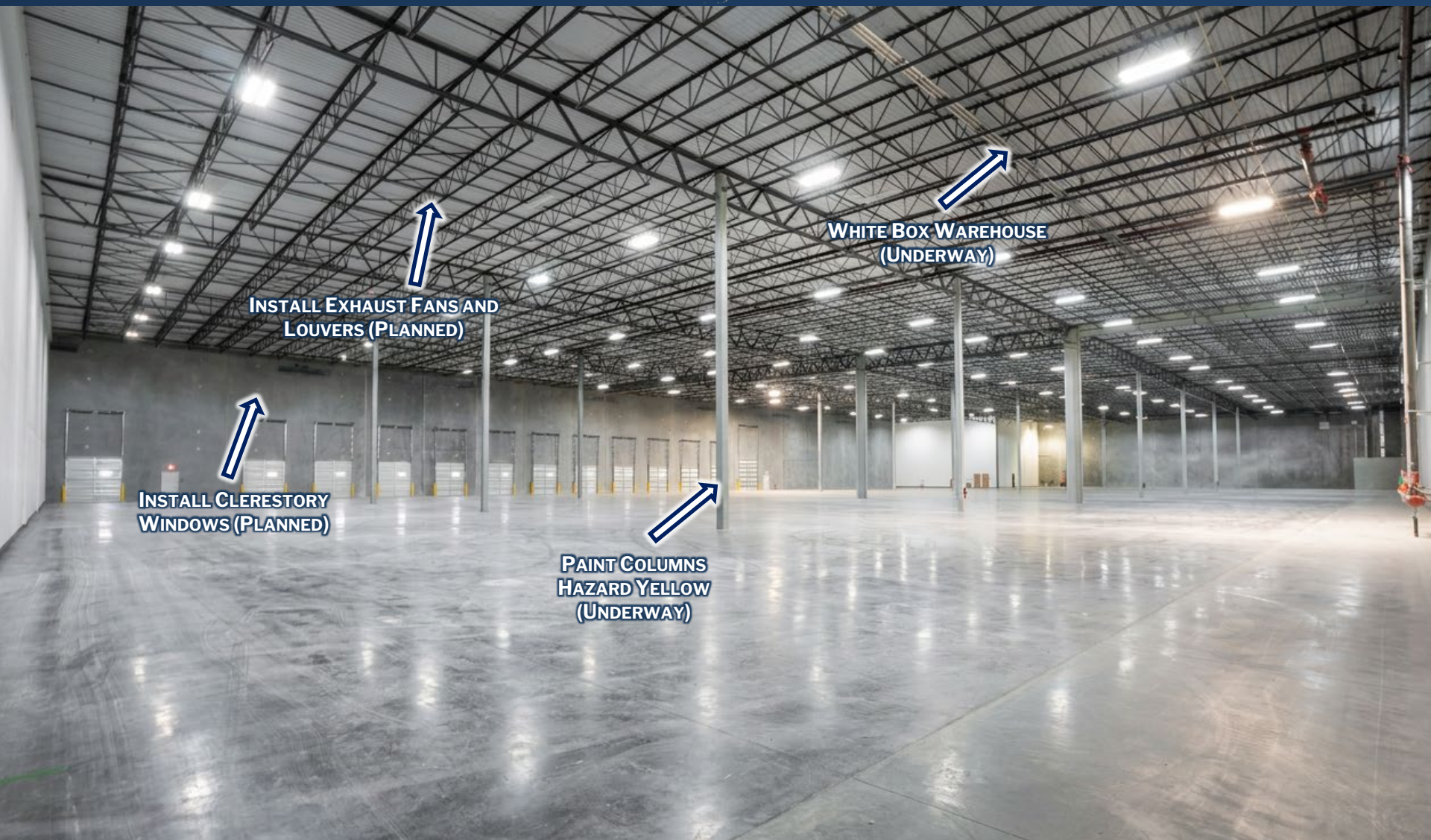
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INSTALL EXHAUST FANS AND
LOUVERS (PLANNED)

INSTALL CLERESTORY
WINDOWS (PLANNED)

PAINT COLUMNS
HAZARD YELLOW
(UNDERWAY)

WHITE BOX WAREHOUSE
(UNDERWAY)

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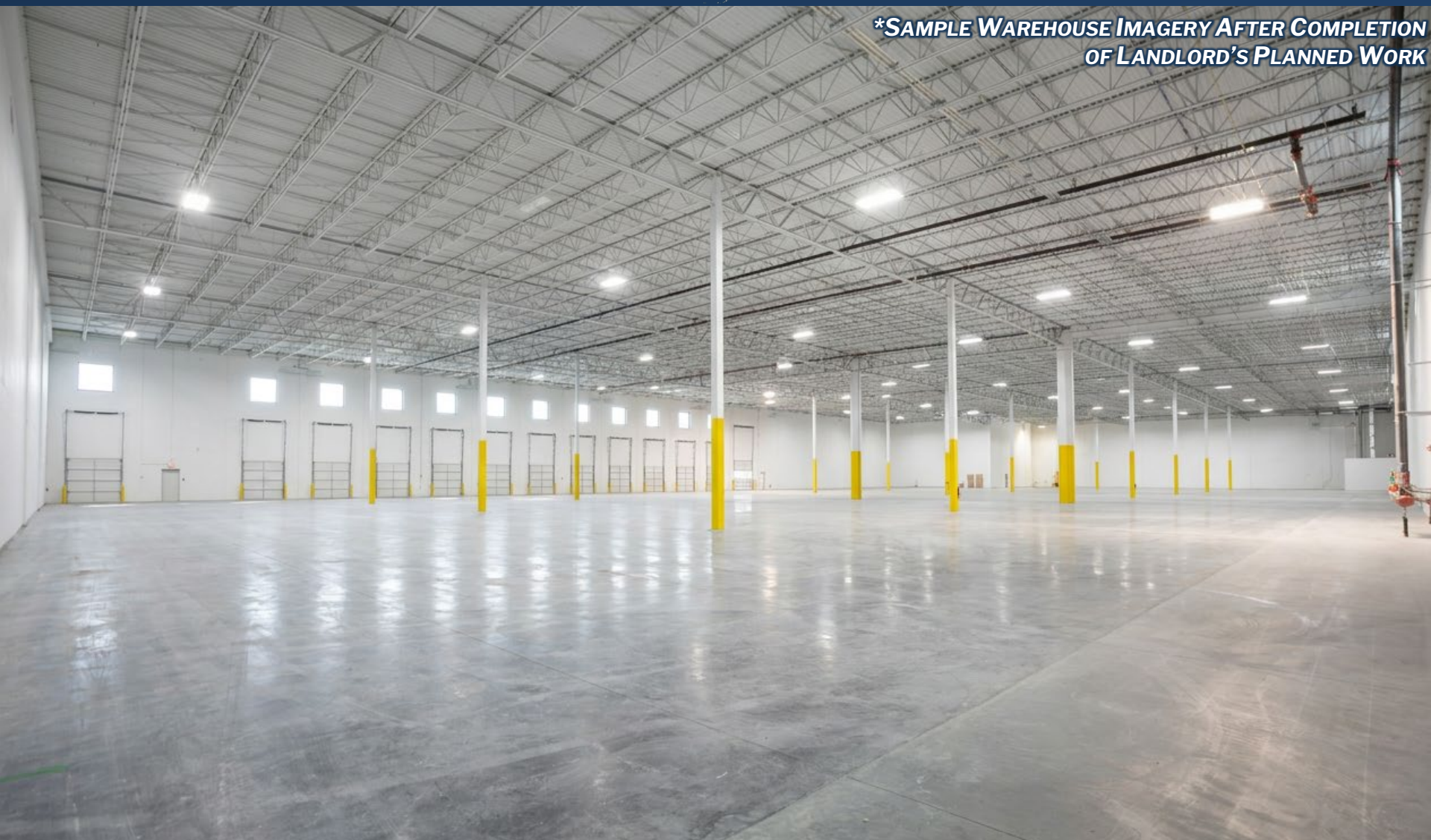
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**SAMPLE WAREHOUSE IMAGERY AFTER COMPLETION
OF LANDLORD'S PLANNED WORK*



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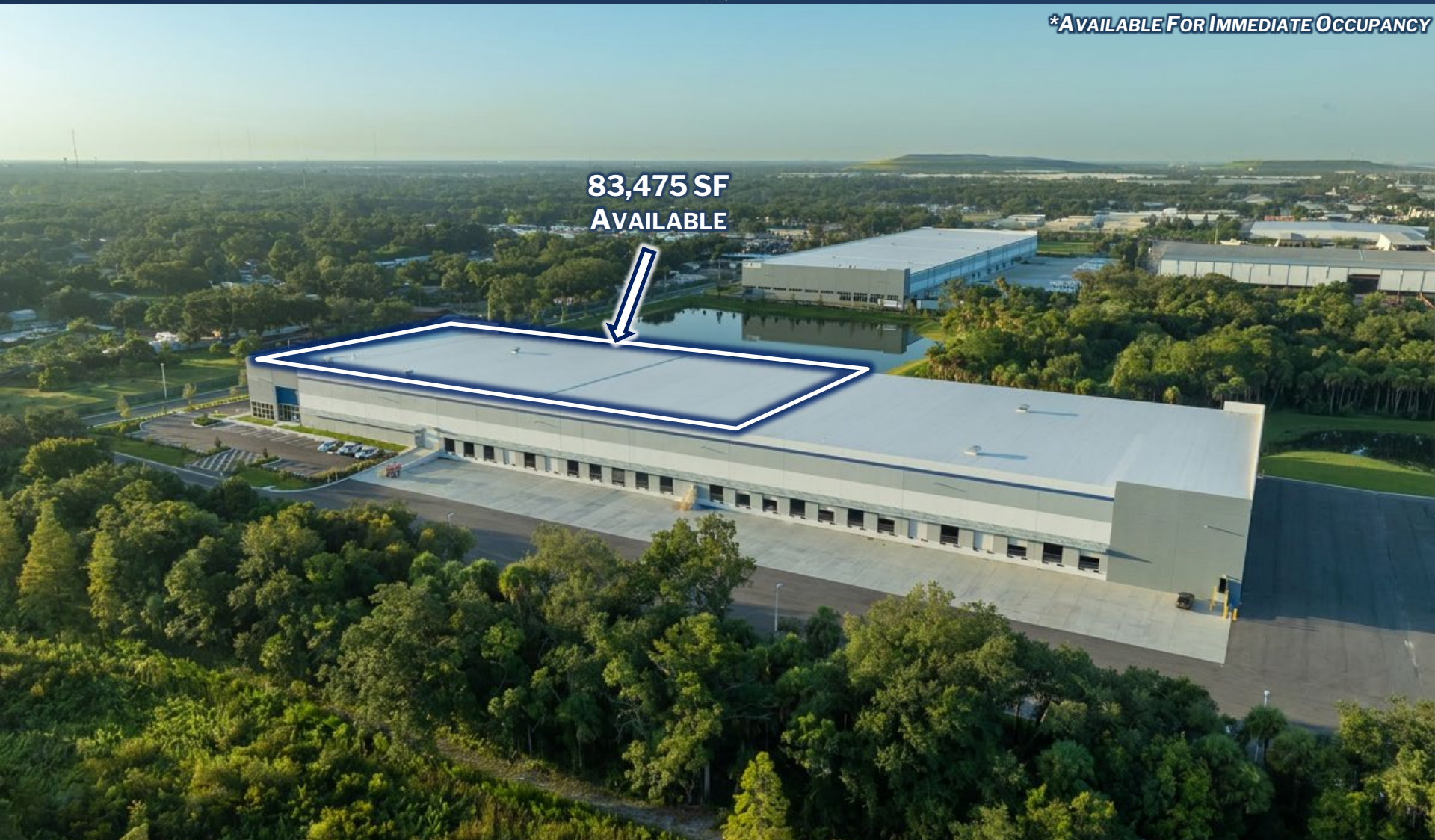
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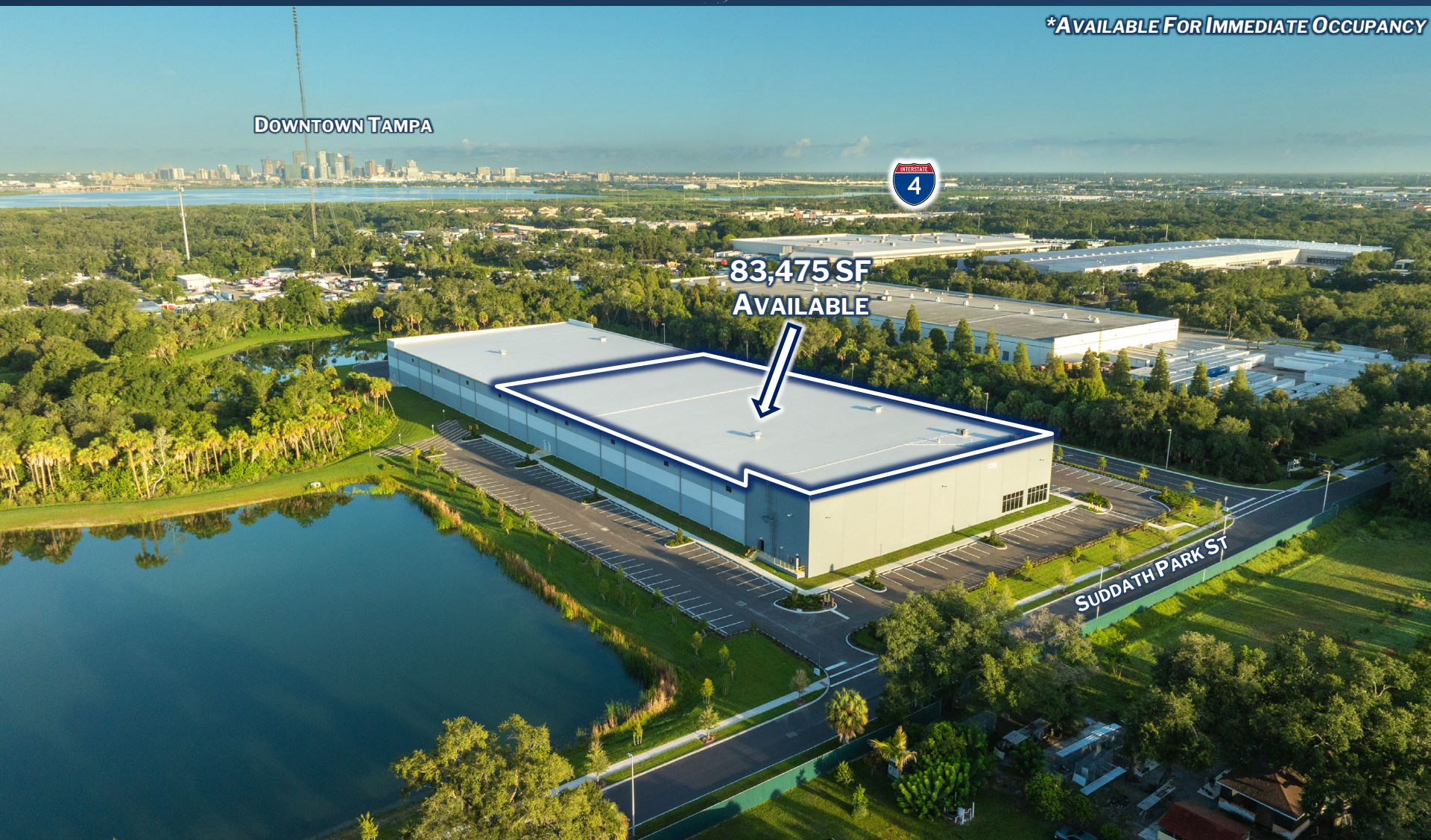
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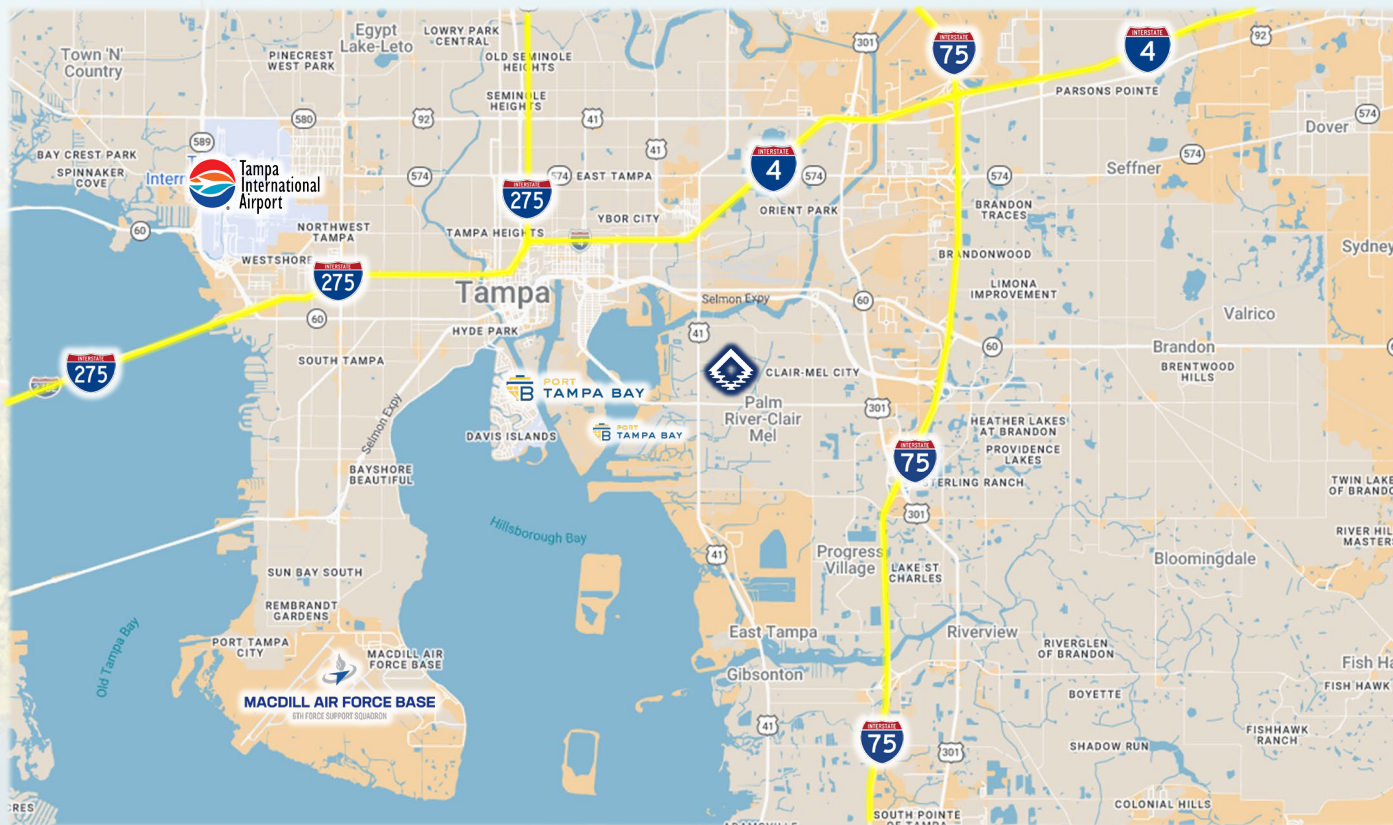
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DISTANCES & DRIVE-TIMES

 US HWY 41 – 0.5 MILES – 2 MIN	 US HIGHWAY 301 – 4.1 MILES – 9 MIN
 SELMON EXPY – 2.1 MILES – 5 MIN	 SR-60 – 5.4 MILES – 10 MIN
 PORT TAMPA BAY – 3.3 MILES – 6 MIN	 I-275 – 5.6 MILES – 14 MIN
 I-4 – 3.5 MILES – 8 MIN	 TAMPA INT'L AIRPORT – 14.8 MILES – 20 MIN
 I-75 – 5.3 MILES – 9 MIN	 VETERANS EXPY – 18.3 MILES – 22 MIN

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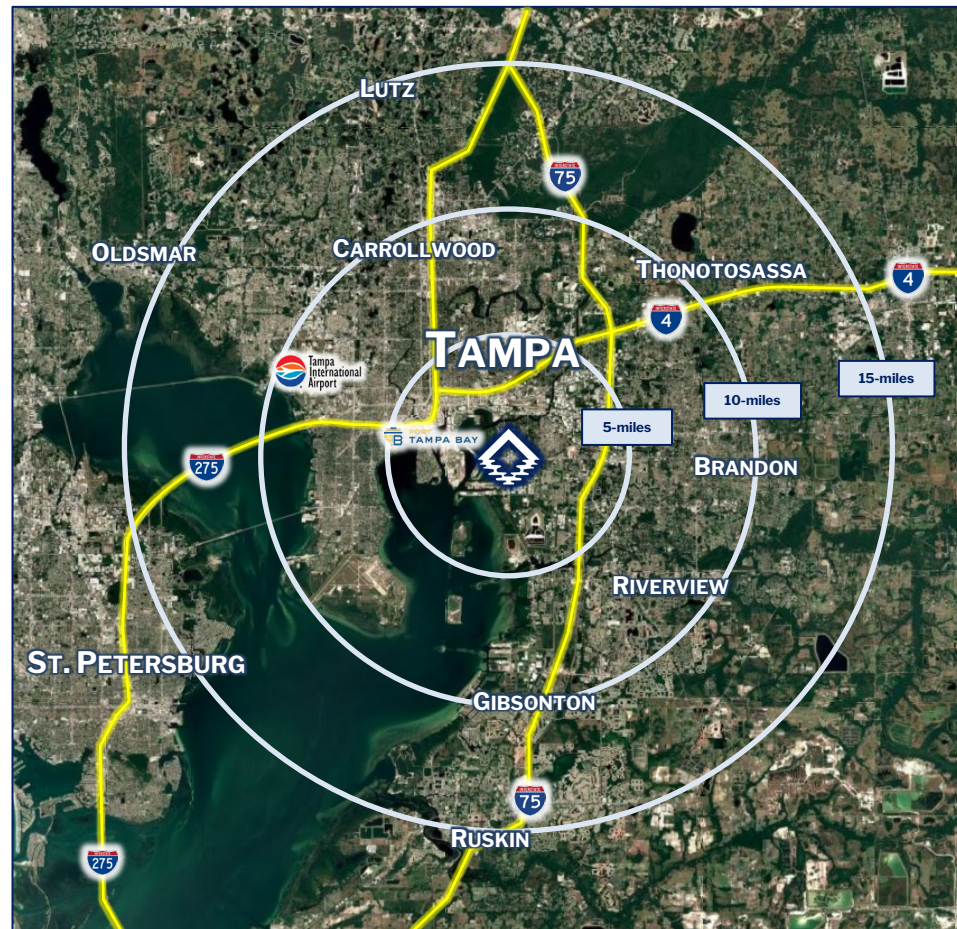


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2025 DEMOGRAPHICS

Population		
±195,500 5 Miles	±834,250 10 Miles	±1,315,000 15 Miles
Households		
±73,950 5 Miles	±327,425 10 Miles	±515,750 15 Miles
Avg. Household Income		
±\$90,900 5 Miles	±\$97,950 10 Miles	±\$105,450 15 Miles
Daytime Employees		
±120,250 5 Miles	±435,100 10 Miles	±589,320 15 Miles
Daytime Businesses		
±10,025 5 Miles	±39,600 10 Miles	±56,100 15 Miles



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