

6750 Bryan Dairy Road

6750 BRYAN DAIRY ROAD
SEMINOLE, FL 33777

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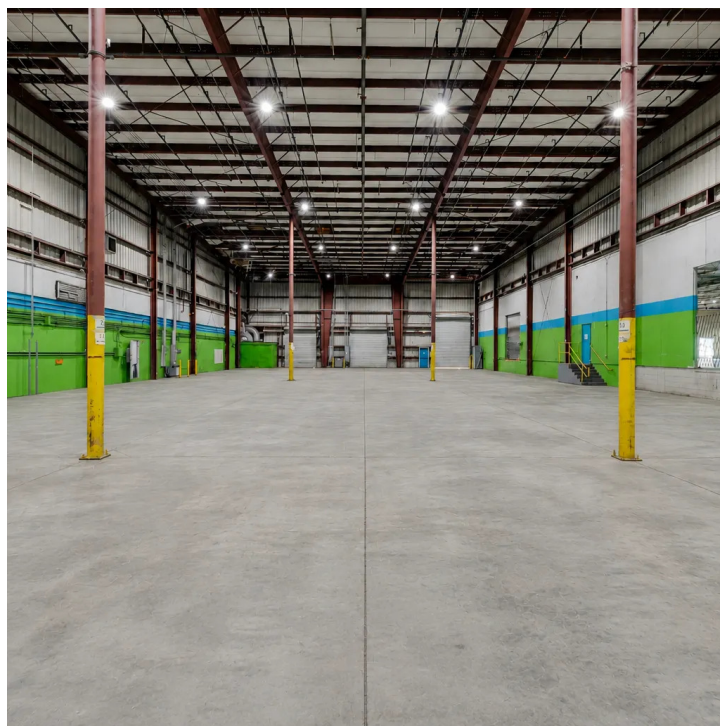
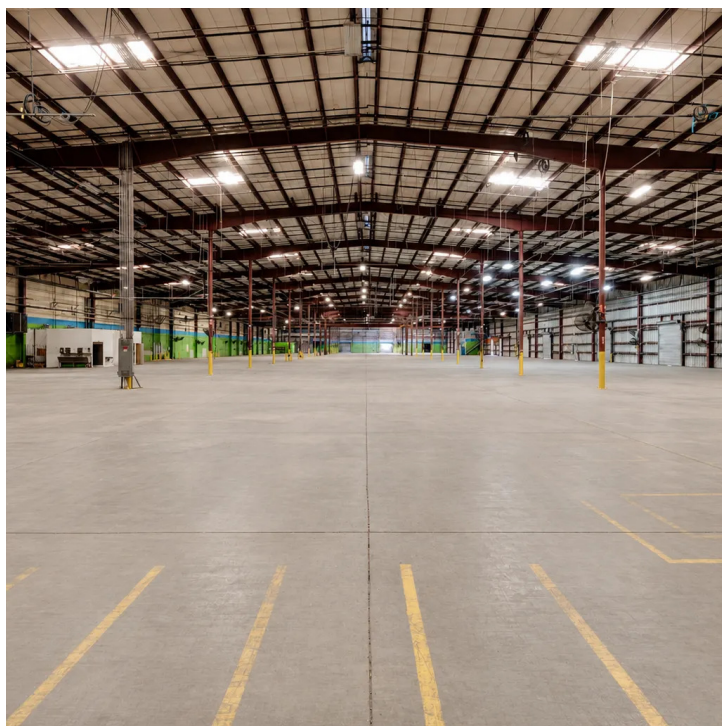
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Executive Summary

6750 BRYAN DAIRY ROAD | INDUSTRIAL/MIXED-USE PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$9.95 SF/yr (NNN)
Building Size:	267,695 SF
Available SF:	11,233 - 189,957 SF
Lot Size:	10.87 Acres
Number of Units:	6
Ceiling Height:	15'-30'

PROPERTY OVERVIEW

Discover a prime leasing opportunity at this exceptional property on Bryan Dairy Road in Seminole, FL. Offering versatile industrial, manufacturing, warehouse, and recreational spaces, the property features expansive floor plans, soaring ceilings, robust power capacity, and modern infrastructure tailored to support a wide range of business operations. Multiple dock-high doors and efficient loading access create seamless logistics and distribution capabilities, making this an ideal hub for growing companies seeking both functionality and efficiency. The property boasts outstanding accessibility for trucks, trailers, and commercial vehicles, with excellent circulation throughout the site for smooth day-to-day operations. Ample onsite parking, professionally maintained landscaping, and a clean, polished exterior create a strong first impression for employees, clients, and visitors alike.

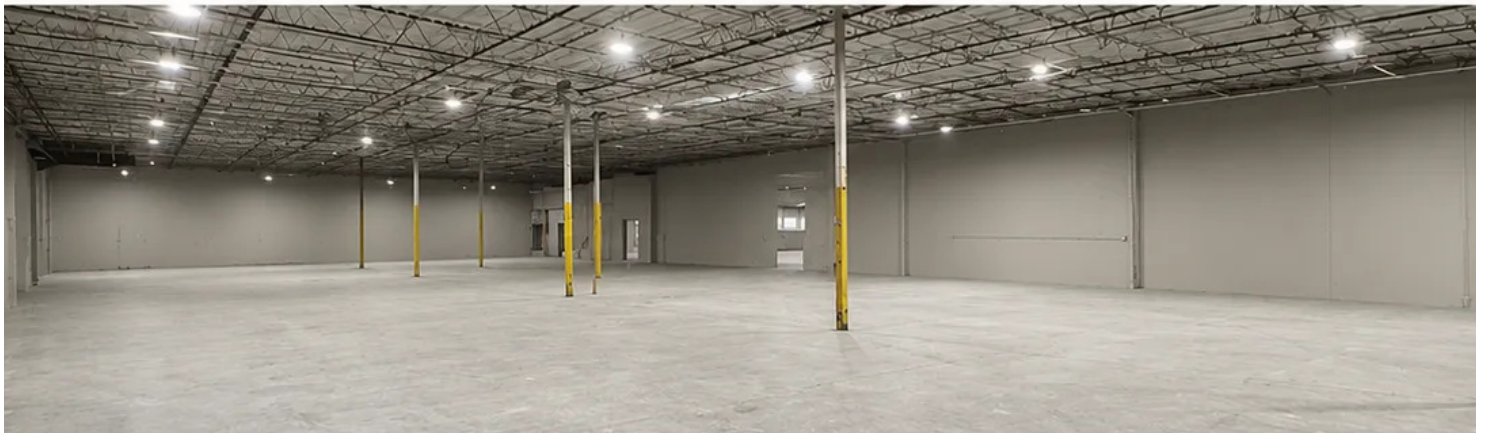
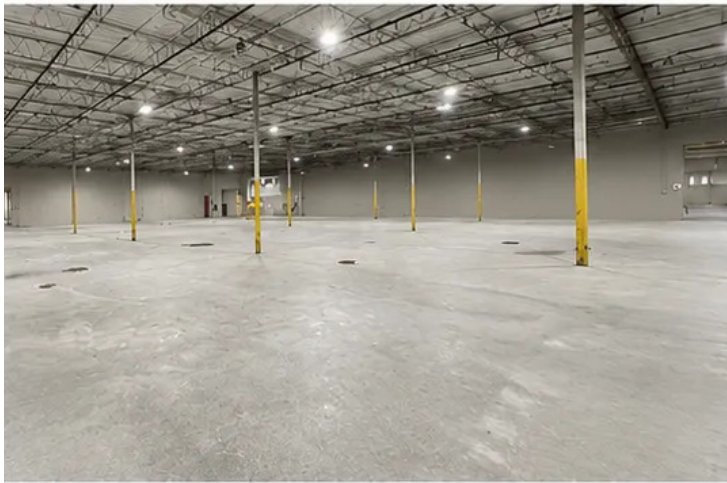
PROPERTY HIGHLIGHTS

- Substantial capital improvements recently completed
- Multiple points of ingress and egress
- Divided into 6 spaces
- 19 dock high doors
- 3 grade level doors, 3 drive in doors
- Newly installed central station monitoring, wet-type ESFR Fire Sprinkler System
- Industrial power: phase 240 volt & 3 phase 480 volt



Additional Photos - Proposed Improvements

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**Ai Generated Architectural Renderings*

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Property Details & Highlights

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Property Type	Industrial/Mixed-Use
Property Subtype	Manufacturing
APN	18-30-16-21582-001-0010
Building Size	267,695 SF
Lot Size	10.87 Acres

This property has recently completed substantial capital improvements, further enhancing its functionality and long-term value. Owned and managed by a well-capitalized landlord, the asset benefits from a strong commitment to property maintenance and continued investment. The site offers excellent accessibility with two convenient ingress and egress points directly off Bryan Dairy Road, providing efficient access for employees, customers, and distribution operations. The building is divided into six spaces, offering flexibility for a variety of industrial users and occupancy configurations. The property is well-equipped with 19 dock-high loading doors, 3 grade-level loading doors, and 3 drive-in doors, allowing for efficient loading, unloading, and logistics operations. In addition, 3-phase power is available throughout the facility, making it well-suited for manufacturing, warehouse, distribution, and other power-intensive industrial uses.



- GLA Available: up to 189,957 SF
- Spaces can be contiguous or subdivided to meet tenants criteria.
- Substantial capital improvements recently completed
- Multiple points of ingress and egress
- Divided into 6 spaces
- 19 dock high doors
- 3 grade level doors, 3 drive in doors
- Newly installed central station monitoring, wet-type ESFR Fire Sprinkler System
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Location Highlights

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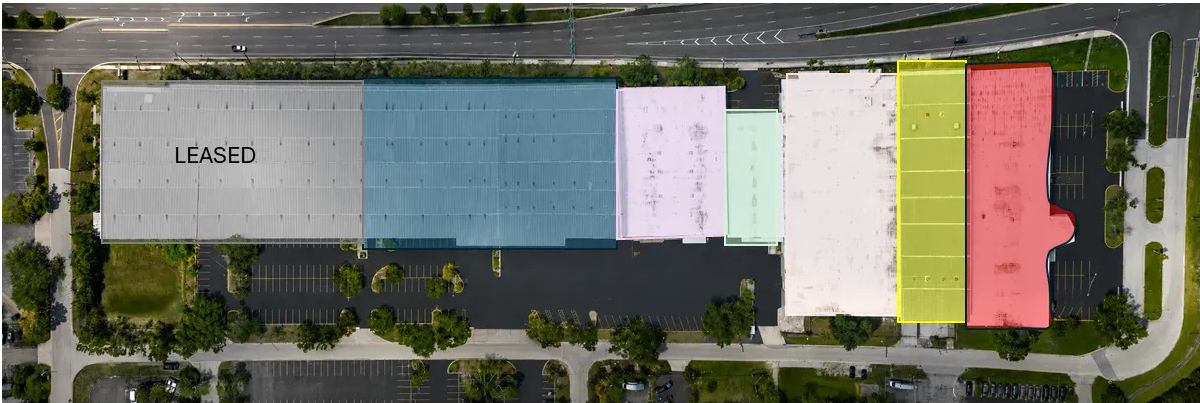
LOCATION HIGHLIGHTS

- South Pinellas consistently commands a premium compared to other Tampa industrial submarkets. This pricing advantage is largely tied to the prevalence of small-bay availabilities, which typically achieve higher rents. Rent growth has normalized from earlier peaks, signaling a return to long-term patterns as landlords adopt more measured pricing strategies. Development remains constrained by Pinellas County's dense urban fabric and limited land availability. New projects are primarily focused on redevelopment and infill opportunities, reinforcing the submarket's mature profile. These dynamics support a relatively stable supply pipeline, even as modern properties remain scarce. The South Pinellas Submarket is expected to maintain its competitive positioning, supported by sustained demand for smaller spaces and strategic redevelopment. While aging inventory may temper leasing velocity, limited new construction should help balance vacancy pressures over time.
- Tampa's commercial real estate inventory is mostly concentrated in Central Hillsborough and Pinellas Counties along major roadways, with growth expanding northward to Pasco County. Industrial users continue to target Tampa for its growing population. City Furniture, Lowe's, and Target have all opened million SF-plus distribution centers. Although growth has moderated, Tampa remains a top market for expansion. (Source: Costar)



Space Plan

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	11,233 - 189,957 SF	Lease Rate:	\$9.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	GLA SIZE (SF)	LEASE TYPE	LEASE RATE
Building 1	Available	32,221 SF	NNN	\$9.95 SF/yr
Building 2	Available	24,343 SF	NNN	\$9.95 SF/yr
Building 3	Available	43,385 SF	NNN	\$9.95 SF/yr
Building 4	Available	11,233 SF	NNN	\$9.95 SF/yr
Building 5	Available	23,975 SF	NNN	\$9.95 SF/yr
Building 6	Available	54,800 SF	NNN	\$9.95 SF/yr



Aerial Map

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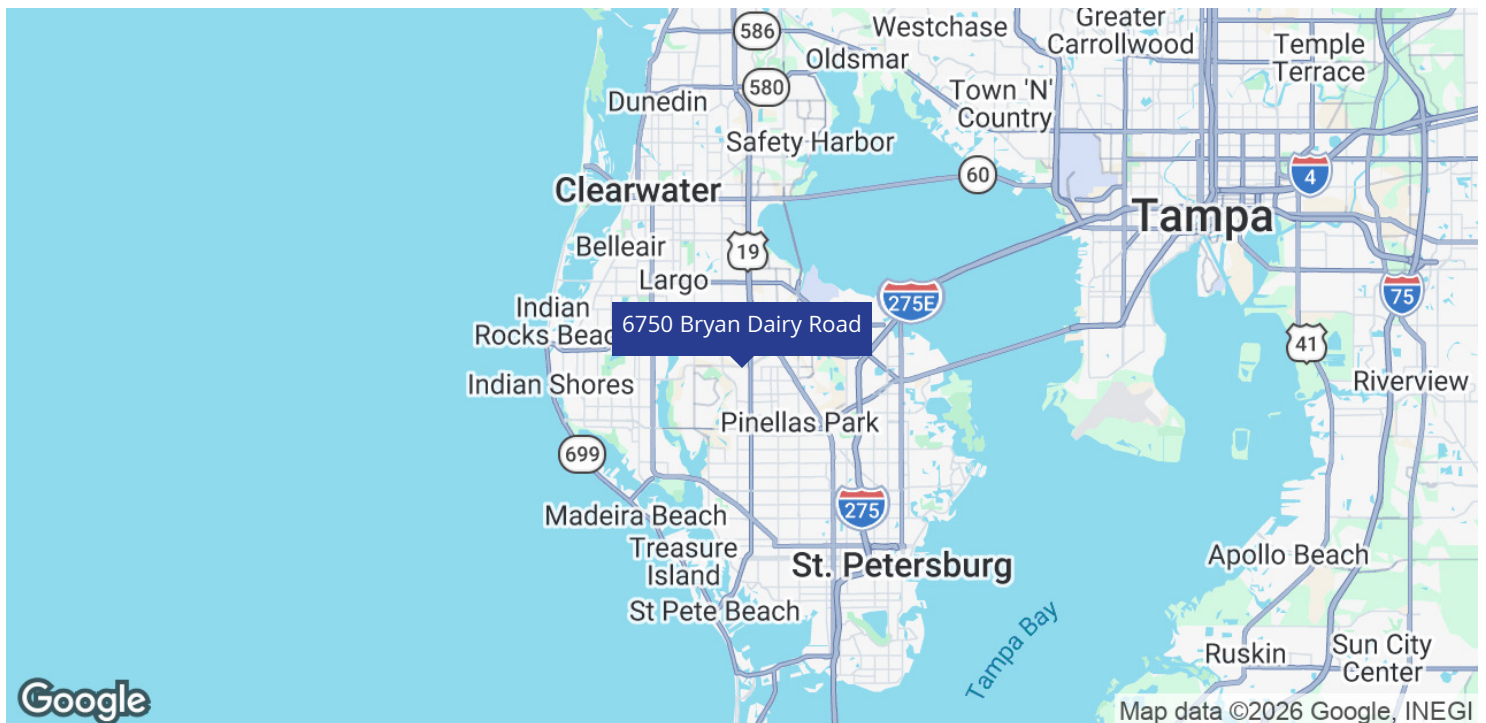


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Location Map

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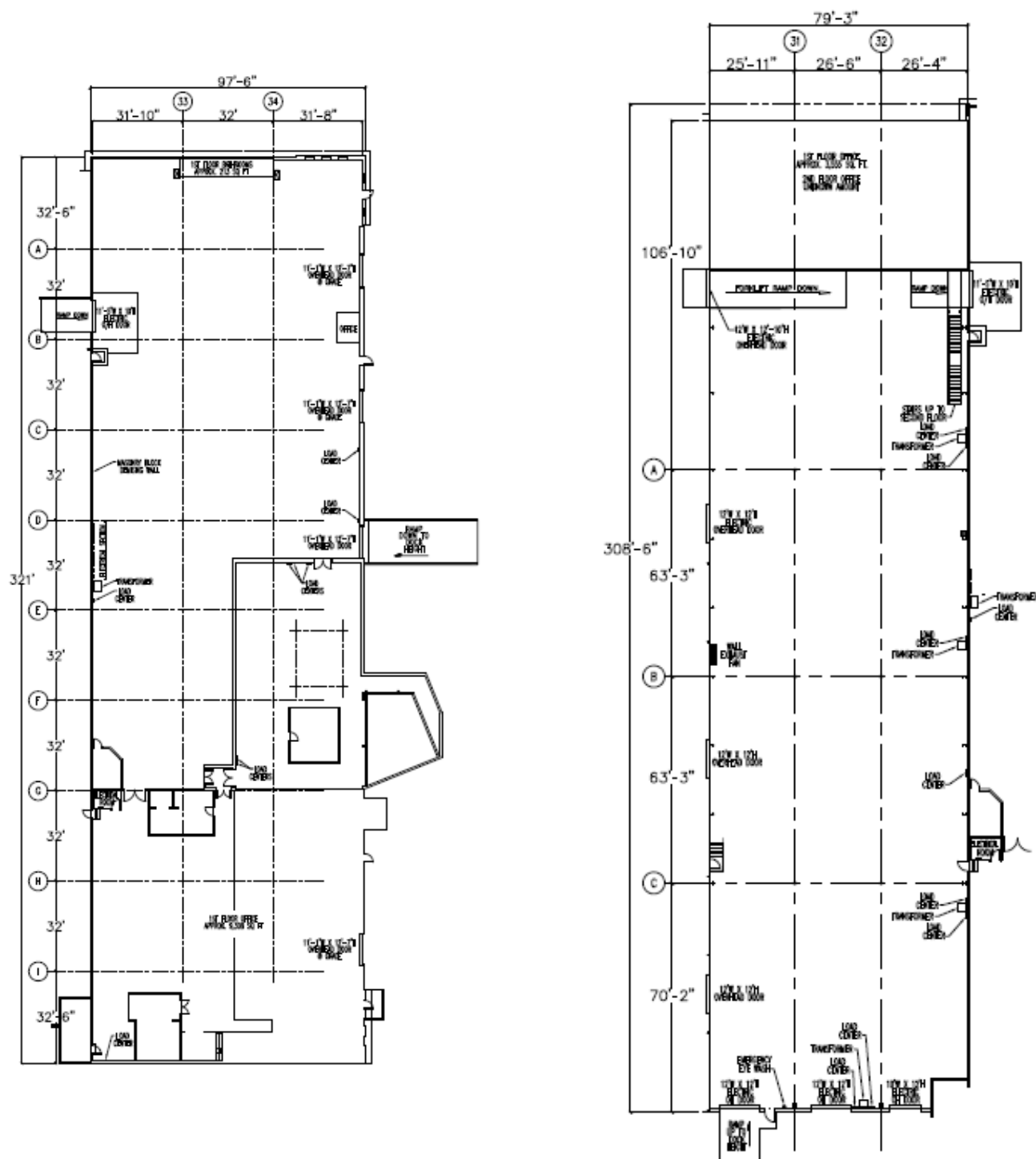
Site Plans - Whole Building

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Site Plans - Building 100 & 200

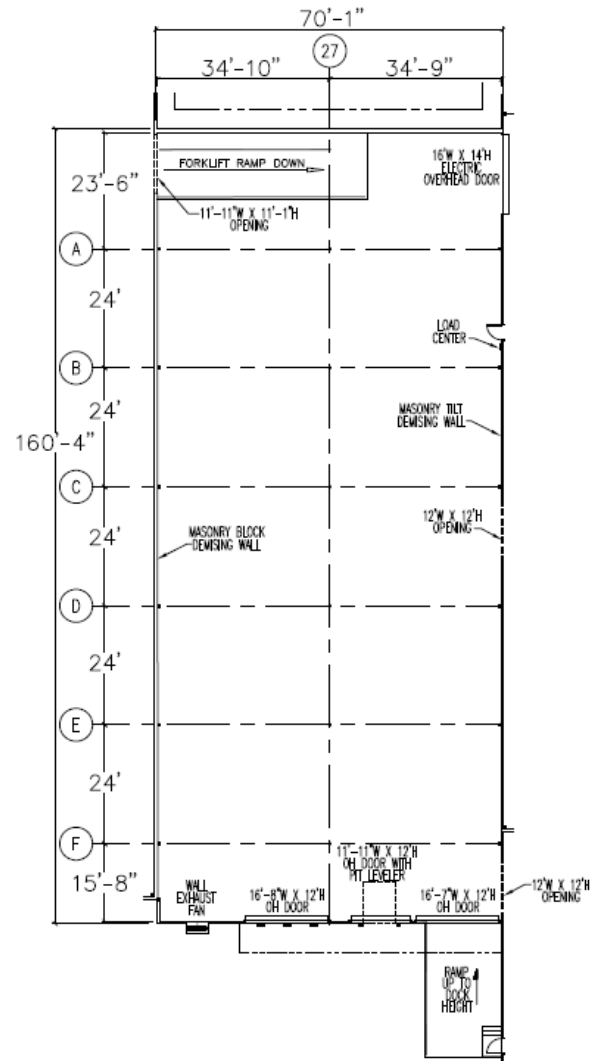
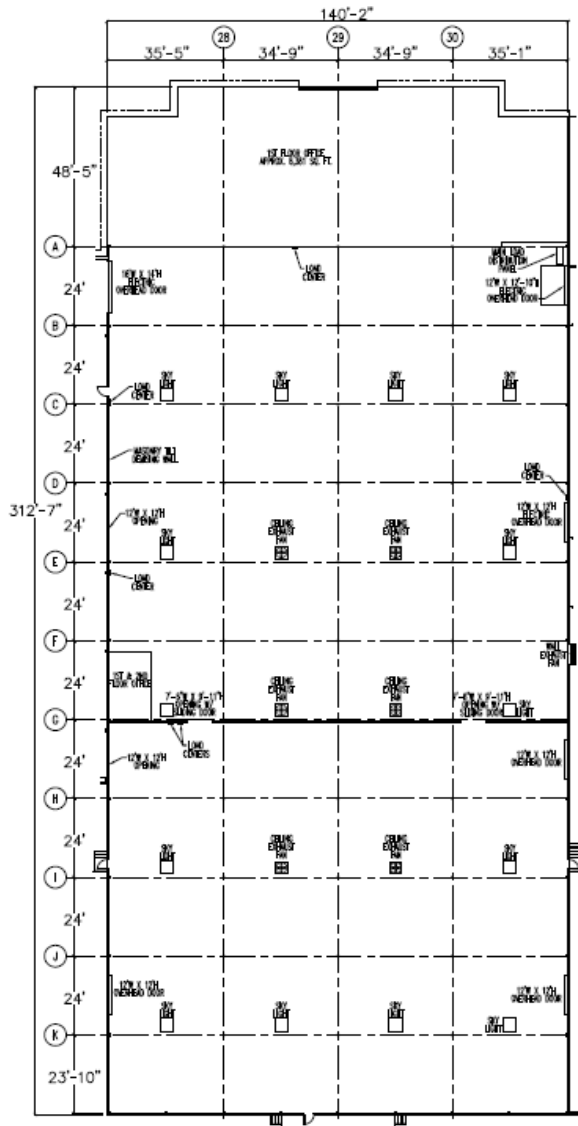
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Site Plans - Building 300 & 400

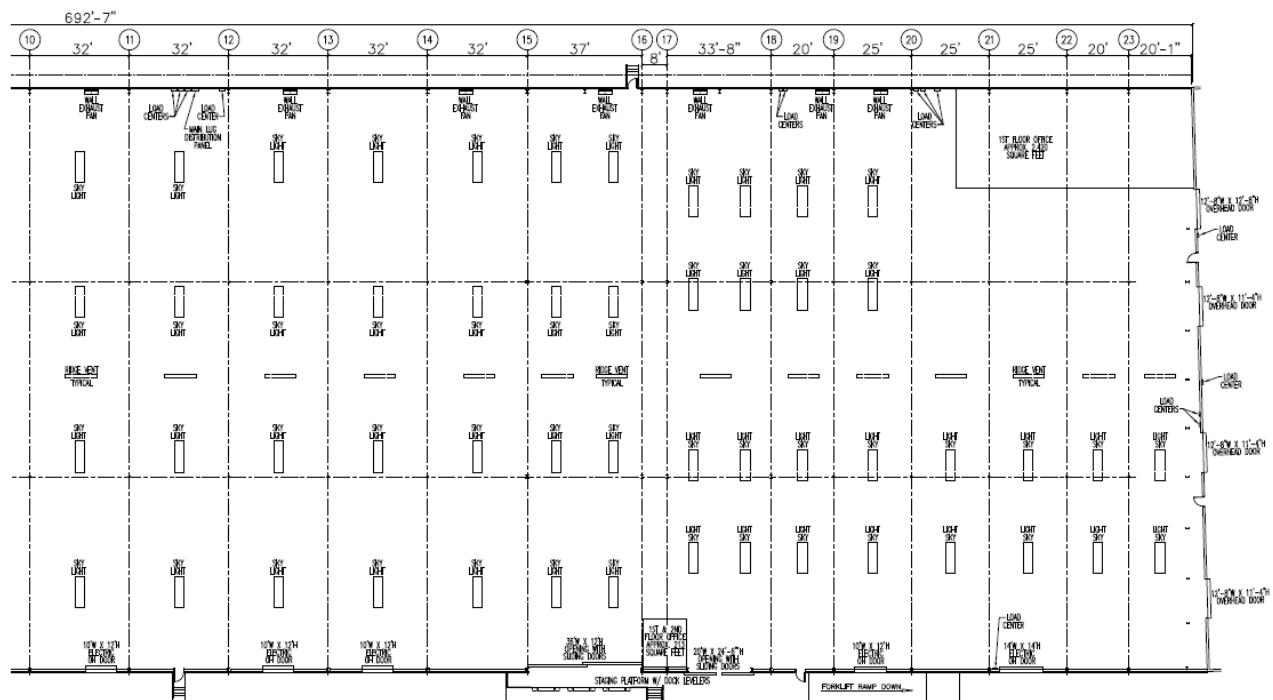
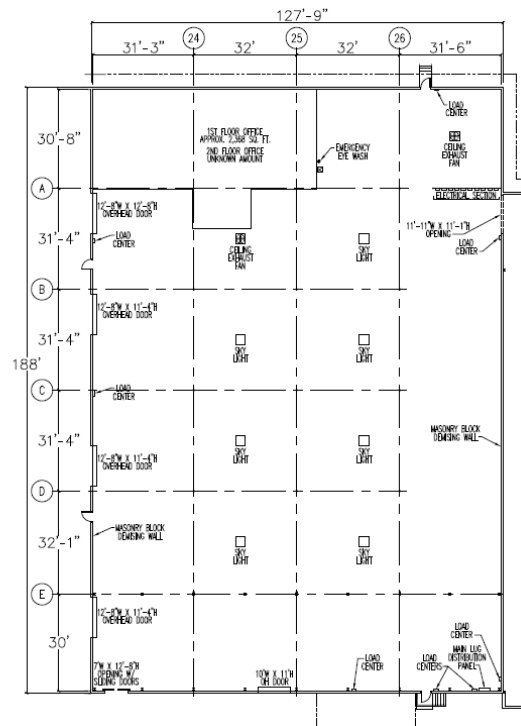
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Site Plans - Building 500 & 600

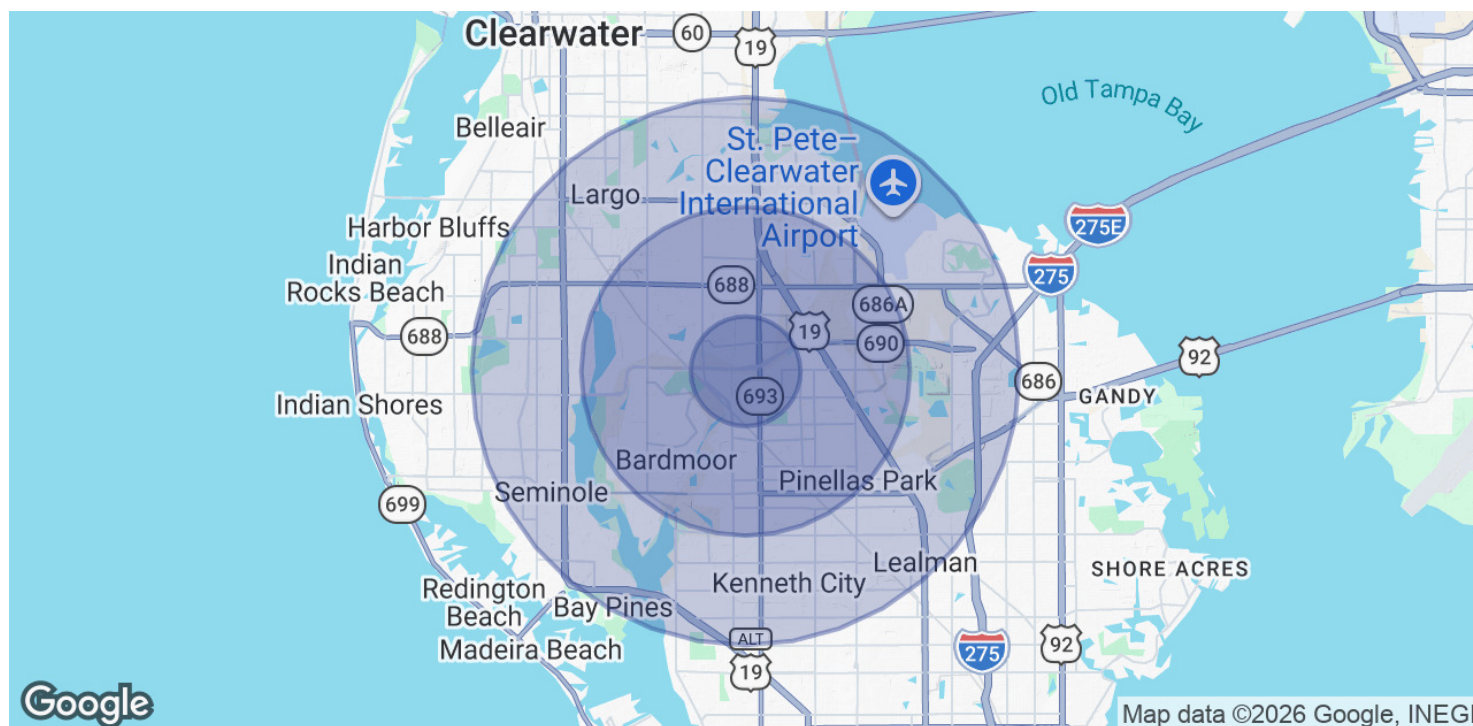
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,911	93,865	251,081
Average Age	45.3	45.2	47.5
Average Age (Male)	44.1	44.0	46.0
Average Age (Female)	46.7	46.3	48.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,571	37,425	108,121
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$88,951	\$86,791	\$84,918
Average House Value	\$292,955	\$263,910	\$260,484

2023 American Community Survey (ACS)