SAUNDERS COMMERCIAL

Port of Tampa Industrial Portfolio - For Lease

4911 S 50th St, Tampa, Florida 33619

Matt Christian
941-914-6614
matt@saundersrealestate.com

Sid Bhatt, CCIM, SIOR
704-930-8179
sid@saundersrealestate.com

Trace Linder
863-287-3281
trace@saundersrealestate.com

Offering Summary

Lease Rate (Warehouses):	Contact For Pricing
Building Size (Warehouses):	14,200 (2 Buildings)
Lease Rate (IOS):	Contact For Pricing
Lot Size:	0.74 ± Acres
Lease Rate (Self Storage):	Contact For Pricing
Building Size:	5,000 SF Total (2 Bldgs)
Zoning:	M (Manufacturing) & CI (Commercial - Intensive) with Future Land use - HI

Property Overview

Port-adjacent industrial portfolio for lease. Located in a prime Tampa corridor, this 1.74-acre site includes 2 industrial warehouses totaling ±14,200 square feet. Zoned Commercial Intensive and Manufacturing with a Future Land Use of Heavy Industrial, the property supports a wide range of operations from manufacturing to distribution. 0.74 Acres of IOS space available with US 41 Frontage. Its frontage on US-41 and proximity to the Port of Tampa provide excellent logistics connectivity. 5,000 SF of self storage also available (market rate).

Property Highlights

- Warehouses 1 & 2 : 7,000 & 7,200 SF
- Future IOS yard: 0.74 acres
- Self Storage Warehouses: 2,500 SF each

Property Description

Strategically positioned in Tampa's core industrial corridor.
With immediate access to major transportation routes, this portfolio serves as an ideal hub for regional and statewide distribution. The surrounding market includes a diverse mix of industrial, logistics, and service-based users, reinforcing long-term viability and redevelopment potential.

Modern Warehouses: Two concrete block and steel frame warehouses, built in 2010, provide ±14,200 square feet with 20-foot clear heights **(24-foot wall heights)**. Features include seven grade-level doors and a combined storage capacity exceeding 284,000 cubic feet.

Mini-Warehouses: Two additional buildings total ±5,000 square feet across 29 units. These spaces are suited for self-storage or flexible contractor use, offering an extra 100,000 cubic feet of storage volume and repositioning potential into multi-tenant flex.

US 41 Frontage / Land Value: A 3,735-square-foot retail building on a 0.74-acre parcel is offered at land value, presenting options for laydown yard, additional parking, or future redevelopment.

Infrastructure & Systems: Modern site features include 3-phase power, LED lighting, Trane HVAC (2020), active gas service, seawall with stormwater retention, and full perimeter security with fencing, Viking gate operator, and Digital Watchdog surveillance.

Site Highlights

- Electrical Service: 3-phase, 240V, 200A power
- Executive Office: 720 SF with private restroom and shower
- Lighting: Energy-efficient LED throughout
- HVAC: Trane TEM4A0B36S31SBA (installed 2020)
- Gas Service: Active lines with meter located at rear of retail building
- Stormwater: Seawall protection with on-site retention and mitigation
- Security: Fully fenced with Viking slide gate operator and Digital Watchdog surveillance system

Lease Information

Lease Type:	Triple Net (NNN)	**Lease Term:**	Negotiable
Total Space:	14,200 SF / 0.74 AC / 5,000 SF	**Lease Rate:**	See Below

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
2 Warehouses (7,000 SF & 7,200 SF)	14,200 SF	NNN	Contact for Pricing
Self Storage	5,000 SF	NNN	Contact for Pricing
IOS (0.74 +/- Acres)	32,234 SF	NNN	Contact for Pricing

SECTION 4, TOWNSHIP 30 SOUTH, RANGE 19 EAST

SURVEY

AS–BUILT SURVEY
MILIC WAREHOUSE
BUILDINGS 1 AND 2
HILLSBOROUGH COUNTY, FLORIDA

NORTH PER PLAT

CERTIFIED TO:

- MILIC PROPERTY #2, LLC
- MERCANTILE BANK
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTES:

–THIS IS NOT A BOUNDARY SURVEY. NO CORNERS HAVE BEEN SET.

–THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE AND UP–TO–DATE TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST OTHER THAN AS SHOWN HEREON.

–THIS PARCEL APPEARS TO LIE IN FLOOD ZONE "AE" (EL 10 NAVD88) PER FLOOD INSURANCE RATE MAP, COMMUNITY No. 120112, PANEL 0369 H, MAP No. 12057C0369H, EFFECTIVE DATE AUGUST 28, 2008, NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY.

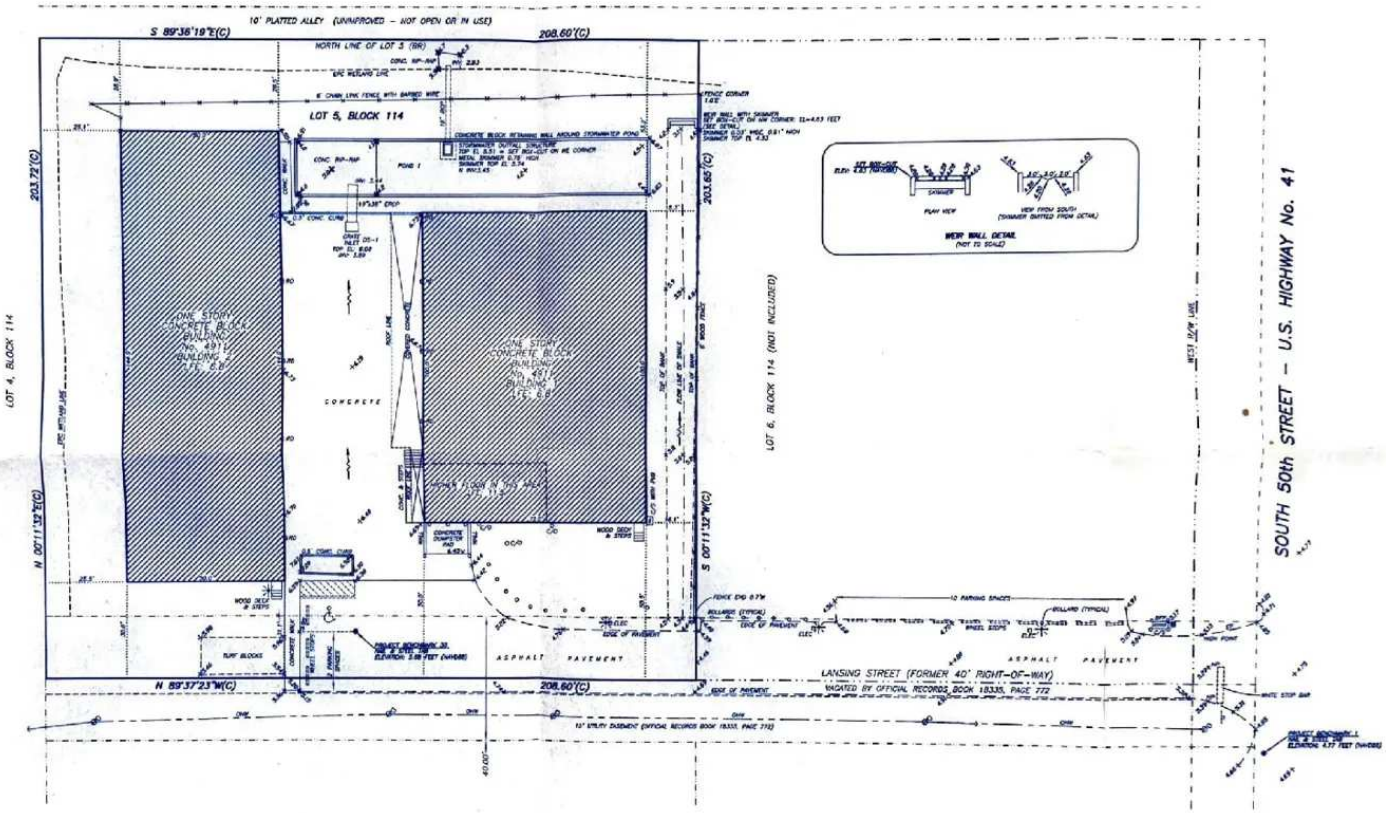
–BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 5, BEING S 89°36'19"E (ASSUMED).

–ALL DIMENSIONS SHOWN HEREON ARE IN U.S. FEET AND DECIMALS OF U.S. FEET.

–HORIZONTAL SURVEY ACCURACY EXCEEDS 1 U.S. FOOT IN 10000 U.S. FEET.

–ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

–ELEVATIONS ARE REFERENCED TO HILLSBOROUGH COUNTY BENCHMARK "VD–210," ELEVATION 5.59 FEET (NAVD88).



DESCRIPTION (AS FURNISHED):
ALL OF LOT 5, BLOCK 114, SOUTH TAMPA VILLA SITES AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 58 AND 59, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH THE NORTH ONE HALF OF VACATED RIGHT–OF–WAY LANSING STREET ABUTTING LOT 5, BLOCK 114 ON THE SOUTH.

copy + 5 + original to surveyor?

LEGEND AND ABBREVIATIONS:
℄ = CENTERLINE, FIR = FOUND IRON ROD, ⊕ = POWER POLE, ☀ = LIGHT POLE, ⊕ = GUY ANCHOR, C/O = CLEANOUT, C/S = CONCRETE SLAB, (M) = MEASURED, (R) = PER PLAT, (C) = CALCULATED, PIR = PRESSURE IRRIGATION, PCP = PERMANENT CONTROL POINT, A/C = AIR CONDITIONER, CPO = COVERED AREA, ELEC = ELECTRIC BOX (BREAKER), R/W = RIGHT OF WAY, N = NORTH, S = SOUTH, E = EAST, W = WEST, EP = EDGE OF PAVEMENT, INV = INVERT ELEVATION, CONC = CONCRETE, SIR = SET 1/2" IRON ROD No. 4388, (BM) = BEARING REFERENCE, HP = HIGH POINT, WM = WATER METER, W/C = WITNESS CORNER, PRM = PERMANENT REFERENCE MONUMENT, LFE = LOWEST FLOOR ELEVATION, RD = ROOF DRAIN, ♿ = HANDICAP SPACE, ±0.00 = EXISTING ELEVATION, LB = LICENSED BUSINESS, RCP = REINFORCED CONCRETE PIPE, BFP = BACKFLOW PREVENTER, ~~~ = SURFACE DRAINAGE.

FIELD BOOK	PAGE
313	60
709	26,27

REVISIONS

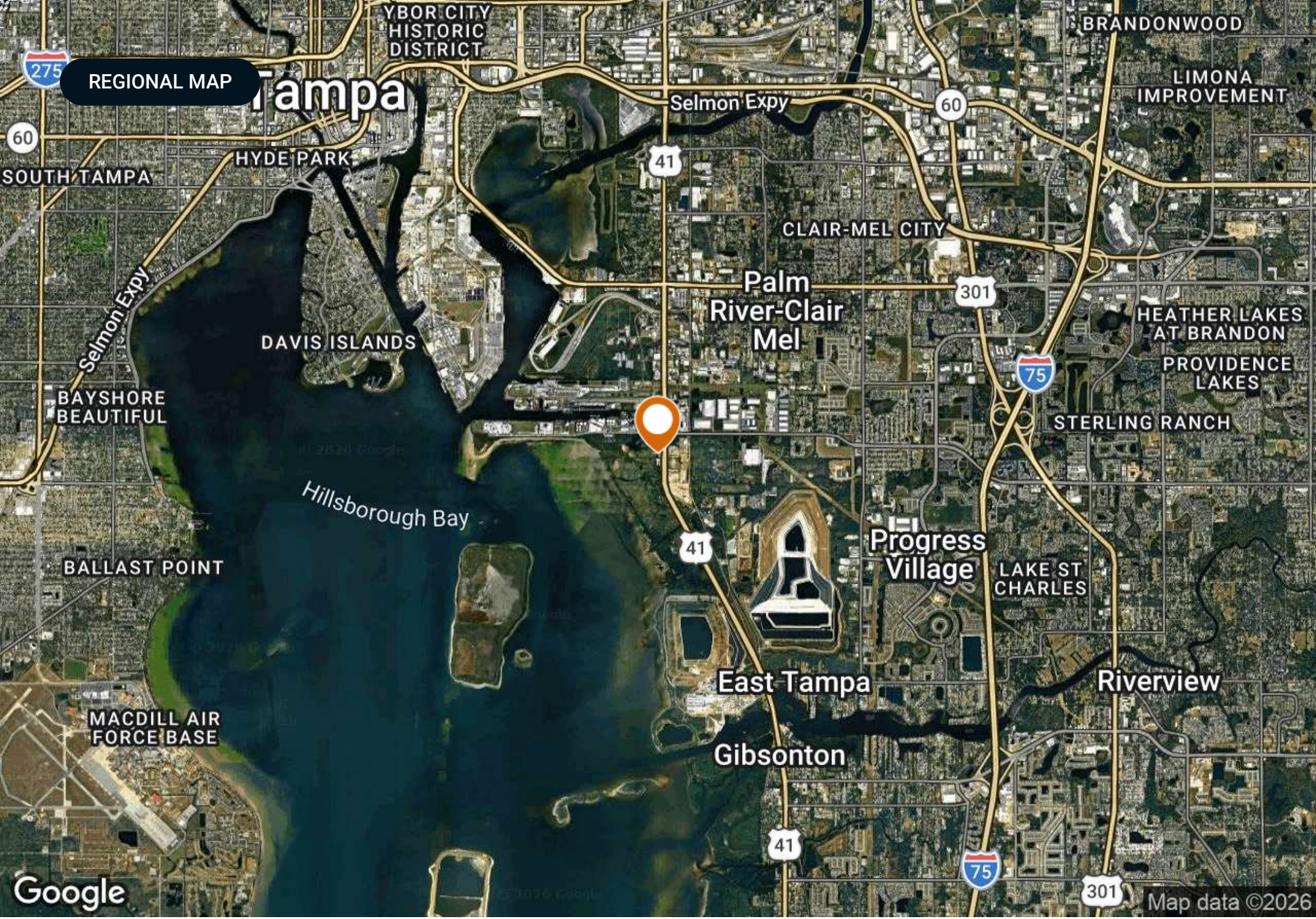
MICHAEL BAKER ASSOCIATES
LAND SURVEYORS and PLANNERS
230 SOUTH SAFFORD AVENUE
TARPON SPRINGS, FLORIDA 34689
(727) 938-3026 – FAX (727) 938-3388
AUTHORIZATION NUMBER LB 4812

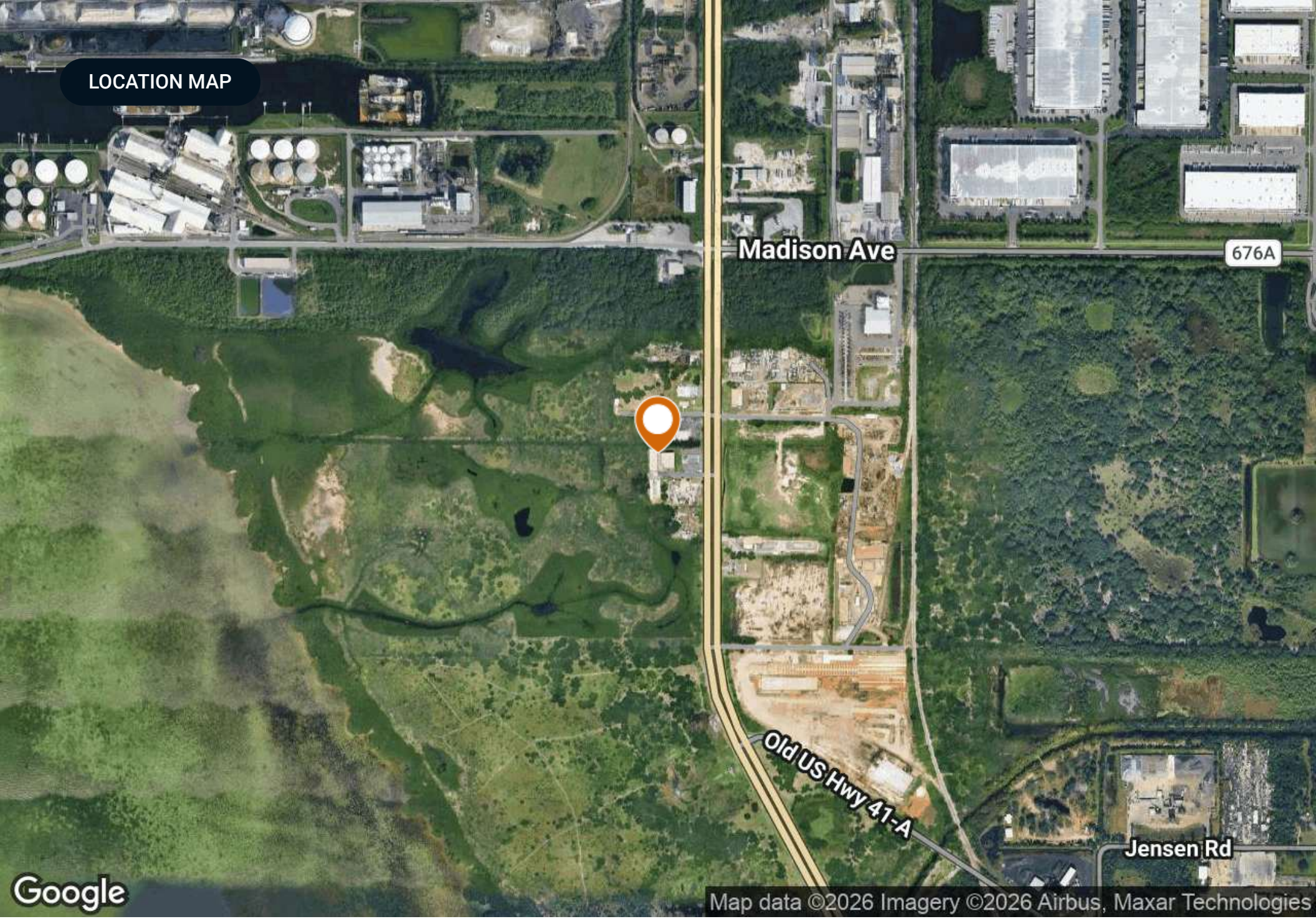
FIELD DATE: JUNE 15, 2010
SCALE: 1" = 20'
FILE: MIL4C41_AB
SURVEYED BY: CHENT
DRAWN BY: BAC

FOR REFERENCE ONLY
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

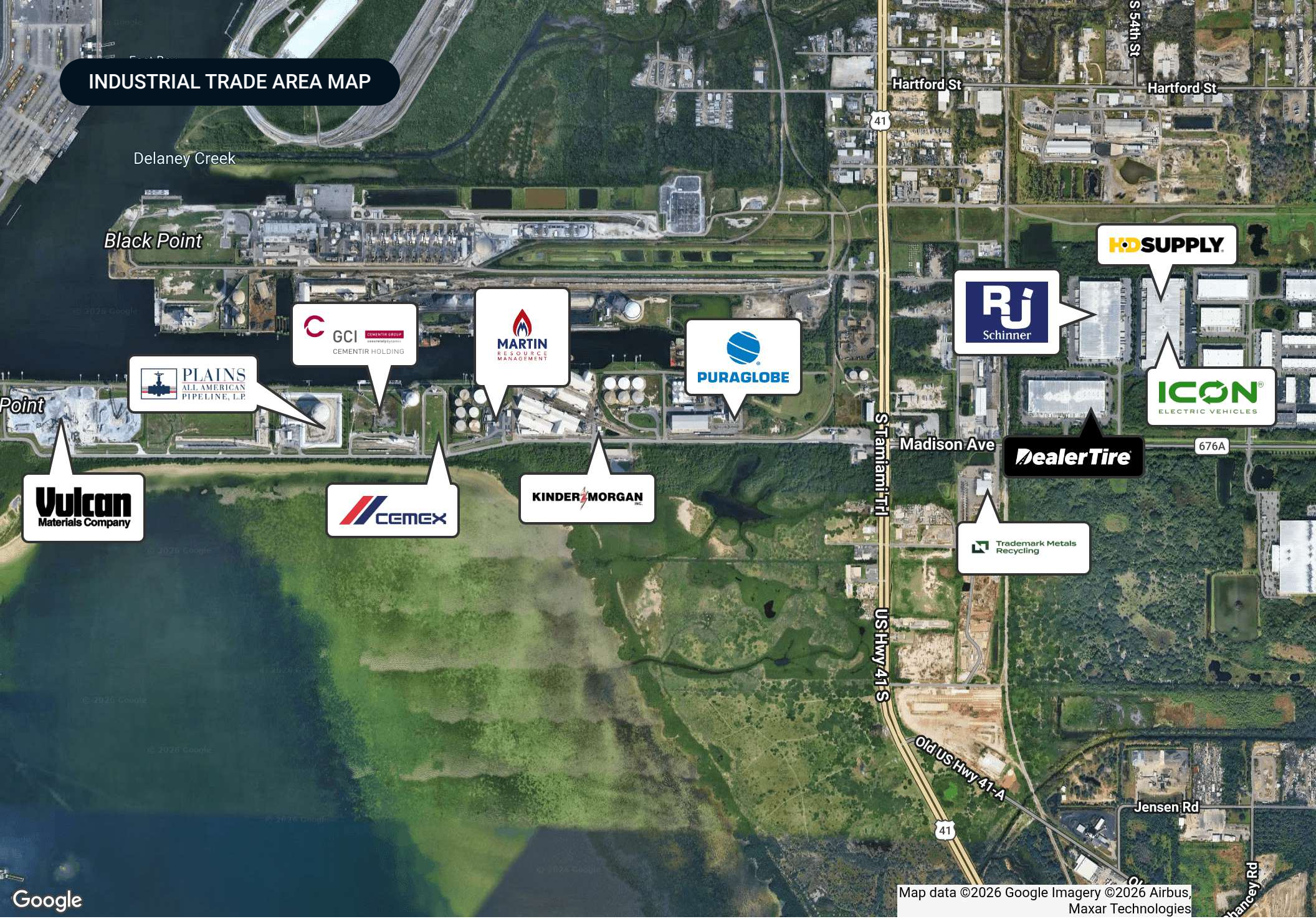
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY IS TRUE AND CORRECT AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS AND CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

MICHAEL J. BAKER, P.S. & M. – FLORIDA REG. No. 4388 DATE SIGNED


REGIONAL MAP
YBOR CITY HISTORIC DISTRICT
BRANDONWOOD
LIMONA IMPROVEMENT
Tampa
Selmon Expy
275
60
41
301
75
SOUTH TAMPA
HYDE PARK
CLAIR-MEL CITY
Palm River-Clair Mel
HEATHER LAKES AT BRANDON
PROVIDENCE LAKES
STERLING RANCH
DAVIS ISLANDS
BAYSHORE BEAUTIFUL
Hillsborough Bay
BALLAST POINT
Progress Village
LAKE ST CHARLES
East Tampa
Riverview
MACDILL AIR FORCE BASE
Gibsonton
Google
Map data ©2026


LOCATION MAP
Madison Ave
676A
Old US Hwy 41-A
Jensen Rd
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

INDUSTRIAL TRADE AREA MAP



INTERIOR BUILDING 1

INTERIOR BUILDING 2

INTERIOR BUILDING 1

BUILDING 2

Conceptual IOS Rendering

Hillsborough County

FLORIDA

Founded	1834	**Density**	1,400.5 (2019)
County Seat	Tampa	**Population**	1,521,410 (2023)
Area	1,051 sq. mi.	**Website**	hillsboroughcounty.org

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.

Tampa

HILLSBOROUGH COUNTY

Founded	1855
Population	396,324 (2023)
Area	170.6 sq mi
Website	tampagov.net
Major Employers	Bloomin' Brands Sykes Enterprises Hillsborough County Public Schools University of South Florida

With a population of nearly 400,000, Tampa is the 3rd largest city in Florida and the 53rd largest city in the United States. With its surrounding cities, Tampa is part of the metropolitan area most commonly referred to as the 'Tampa Bay Area.' It is located on the west coast of Florida, with an average annual temperature of 73.1 degrees. Tampa's economy is founded on a diverse base: tourism, agriculture, construction, finance, health care, government, technology, and the Port of Tampa. Located near Downtown Tampa's Channel District, the bay's port is the largest in Florida. Bayshore Boulevard runs along the bay and is east of the historic Hyde Park neighborhood.

For U.S. Census purposes, Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 3.1 million residents, making it the second-largest metropolitan statistical area (MSA) in Florida. This MSA also ranks as the fourth largest in the Southeastern United States behind Washington, D.C., Miami, and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas.

ADVISOR BIOGRAPHY

Matt Christian

Regional Managing Director

matt@saundersrealestate.com

Direct: **877-518-5263 x309** | Cell: **941-914-6614**

Professional Background

I bring people together. I deliver solutions. I create opportunities for growth. As Regional Managing Director at Saunders Real Estate, I specialize in sales, leasing, and advisory services for industrial properties in the dynamic Tampa Bay market. My team and I deliver tailored solutions for clients ranging from private portfolio owners to institutional investors, national lenders, and businesses of all sizes. I excel in seller and landlord representation, leveraging a collaborative approach and industry-leading platforms to maximize exposure and value.

I provide manufacturers, distributors, and logistics firms with real estate solutions that align with their business needs. My experience spans everything from supporting “Mom & Pop” operations to partnering with Fortune 500 corporations on complex transactions. I help investors of all sizes uncover opportunities, underwrite projects, and strategize ways to improve asset performance.

I am driven to create exceptional outcomes for my clients and meaningful opportunities for my colleagues. Whether navigating complex transactions, advising on strategic investments, or managing high-stakes negotiations, I bring expertise, insight, and a commitment to building long-term relationships that deliver success.

Education

With a career spanning commercial real estate, investment strategy, and financial services, I bring a unique depth of expertise to industrial property sales and advisory. Having led high-performing teams, managed $350M+ in annual transactions, and built a strong foundation in commercial lending, I understand how to position industrial assets for maximum value. My background enables me to navigate complex deals, uncover value-add opportunities, and deliver tailored solutions that drive stronger returns for property owners in today’s competitive market.

University of West Florida - BSBA Marketing
Omega Performance - Commercial Loans to Business
The Risk Management Association - Commercial Lending

ADVISOR BIOGRAPHY

Sid Bhatt, CCIM, SIOR

Senior Advisor
sid@saundersrealestate.com
Direct: **877-518-5263 x484** | Cell: **704-930-8179**

Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to $100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:
• Industrial
• Retail
• Office

ADVISOR BIOGRAPHY

Trace Linder

Advisor

trace@saundersrealestate.com
Direct: **877-518-5263 x463** | Cell: **863-287-3281**

Professional Background

Trace Linder is an Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:
• Commercial & Industrial
• Residential Development
• Recreational & Hunting Land

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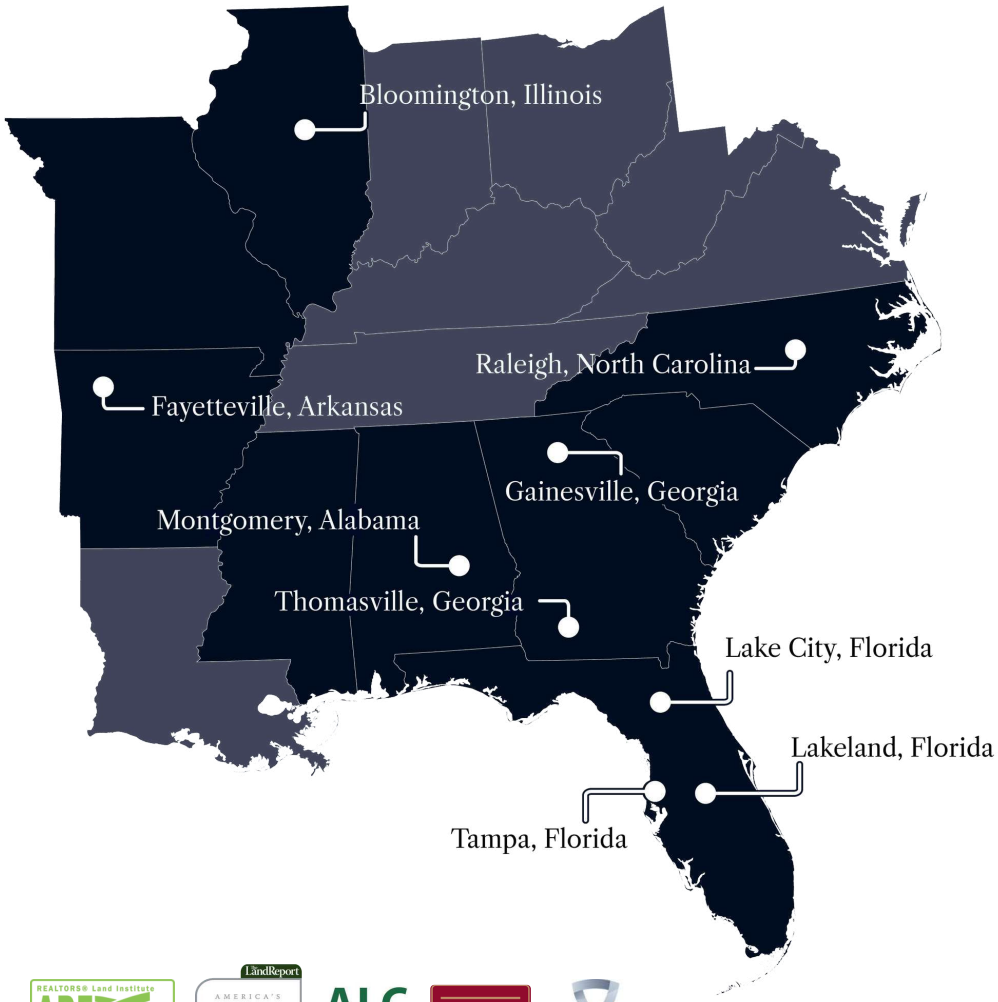
A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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