



**DIVISIBLE TO 20,000 SF ON A SHORT TERM BASIS
(6-MONTHS OR LESS)**

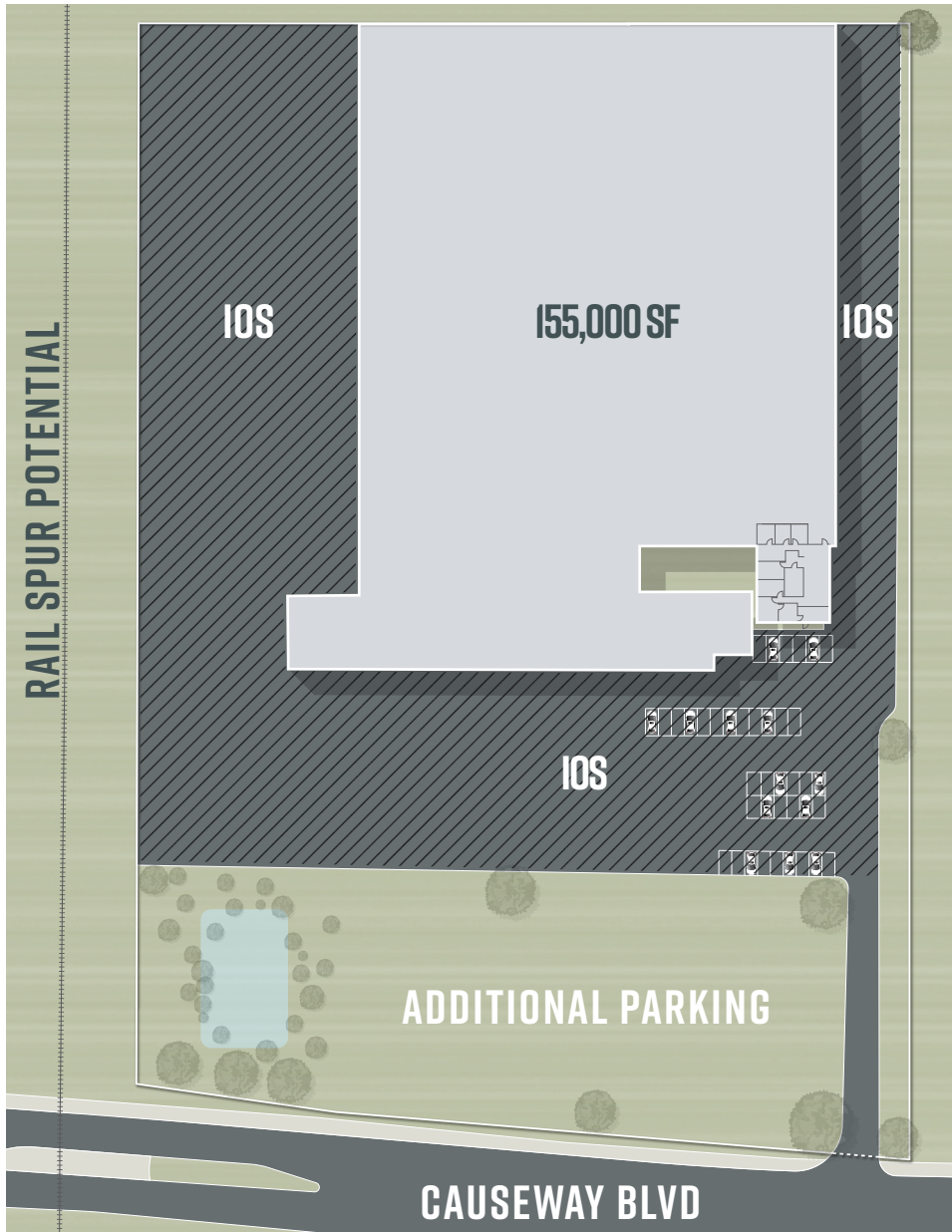
5210 CAUSEWAY BLVD

TAMPA, FL 33619

**155,000 SF
FOR LEASE
OR SALE**

CBRE

PROPERTY HIGHLIGHTS



9.55 acres total

3 acres of industrial outdoor storage (IOS)

155,000 SF (including 3,500 SF of office and mezzanine)

25' clear height

7 oversized grade-level doors (25'w x 16'h)

3 Big Ass Fans

1,800A, 3-phase power

Throughput access from either east or west side

Significant employee parking that can increase IOS

Zoned M

Built in 1975, new roof in 2022 (with warranty), additional extensive renovations (including facade and doors) completed in 2023

Securitized by means of private drive and fenced

Rail possible

Prime eastside location

Port proximity

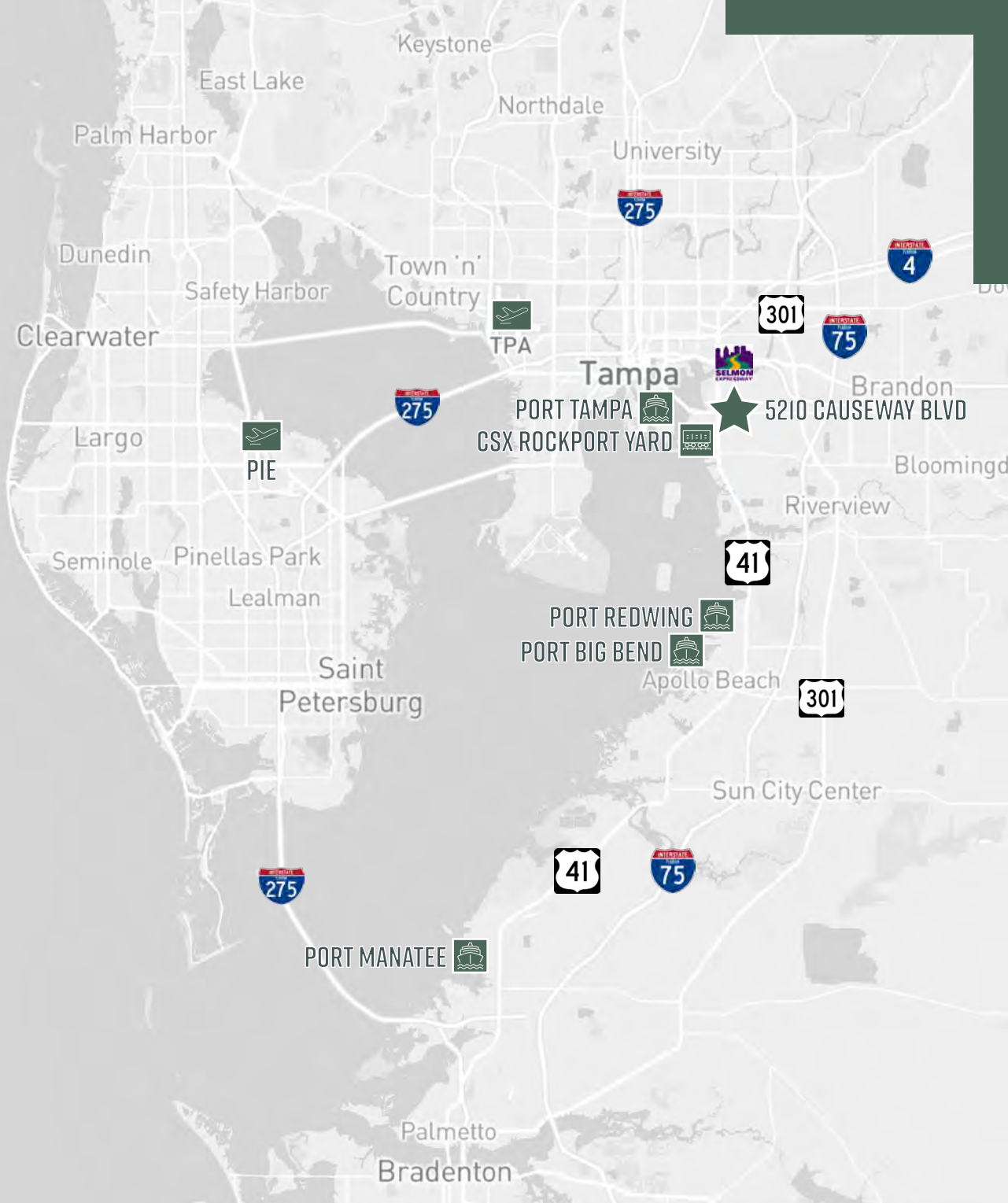
Available on or about August 1, 2026

Short term IOS or no less than 20,000 SF under roof is available for 6 months or less

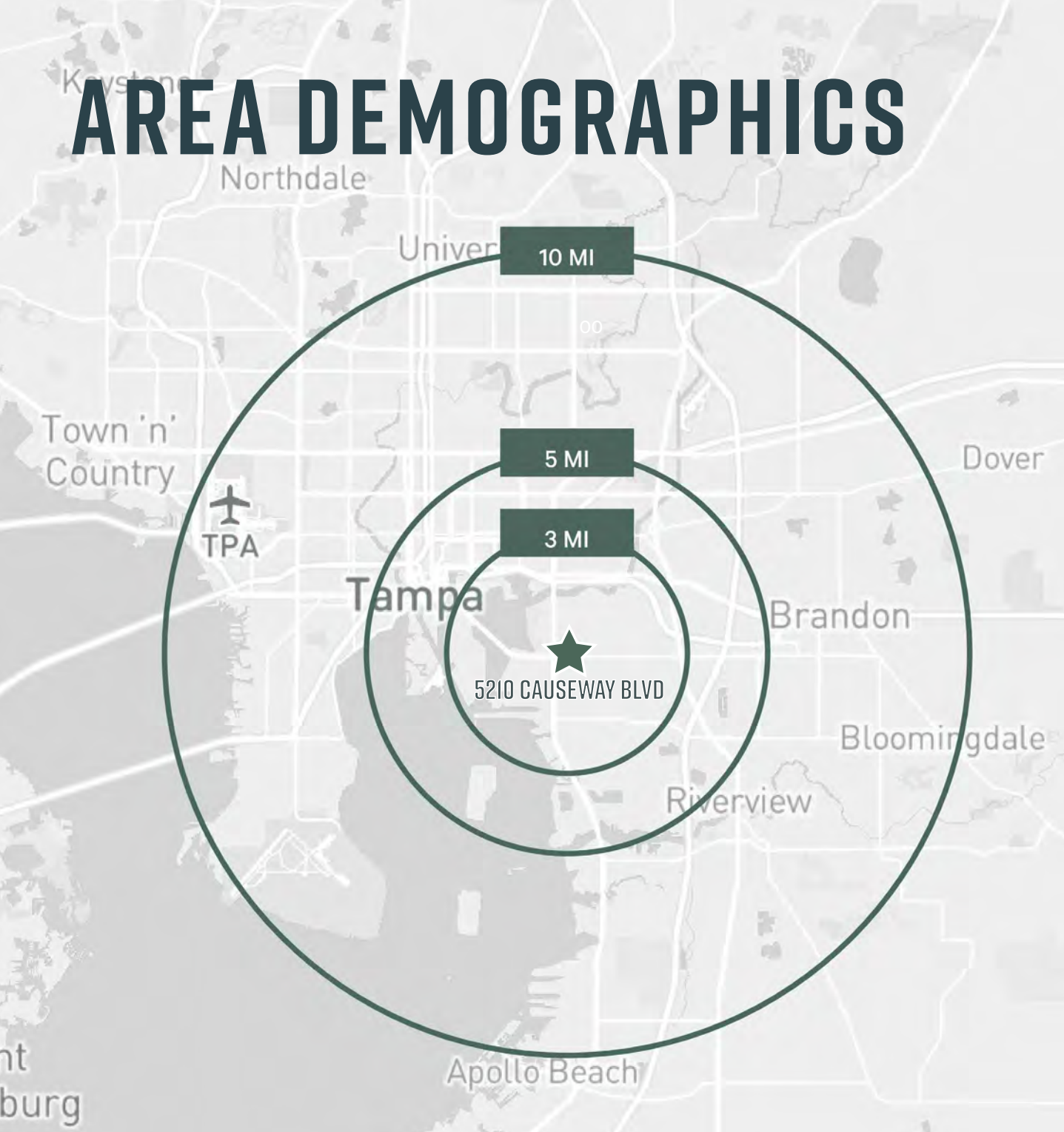
LOCATION HIGHLIGHTS

DRIVE TIMES

U.S. Highway 41	2 MINS
Selmon Expressway	5 MINS
CSX Rockport Yard	6 MINS
U.S Highway 301	6 MINS
I-75	7 MINS
I-4	7 MINS
I-275	8 MINS
Port of Tampa	12 MINS
Tampa Int'l Airport (TPA)	14 MINS
Port Big Bend	14 MINS
Port Redwing	16 MINS
St. Pete-Clearwater Int'l Airport (PIE)	24 MINS
Port Manatee	40 MINS



AREA DEMOGRAPHICS



POPULATION (2025)

3 Miles
37,452

5 Miles
168,574

10 Miles
798,015

POPULATION (2030)

3 Miles
39,886

5 Miles
181,473

10 Miles
843,941

BUSINESSES (2025)

3 Miles
1,995

5 Miles
11,611

10 Miles
39,209

EMPLOYEES (2025)

3 Miles
22,172

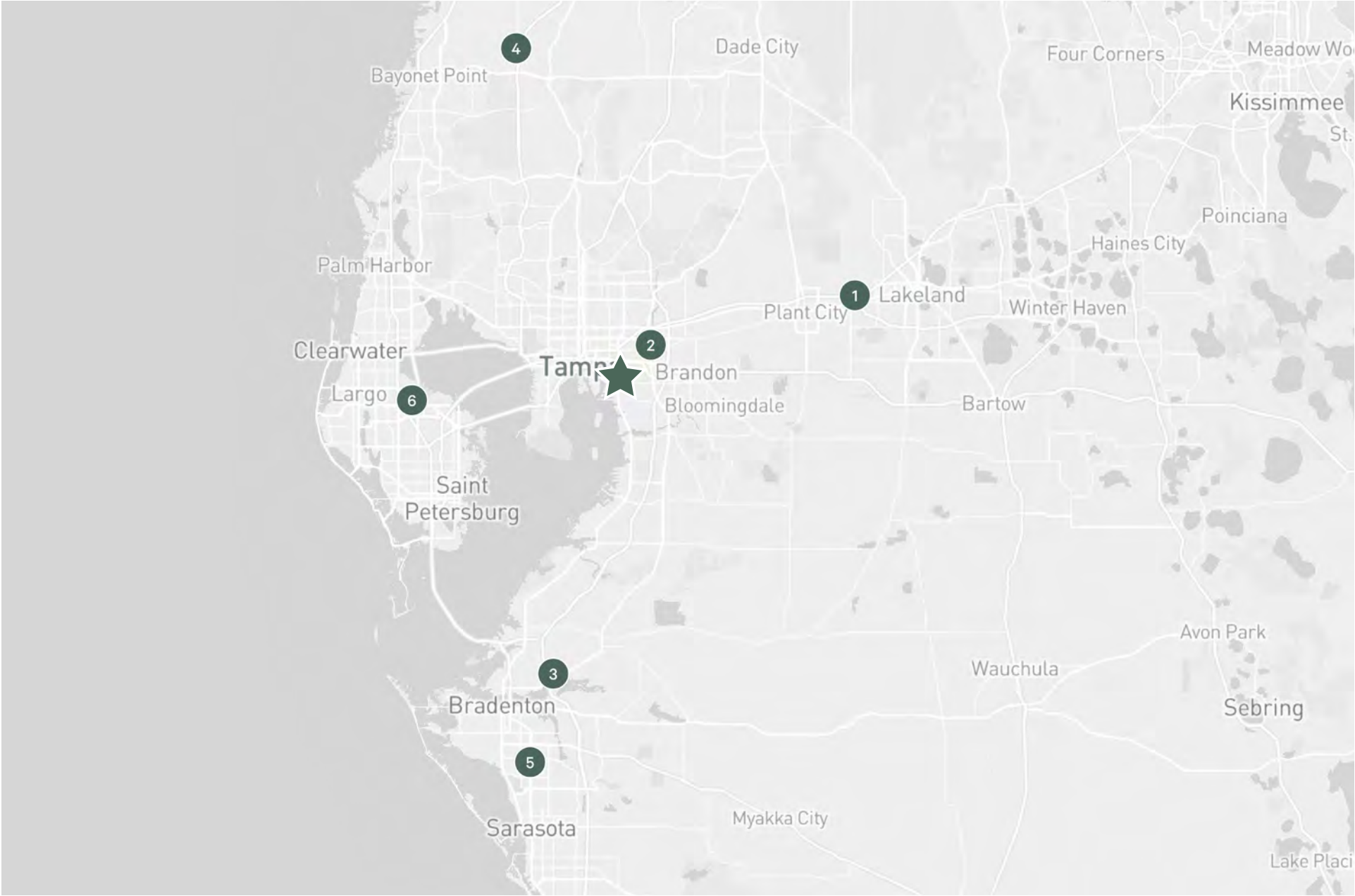
5 Miles
144,809

10 Miles
429,223

SALE COMPS

	ADDRESS	SUBMARKET	SALE DATE	SIZE (SF)	SALE PRICE	PRICE PSF	BUYER	SELLER	CONSTRUCTION	YEAR BUILT
1	 5115 Frontage Road N. Lakeland, FL 33810	Polk West	Feb 2026	56,044	\$7,850,000	\$140	BoxTech	Private Seller	Metal	1971
2	 8419 Sabal Industrial Blvd. Tampa, FL 33619	East Tampa	Oct 2025	72,612	\$9,000,000	\$124	Jadian IOS	Coil Cutters	Metal	1971
3	 7080 28th Court E. Ellenton, FL 34222	Sarasota/ Manatee	Sep 2025	60,012	\$9,600,000	\$160	Mastro Concrete	Stabil Concrete	Metal	1969
4	 15800 Husdon Ave. Spring Hills, FL 34610	Pasco	Mar 2024	80,400	\$12,500,000	\$155	JB Poindexter	Leggett and Platt	Metal	2008
5	 2310-2322 Whitfield Industrial Way Sarasota, FL 34243	Sarasota/ Manatee	Oct 2024	50,110	\$7,000,000	\$140	Private Buyer	Mountain Manor	Metal	1986
6	 14201 N. Myerlake Circle Clearwater, FL 33760	Mid-Pinellas/ Gateway	Jul 2023	70,400	\$8,300,000	\$118	Fleda Pharmaceuticals	Architect Equity	Tilt-wall	1987

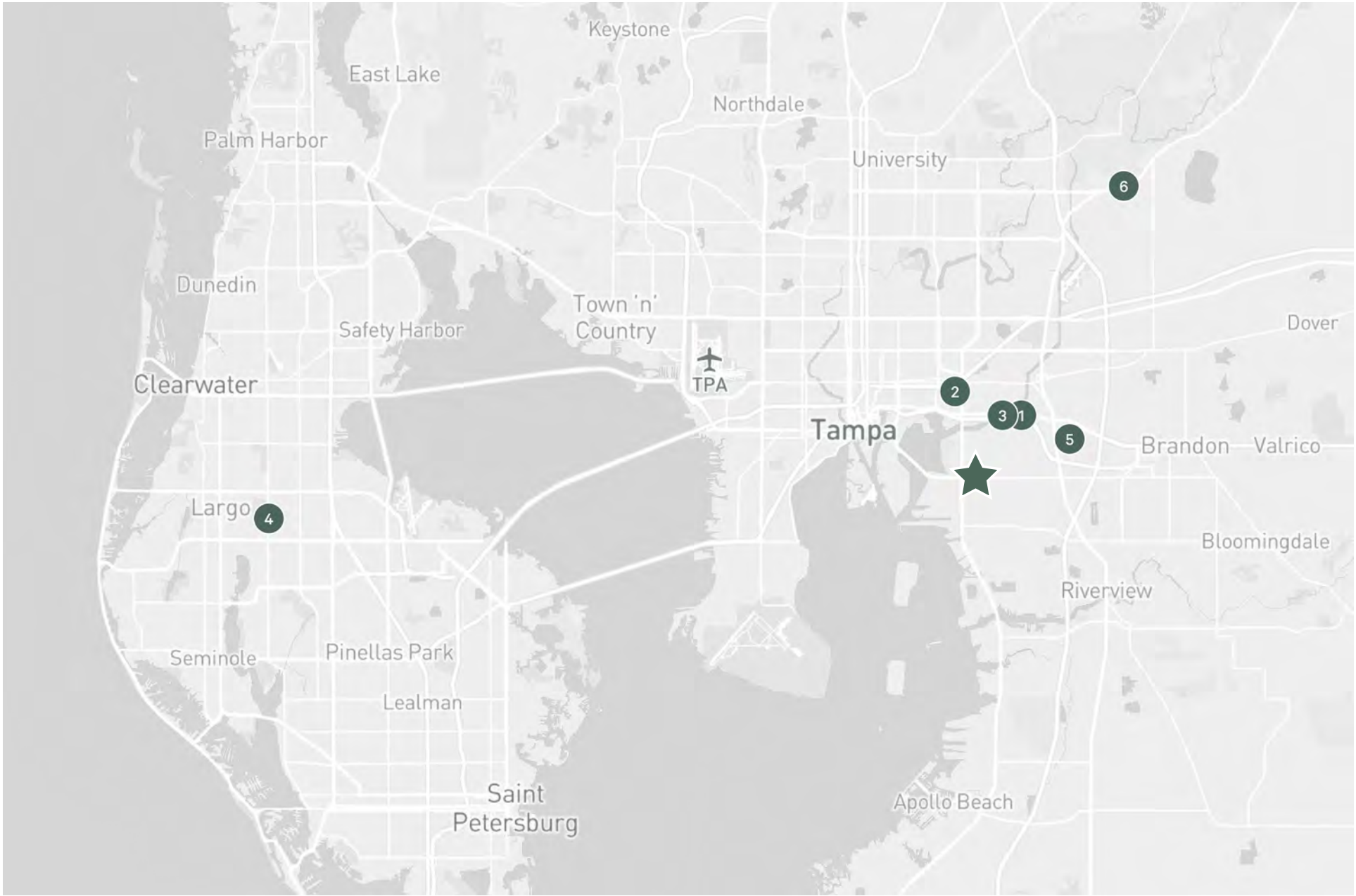
SALE COMPS



IOS COMPS

	ADDRESS	SUBMARKET	SIGNED	SIZE (SF)	SIZE (AC)	TERM	RENT/MONTH NNN	RENT/AC	RENT/SF	ESC.	TENANT
1	 7233 E. Adamo Drive Tampa, FL 33619	East Tampa	2025 Q4	10,640	3.67	60	\$40,000	\$10,899	\$45.11	3.00%	United Rentals
2	 4710 E. Broadway Ave. Tampa, FL 33605	East Tampa	2025 Q4	2,952	1.10	36	\$10,491	\$9,537	\$42.65	4.25%	1st Class Trucking
3	 6601 E. Adamo Drive Tampa, FL 33619	East Tampa	2025 Q2	17,500	2.24	63	\$25,520	\$11,393	\$17.50	4.00%	NA Roofing Services
4	 1350 Starkey Road Largo, FL 33771	Mid Pinellas/ Gateway	2024 Q4	12,000	4.00	120	\$50,000	\$12,500	\$50.00	-	H&E Equipment
5	 9713 Palm River Road Tampa, FL 33619	East Tampa	2024 Q3	12,162	2.63	61	\$29,000	\$11,027	\$29.00	3.00%	Circle K
6	 11706 N. U.S. Hwy 301 Thonotosassa, FL 33592	Northeast Tampa	2024 Q2	-	2.00	60	\$16,500	\$8,250	-	4.00%	-

IOS COMPS

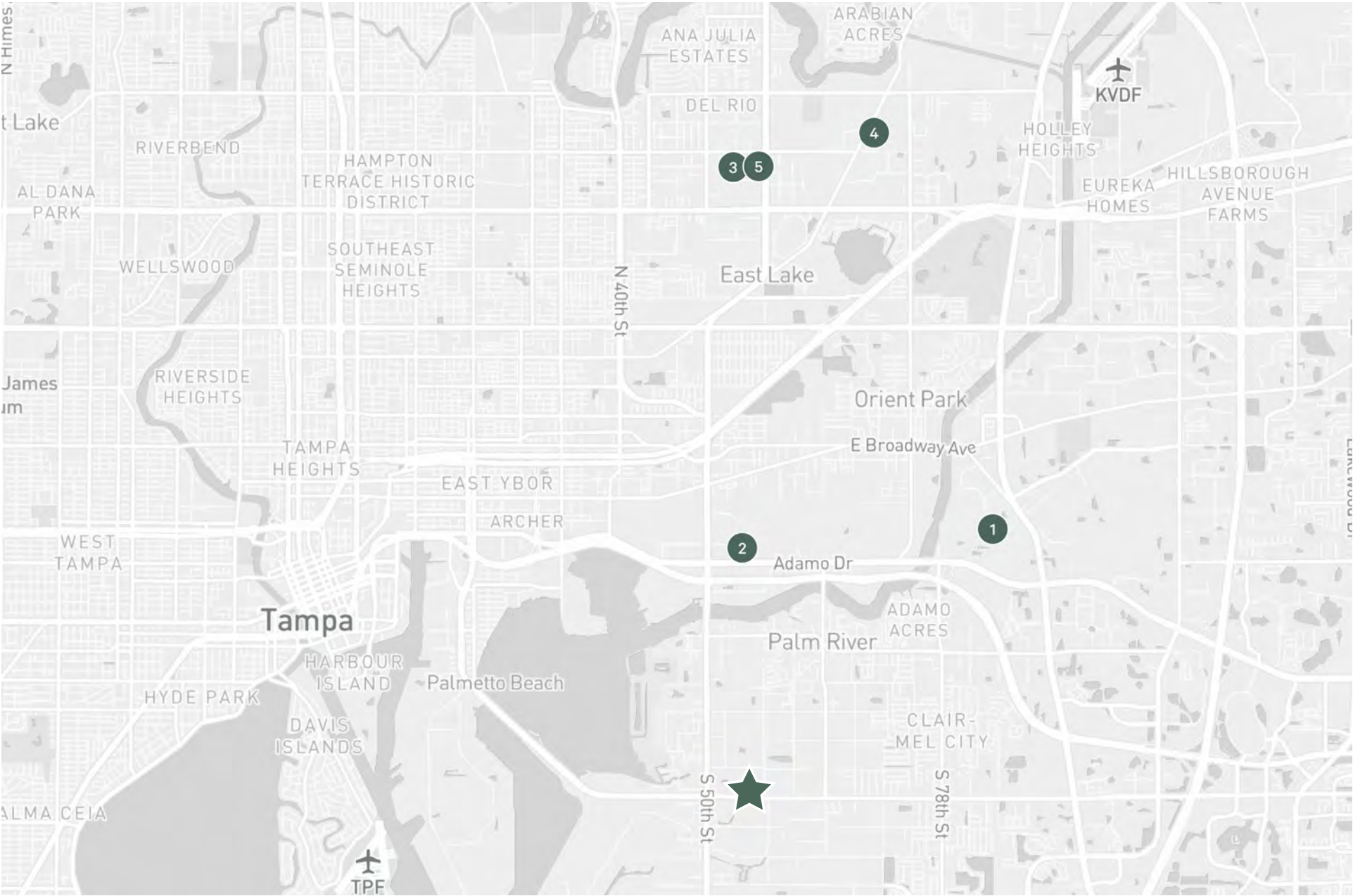


LEASE COMPS

	TENANT	ADDRESS	SUBMARKET	SIGNED	SIZE	TYPE	TERM	BASE RENT	ESC.	FREE RENT	TI
1	 MiTek	1801-1803 Massaro Blvd. Tampa, FL 33619	East Tampa	2025 Q3	99,907	Renewal	-	\$9.50	-	0	\$0.00
2	 ABC Supply Co.	5300 E. Adamo Drive Tampa, FL 33619	East Tampa	2025 Q2	80,923	Renewal	84	\$8.80	3.75%	0	\$0.00
3	 ReadySpaces	5806 N. 53rd St. Tampa, FL 33619	East Tampa	2024 Q3	130,330	New	125	\$7.77	4.00%	5	\$1.00
4	 S P Richards	6525 Harney Road Tampa, FL 33610	East Tampa	2024 Q2	82,000	Renewal	36	\$8.75	3.50%	0	\$0.00
5	 Hood Container	5806 N. 53rd St. Tampa, FL 33619	East Tampa	2024 Q1	75,000	New	120	\$9.27	3.50%	0	\$6.67



LEASE COMPS







DOWNTOWN TAMPA



5210 CAUSEWAY BLVD, TAMPA, FL 33619

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CBRE

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