

4907-4913 S 50th St

Tampa, FL 33619

TENANT REP INCENTIVE - One Month's Base Rent Bonus Commission

Lease Executed by September 15, 2026

High-Clearance Industrial +
Outdoor Storage For Lease

Offering Memorandum

± 0.73 AC IOS Redevelopment

IOS Development Underway
Expected Completion August 1st

MATTHEWS™



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See Page 13 for Tenant Rep Bonus Details



Table of Contents

- 04** Property Overview
- 12** Lease Overview
- 15** Market Overview

PROPERTY OVERVIEW

4907-4913 S 50th St
Tampa, FL 33619



PROPERTY HIGHLIGHTS

- **Limited Competing Supply** - At the time of listing, this is one of the few standalone warehouse opportunities between 10,000 SF and 20,000 SF available within a five-mile radius. With limited industrial inventory available in East Tampa and very little new development occurring at this size range, opportunities of this scale and construction remain increasingly difficult to find.
- **Unique Warehouse Construction** – The Industrial property features two brick warehouse buildings totaling approximately $\pm 14,200$ SF with clear heights reaching up to ± 24 feet and seven drive-in doors. The functional layout accommodates a wide range of industrial users including contractors, distributors, light manufacturers, and service-oriented businesses requiring efficient loading access and vertical storage capacity.
- **Dedicated Paved Outdoor Storage** – Ownership is currently demolishing an existing structure to create a dedicated paved outdoor storage area, providing tenants with additional flexibility for equipment storage, fleet parking, trailer staging, and material storage. Dedicated outdoor storage remains one of the most sought-after industrial amenities in the Tampa Bay market, particularly within established infill locations where developable industrial land is increasingly limited. **IOS Development is currently underway - Expected delivery by August 1st.**
- **Competitive Location** – Situated on US-41 with approximately 210 feet of frontage, the property provides convenient access to Tampa's major transportation network. Located approximately five miles from both I-4 and I-75 and just 2.5 miles from Port Sutton, tenants benefit from efficient connectivity to the Tampa Bay region, Central Florida, and key freight corridors.
- **Additional On-Site Storage** – The property's $\pm 5,000$ SF micro-bay storage component provides additional storage space for growing businesses and individuals. The units are well-suited for overflow inventory, equipment, tools, materials, and other storage needs that may not require traditional warehouse space.



IOS DEVELOPMENT RENDERING



IOS DEVELOPMENT RENDERING



IDEAL TENANT PROFILE

- Contractors
- Equipment rental
- Trucking & logistics
- Utility companies
- Building supply
- Marine & port-related users
- Distributors
- Light manufacturers



676 ± 27,500 VPD



Ports America Inc
Government Office

Port of Tampa
Container Terminal



41

± 26,500 VPD



Madison Ave ± 13,500 VPD



Subject Property





±7,200 SF

±7,000 SF

Gravel

Demolished

±2,600 SF

±2,400 SF



± 26,500 VPD



4907-4913 S 50th St
Tampa, FL 33619

±19,200 SF

Total Rentable SF

±14,200 SF

Warehouse SF

±24'

Warehouse Clear Height

Brick/Metal

Construction

±32,000 SF

Outdoor Storage



INTERIOR PHOTOS



LEASE OVERVIEW

4907-4913 S 50th St
Tampa, FL 33619



LEASE SUMMARY

Property Specifications

Address	4907-4913 S 50th St, Tampa, FL 33619
Total Rentable SF	±19,200
Outdoor Storage Area	±32,000 SF (0.73 AC)
Total Buildings	4
Industrial SF	±14,200
Micro-Bay/Self Storage SF	±5,000
Total Acreage	±2.23
APN (Parcel #)	U0430191Q3000119000021, U0430191Q3000114000050, U0430191Q3000114000060
Lot Sq. Ft.	±97,138 SF
Year Built	2010-2011
Clear Height	±10'-24'
Coverage Ratio	19.77%
Bathrooms	3
Drive-In Doors	7
Construction	Brick/Metal
Zoning	CI/M (Commercial Intensive & Manufacturing)

For Lease Details

Tenant Representative Incentive	Limited Time: Tenant Rep Bonus Equal to One (1) Month's Base Rent if a lease is fully executed on or before September 15, 2026
Asking Rent/SF	Contact Broker
Lease Type	NNN (Industrial & Outdoor Storage) Full Service Gross (Micro-Bay/Self Storage)



BUILDING INFORMATION

Building Info - 4911 S 50th St (Industrial)

Address	4911 S 50th St, Tampa, FL 33619
Rentable SF	± 14,200 SF
Lot Size	± 0.97 AC
Buildings	2
East Warehouse SF	± 7,000
West Warehouse SF	± 7,200
Construction	Brick
Wall Height	± 24'
Drive-In Doors	± 7
Lease Type	Triple-Net (NNN)

Building Info - 4913 S 50th St (Micro-Bay/Self Storage)

Address	4913 S 50th St, Tampa, FL 33619
Rentable SF	± 5,000
Lot Size	± 0.54
Buildings	2
East Warehouse SF	± 2,400
West Warehouse SF	± 2,600
Construction	Metal
Wall Height	± 10'
Drive-In Doors	± 21
Lease Type	Full Service Gross

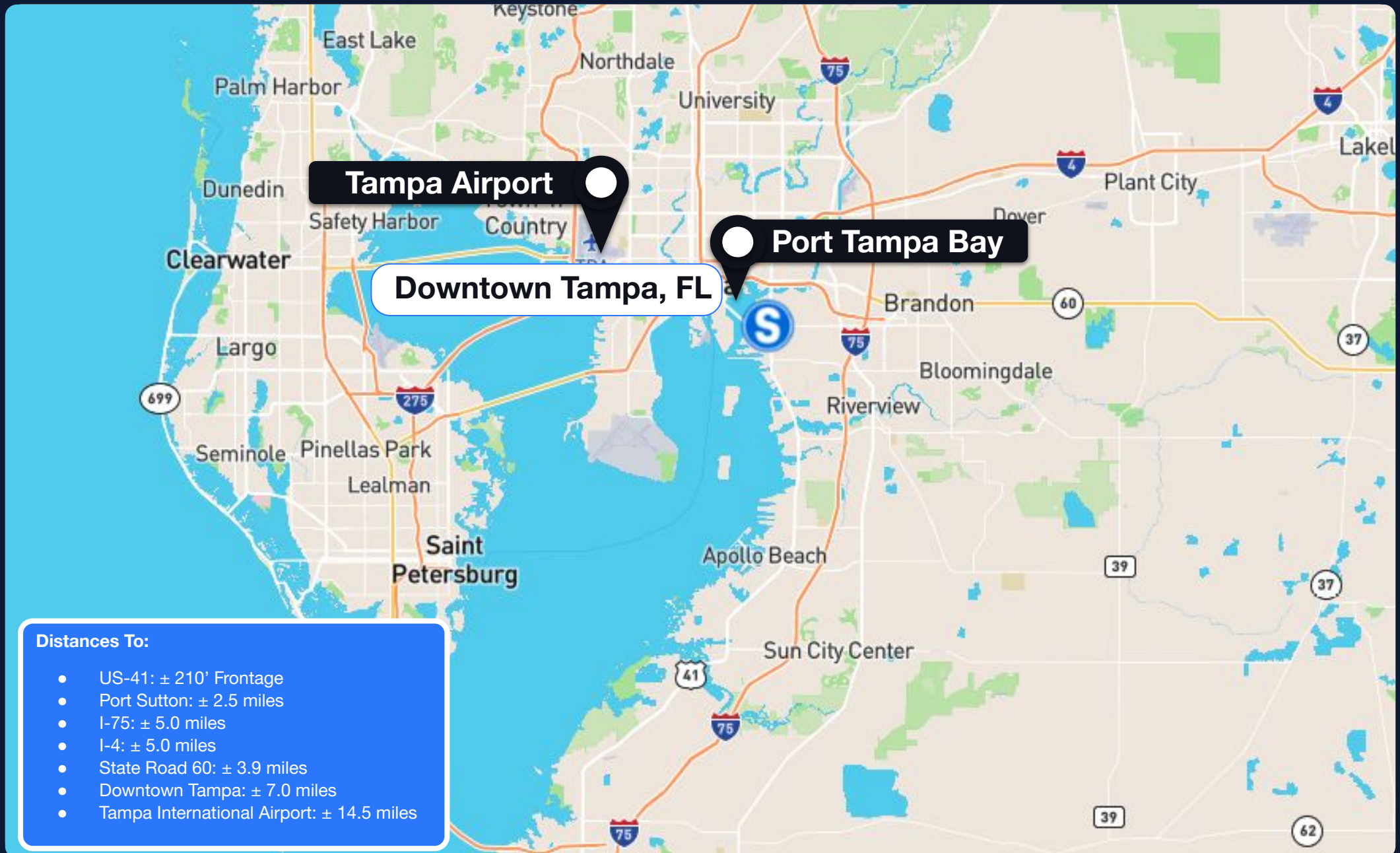
Site Info - 4907 S 50th St (Outdoor Storage)

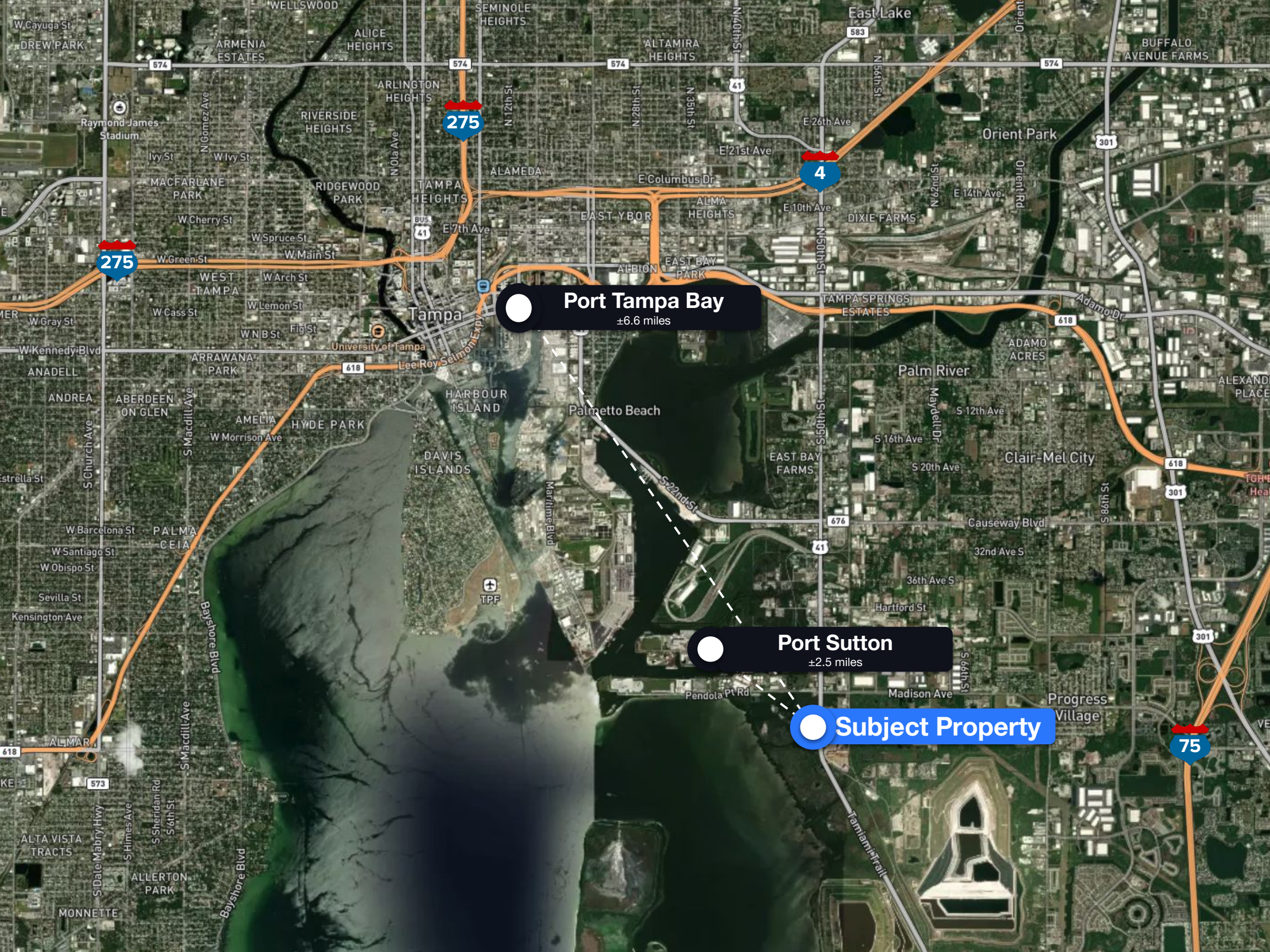
Address	4907 S 50th St, Tampa, FL 33619
Rentable Lot size (AC)	±0.73
Lot SF	±32,000
Lot Condition	Paved/Gravel
Zoning	CI (Commercial Intensive)
Lease Type	Triple-Net (NNN)

Unit Mix - 4913 S 50th St (Micro-Bay/Self Storage)

Total Units	37 Units
10'x20'	21 Units
5'x10'	16 Units

4907-4913 S 50th St
Tampa, FL 33619





Port Tampa Bay

±6.6 miles

Port Sutton

±2.5 miles

Subject Property

Tampa, FL

Local Market Overview

Tampa is anchored by a diversified economic base, centered on healthcare (notably Tampa General Hospital and Moffitt Cancer Center), financial services, logistics, and growing tech and innovation sectors. The city's status as a tourism gateway—highlighted by attractions such as Busch Gardens, the Florida Aquarium, and a vibrant cruise-ship port—drives substantial visitor traffic and supports hospitality, retail, and entertainment sectors. Tampa also benefits from a robust convention and event calendar that includes major sports and cultural gatherings. As the economic hub of Florida's West Coast, Tampa extends influence across the Gulf corridor. The metro ranks among the nation's top 15 Designated Market Areas (DMAs), reflecting its broad media reach and competitive standing.

Transportation infrastructure enhances Tampa's appeal: major corridors (I-275, I-4, and Veterans Expressway) facilitate intra- and inter-regional connectivity, while Tampa International Airport provides direct access to domestic and international markets. The region's port facilitates significant cargo and cruise operations. In education, Tampa hosts prominent institutions—University of South Florida, University of Tampa, Hillsborough Community College—which supply a steady pipeline of talent and promote research and institutional collaboration. Together, these amenities and linkages underpin Tampa's economic resilience and institutional relevance, appealing to both businesses and residents.



Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	23,711	123,191	745,000
Current Year Estimate	21,684	119,347	736,355
2020 Census	17,681	101,327	674,902
Growth Current Year-Five-Year	9.35%	3.22%	1.17%
Growth 2020-Current Year	22.64%	17.78%	9.11%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	8,926	53,542	306,187
Current Year Estimate	8,183	51,692	302,202
2020 Census	6,484	42,083	264,378
Growth Current Year-Five-Year	9.09%	3.58%	1.32%
Growth 2020-Current Year	26.20%	22.83%	14.31%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$107,805	\$131,980	\$131,401

Tampa's Economy

Tampa is a growing metropolitan area and one of Florida's most popular destinations, offering a balance of coastal living, economic vitality, and business accessibility. As a center for healthcare, finance, education, and logistics, the city supports a diverse economic base and continues to attract major employers and development. Tampa benefits from its waterfront setting, expanding downtown core, and ongoing investment in public infrastructure and tourism-related assets. The region's cultural institutions, professional sports venues, and year-round outdoor lifestyle support a strong visitor economy and enhance its appeal for both residents and businesses.

Retailers and businesses operating in Tampa benefit from a fast-growing consumer base, robust tourism traffic, and ongoing migration from other states. With over 26 million annual visitors, a \$9.4 billion tourism economic impact, and major expansions at Tampa International Airport, the city is well-positioned for long-term growth. Tampa consistently ranks among the Southeast's top-performing markets due to its strategic location, cost advantages, and solid fundamentals across commercial real estate sectors.

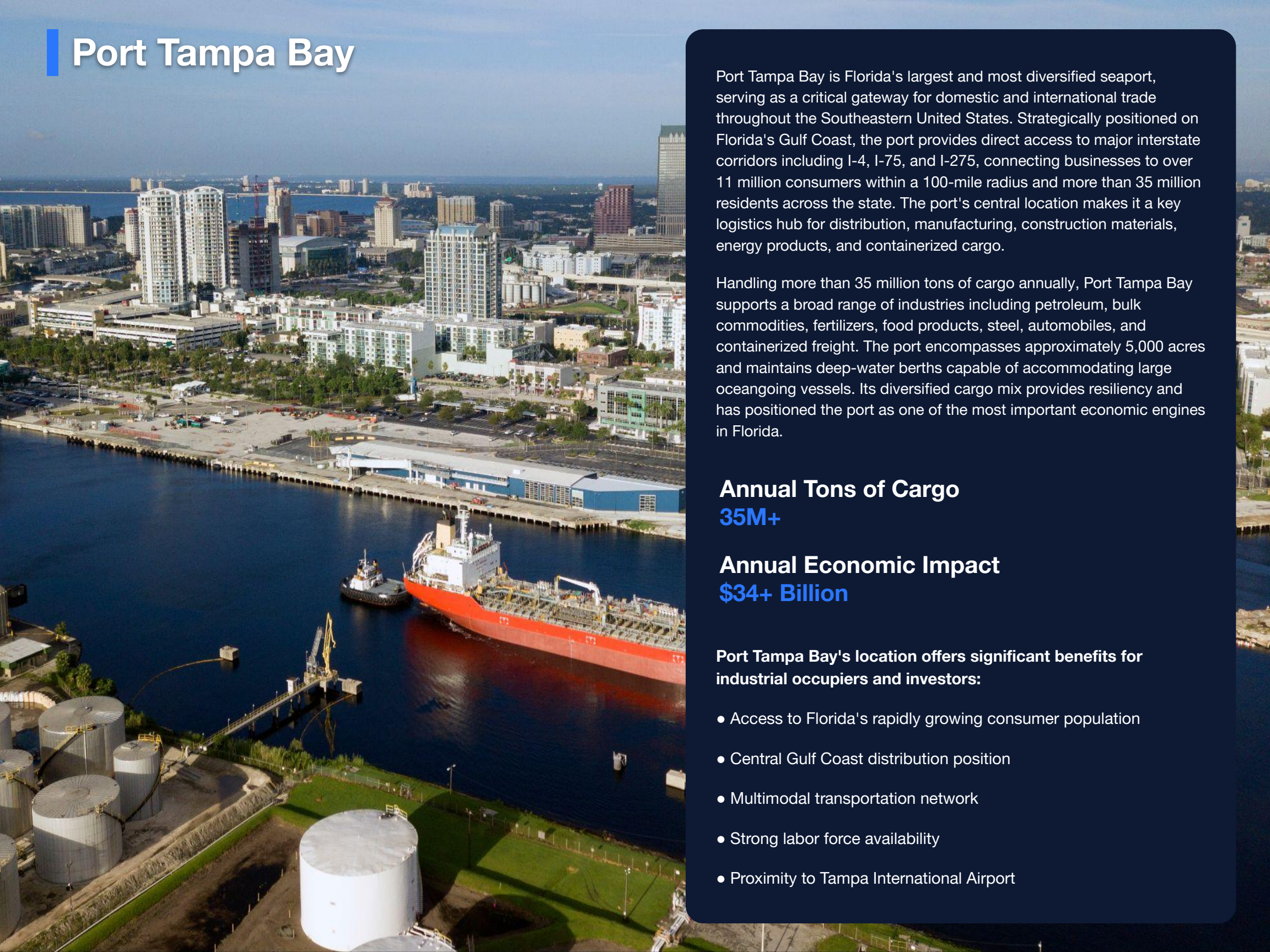
Total Population
414,547

Annual Visitors
26.7 million

Tourism Economic Impact
\$9.4 Billion



Port Tampa Bay



Port Tampa Bay is Florida's largest and most diversified seaport, serving as a critical gateway for domestic and international trade throughout the Southeastern United States. Strategically positioned on Florida's Gulf Coast, the port provides direct access to major interstate corridors including I-4, I-75, and I-275, connecting businesses to over 11 million consumers within a 100-mile radius and more than 35 million residents across the state. The port's central location makes it a key logistics hub for distribution, manufacturing, construction materials, energy products, and containerized cargo.

Handling more than 35 million tons of cargo annually, Port Tampa Bay supports a broad range of industries including petroleum, bulk commodities, fertilizers, food products, steel, automobiles, and containerized freight. The port encompasses approximately 5,000 acres and maintains deep-water berths capable of accommodating large oceangoing vessels. Its diversified cargo mix provides resiliency and has positioned the port as one of the most important economic engines in Florida.

Annual Tons of Cargo
35M+

Annual Economic Impact
\$34+ Billion

Port Tampa Bay's location offers significant benefits for industrial occupiers and investors:

- Access to Florida's rapidly growing consumer population
- Central Gulf Coast distribution position
- Multimodal transportation network
- Strong labor force availability
- Proximity to Tampa International Airport

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 4913 S 50th St, TAMPA, FL, 33619 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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