



INDUSTRIAL PROPERTY FOR LEASE

RAIL SERVED TAMPA INDUSTRIAL DISTRIBUTION AND MANUFACTURING

9508 N Trask St, Tampa, FL 33624

LEASE BROCHURE •

George William

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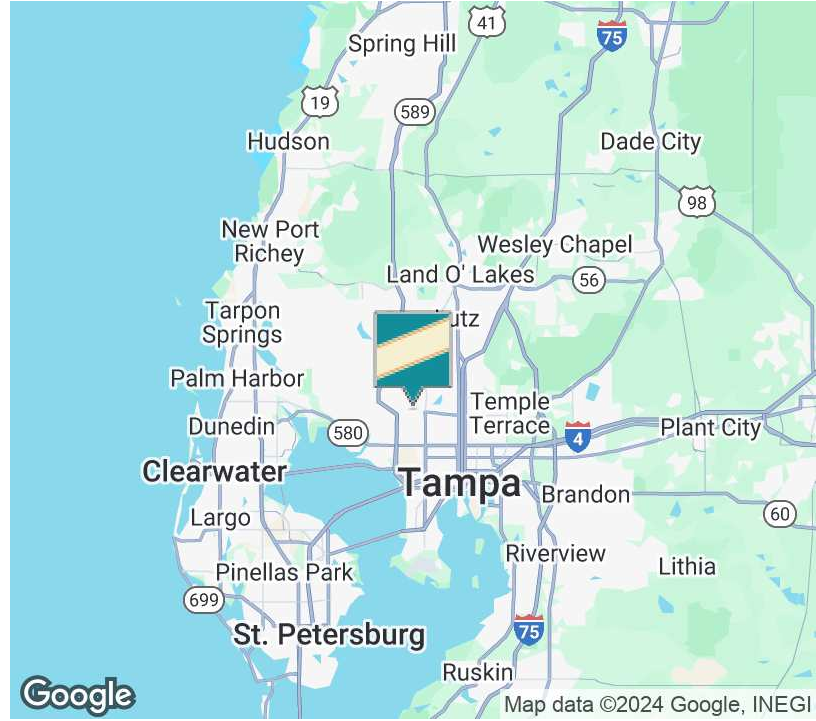
Grimaldi Commercial Realty Corp. • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 4,620 - 9,240 SF

Lease Rate: \$12.00 SF/yr (NNN)

Lot Size: 4.89 Acres

Year Built: 1974

Zoning: M

PROPERTY OVERVIEW

Warehouse space available for lease in Tampa, featuring Three Phase Power, Manufacturing zoning, oversized drive-in doors, and ample parking. Units range from 4,620 to 9,240 SF. Conveniently located near Tampa Bay, the airport, and downtown

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
9508 Warehouse Unit A	\$12.00 SF/yr	Manufacturing	9,240 SF
9508 Warehouse Unit B	\$12.00 SF/yr	Manufacturing	4,620 SF
9508 Warehouse Unit C	\$12.00 SF/yr	Manufacturing	7,840 SF

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LOCATION DESCRIPTION

This prime Real Estate gem offers a strategic location with direct railway access, making it a game-changer for businesses in logistics, manufacturing, and distribution. Nestled in a thriving economic hub, this property seamlessly blends convenience and efficiency, providing unparalleled connectivity for transportation of goods. Tampa's commitment to economic growth is evident in its pro-business policies, creating an environment where industries ranging from logistics to advanced manufacturing can thrive. With a workforce known for its dedication and a city poised for continued expansion, Tampa emerges as the quintessential destination for industrial enterprises seeking a competitive edge in the thriving landscape of Florida's industrial Real Estate.



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RAIL SERVED WAREHOUSE AND YARD

- Shipping by freight offers a multitude of advantages for business and industries all over the world. Rail transportation is a safe and cost efficient way to transport all types of cargo. Here in Tampa Florida specifically, rail-served facilities offer a centralized location for global trade along with easy access to the rest of the United States. In addition to railways, our area also offers convenient access to some of the nation's largest seaports and airports. It truly is a shipping mecca!
- Some warehouses are traditionally rail-served with direct access to a main line, allowing products to be loaded/unloaded on site. Other warehouses offer an alternative form of access via rail intermodal terminals. This form of shipping incorporates multiple modes of transportation to move products (both domestically and internationally) through a mixed use of trains, trucks and ships. Here in Florida there are two companies that play a crucial role in the transportation of products by rail: CSX and Florida East Coast Railway (FECR).
- CSX is a leading transportation supplier that serves some of the largest population centers in the nation. As a Class 1 railroad, the CSX network encompasses about 21,000 route miles of track in 23 states and into parts of Canada. CSX provides traditional rail service as well as the transport of intermodal containers and trailers
- Florida East Coast Railway (FECR) is a 351-mile freight rail system that runs from Jacksonville to Miami. Its mainline corridor offers major interstate and turnpike access, allowing FECR to move an array of products across the state.



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PROPERTY DETAILS

Lease Rate	\$12.00 SF/YR
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M
Lot Size	213,054 SF
APN #	23913.0000

LOCATION INFORMATION

Building Name	RAIL SERVED TAMPA INDUSTRIAL DISTRIBUTION AND MANUFACTURING
Street Address	9508 N Trask St
City, State, Zip	Tampa, FL 33624
County	Hillsborough

BUILDING INFORMATION

Building Size	70,829 SF
Ceiling Height	21 ft
Minimum Ceiling Height	18 ft
Number of Floors	1
Year Built	1974
Number of Buildings	9

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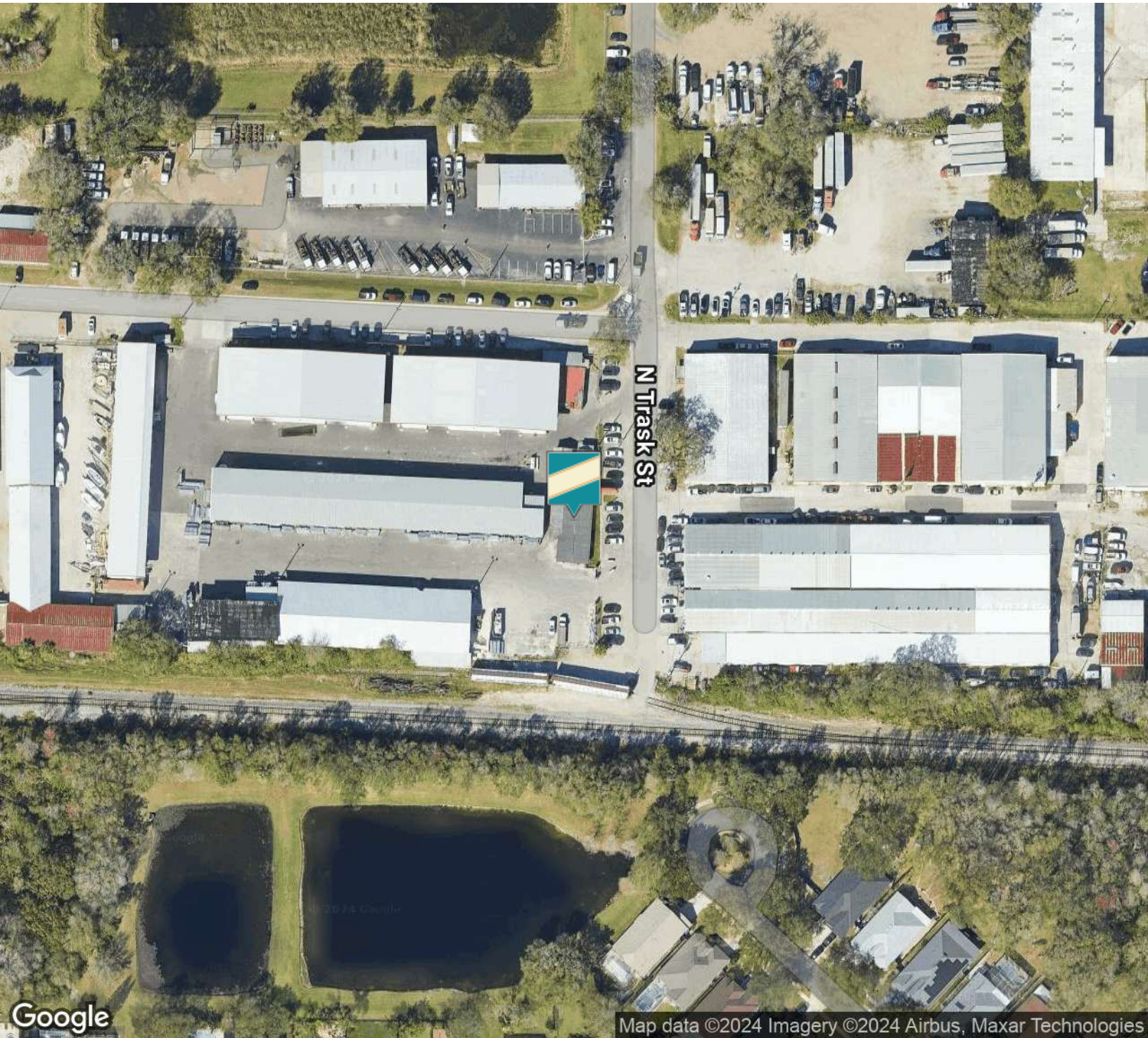
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LOCATION MAP



Google

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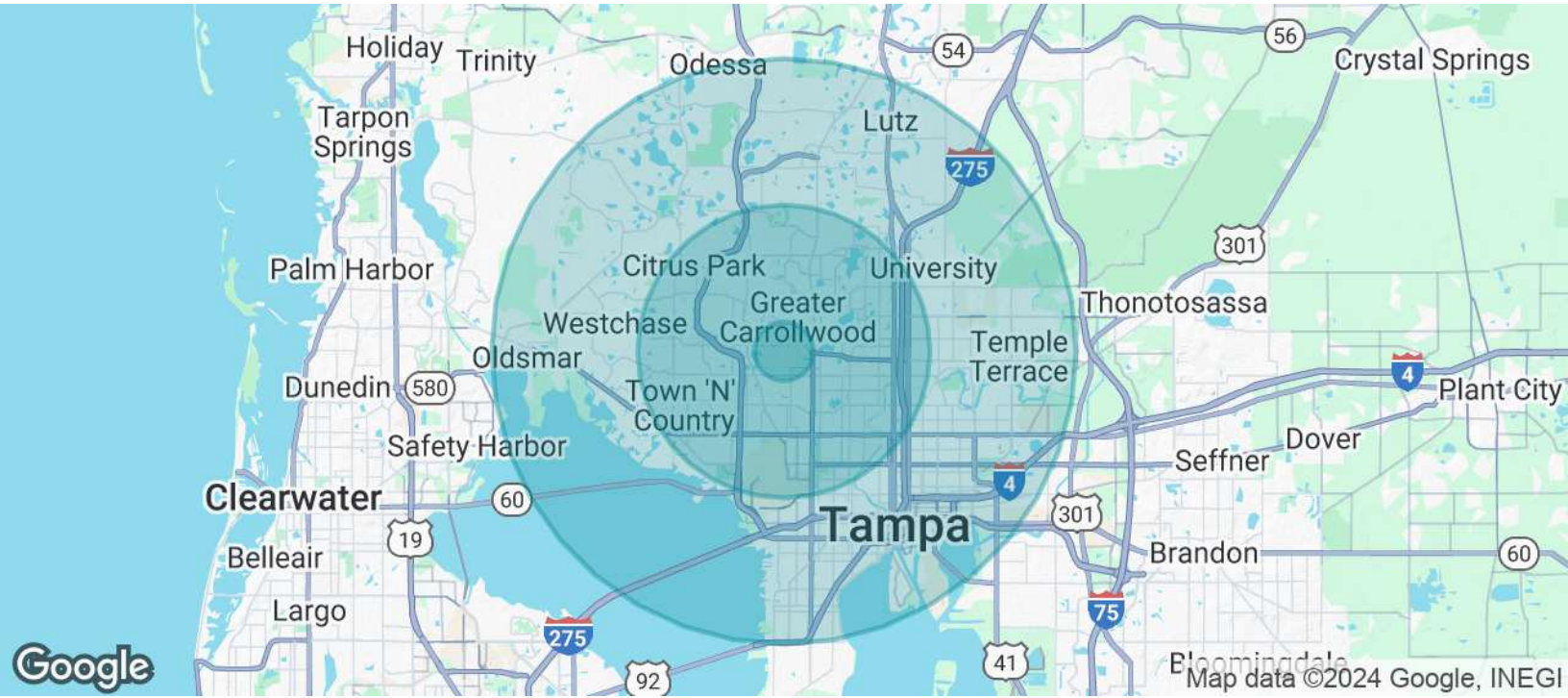
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,681	303,330	760,475
Average Age	35.6	39.7	37.9
Average Age (Male)	33.4	38.2	36.9
Average Age (Female)	38.0	41.3	39.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,764	122,444	322,994
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$67,291	\$68,523	\$78,248
Average House Value	\$156,612	\$207,531	\$252,660

2020 American Community Survey (ACS)

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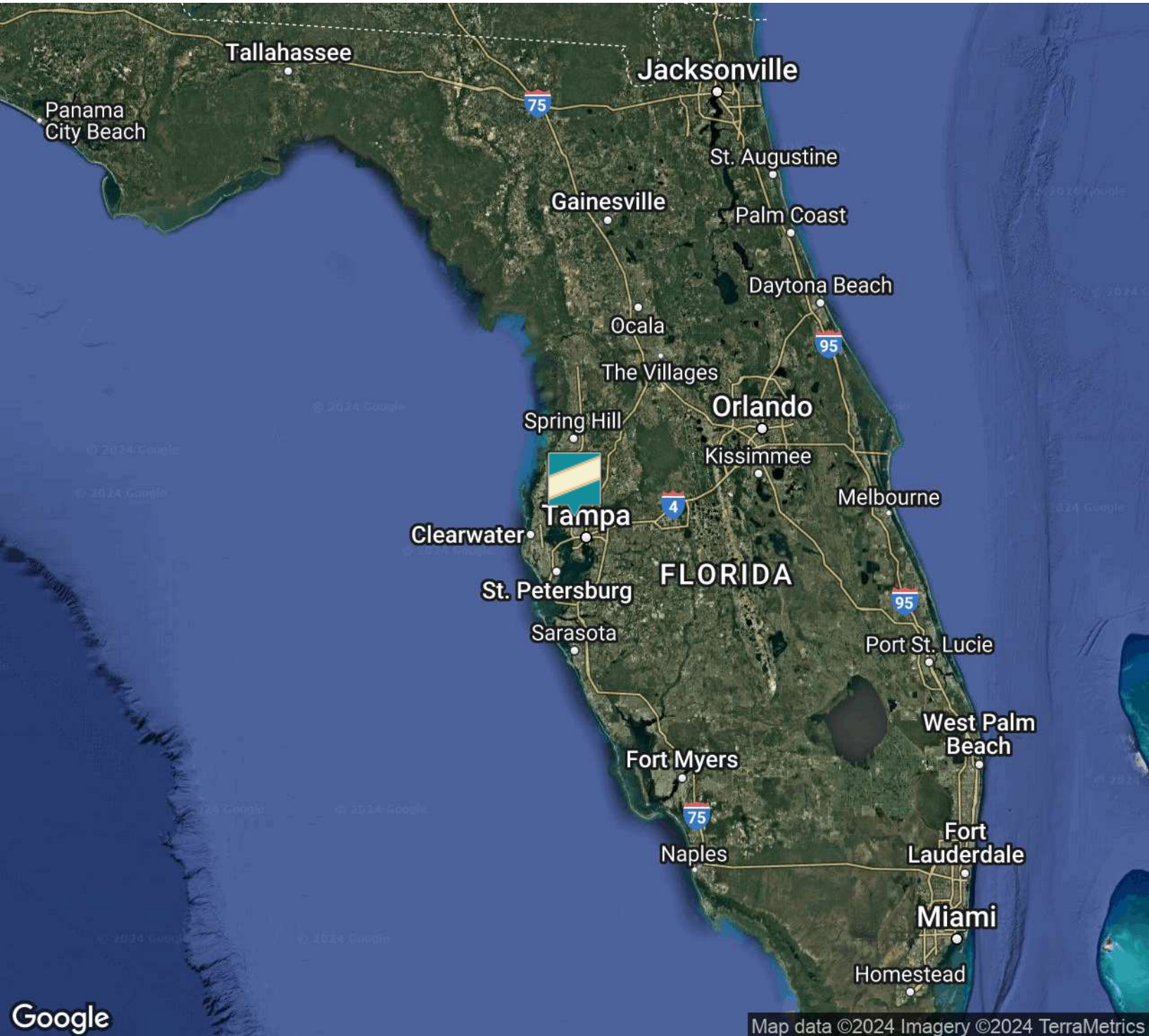
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AERIAL MAP



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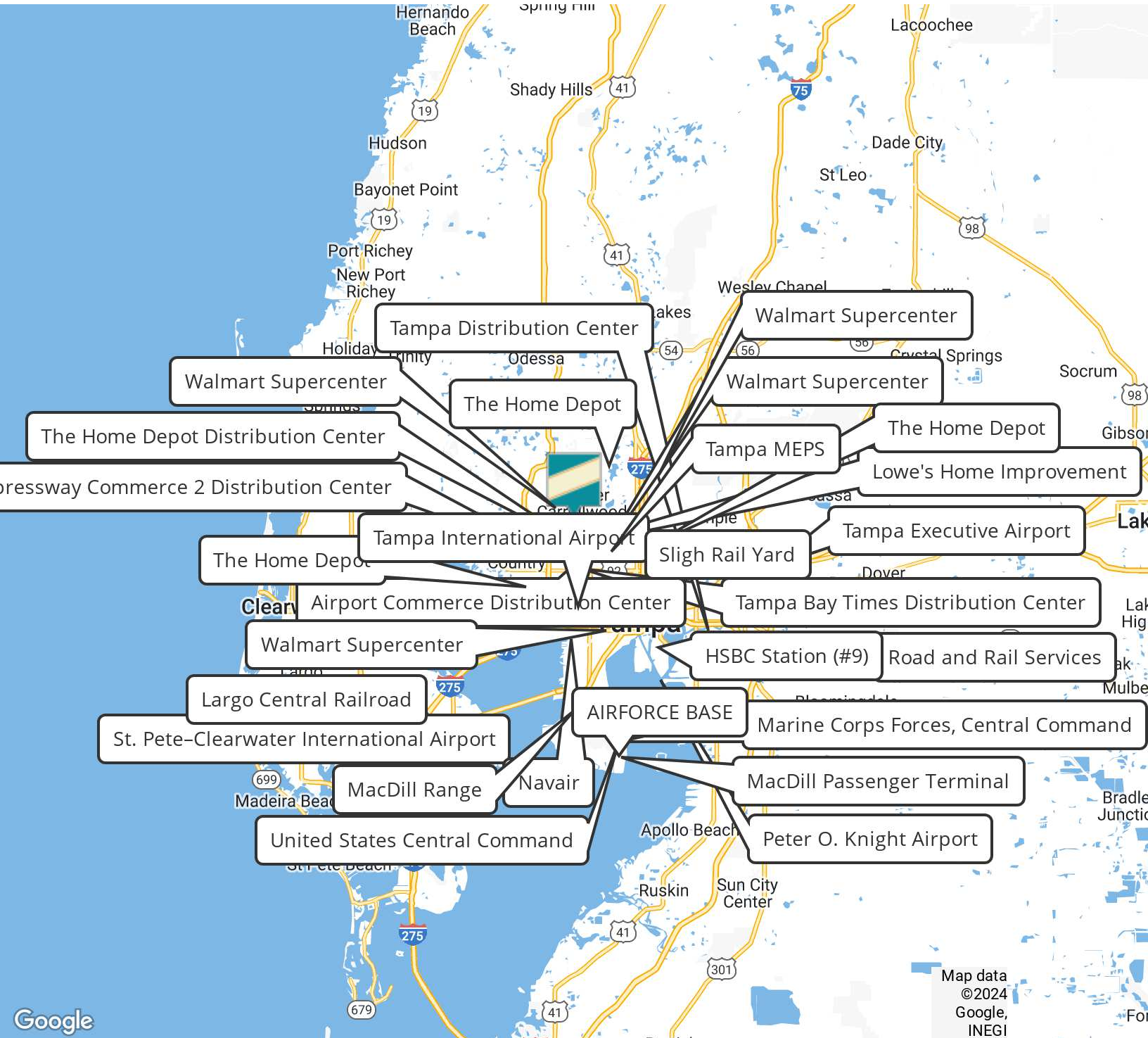
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RETAILER MAP



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ADVISOR BIO & CONTACT 1

GEORGE WILLIAM

Senior Broker Associate



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PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

Areas of Expertise:

- Investment and income producing properties
- Sale of businesses
- Retail Sales and Leasing
- Industrial Sales and Leasing
- Self Storage
- Gas Stations and Convenience Stores

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