



4700 N. 40th St, Tampa, FL 33610

**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

Sale Price:	\$1,200,000
Lot Size:	0.5 Acres
Year Built:	2006
Building Size:	7,488 SF
Zoning:	CI
Market:	Tampa-St Pete-Clearwater
Traffic Count:	29,000
Price / SF:	\$160.26

**PROPERTY OVERVIEW**

This well-maintained 7,488 SF warehouse is located in east Tampa 1.5 miles north of I-4 on 40th St. just south of Hillsborough Ave on a 1/2 acre corner lot with onsite retention with fully fenced decorative metal. Located in an Opportunity Zone. Generally if you hold a property in an opportunity zone for 10 years, then you can exclude 100% of the gain on the sale of the property. There is a lesser percentage benefit if you sell the property before 10 years, based on the time you hold it. There are certain requirements your business would need to meet that your CPA can advise you on. Here is a link also to the IRS regarding opportunity zones: <https://www.irs.gov/credits-deductions/opportunity-zones-frequently-asked-questions>. The warehouse is constructed with solid block and stucco exterior with a steel clear-span steel superstructure. The ceiling height is 20', which is clear span from exterior wall to exterior wall with a fully insulated metal roof system. The office space was designed to minimize the footprint in the warehouse using only 615 SF. The first-floor office space has a main office adjacent to the front door and warehouse overhead door, two private bathrooms and fully built out kitchen/ breakroom. The second floor is more of an open plan and used as an employee lounge, all with central air and heat. There is surface parking in the front that recently accommodated two large box trucks and

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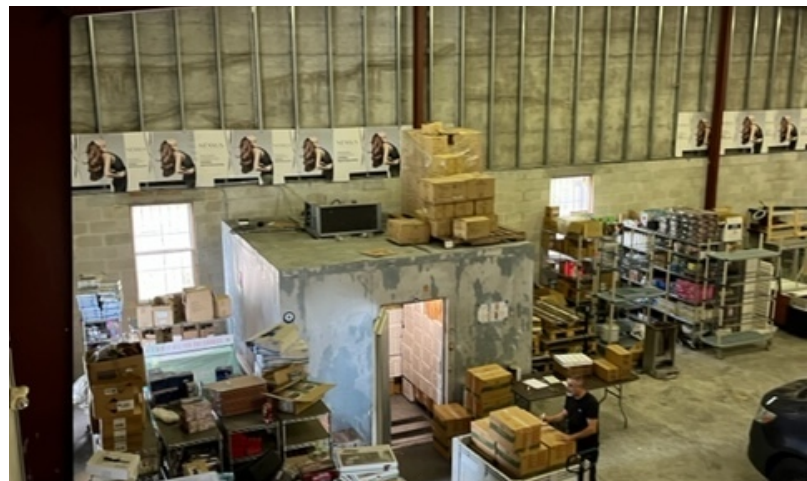


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## COMPLETE HIGHLIGHTS

### SALE HIGHLIGHTS

- 7,488 SF Block and Stucco with Steel Superstructure Warehouse fully fenced
- 20' clear span/ clear ceiling height with fully insulated metal roof
- Two offices, two private restrooms and a large kitchen/ breakroom
- Located on a corner lot on 40th St, approximately 1.5 miles N. of I-4 in East Tampa
- Surface parking for ~12 to 15 vehicles
- 11.3 Miles to Tampa International Airport / 6 miles to I-75 / 6 miles to downtown Tampa / 17 miles to Wesley Chapel



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## PROPERTY DESCRIPTION

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### LOCATION DESCRIPTION

Located in East Tampa on 40th St. between Hillsborough Ave and 1.5 miles north of I-4 with access to virtually anywhere in town within 15 min.

### SITE DESCRIPTION

Located between Hillsborough Ave and I-4 on N. 40th St in east Tampa on a corner lot with onsite retention and access for semi trucks to back directly inside the warehouse. 40th St was completely renovated and widened by DOT completed in 2017.

Link to DOT site with project details: <https://www.fdottampabay.com/project/92/431492-1-52-01>

### EXTERIOR DESCRIPTION

Brick and Concrete stucco finishes with clear span steel superstructure with metal roof and gutters all around with onsite retention. Fully fenced with a decorative iron fence surrounding the entire property.

### INTERIOR DESCRIPTION

Clear-span with one 12' x 15' overhead door; fully insulated ceiling that keeps the inside tolerable in the middle of the Summer. This building has a nice office with windows on two sides overlooking the overhead door and another with a full warehouse view, with two bathrooms and a full kitchen



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**PROPERTY DETAILS**

Sale Price	<b>\$1,200,000</b>
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**PROPERTY INFORMATION**

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	CI
Lot Size	0.5 Acres
APN #	A-04-29-19-ZZZ-000005-73880.0
Lot Frontage	178 ft
Lot Depth	132 ft
Corner Property	Yes
Traffic Count	29000
Traffic Count Street	N. 40th St
Traffic Count Frontage	178
Waterfront	No
Power	Yes
Rail Access	No

**LOCATION INFORMATION**

Building Name	7,488 Clear Span Warehouse with 20' ceilings and 12' x 15' roll up door with Semi access
Street Address	4700 N. 40th St
City, State, Zip	Tampa, FL 33610
County	Hillsborough
Market	Tampa-St Pete-Clearwater
Cross-Streets	Palifox St
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	1.5 miles to Interstate 4
Nearest Airport	Tampa International Airport/ Tampa Executive Airport

**PARKING & TRANSPORTATION**

Parking Type	Surface
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**UTILITIES & AMENITIES**

Security Guard	No
Handicap Access	Yes
Central HVAC	Yes
HVAC	HVAC in first and second floor office spaces
Restrooms	2
Landscaping	low maintenance
Gas / Propane	Yes

**BUILDING INFORMATION**

Building Size	7,488 SF
Occupancy %	Owner -User
Tenancy	Single
Number of Cranes	1
Ceiling Height	20 ft
Minimum Ceiling Height	18 ft
Office Space	615 SF
Number of Floors	2
Year Built	2006
Gross Leasable Area	7,488 SF
Construction Status	Existing
Warehouse %	91.0%
Framing	Steel
Condition	Good

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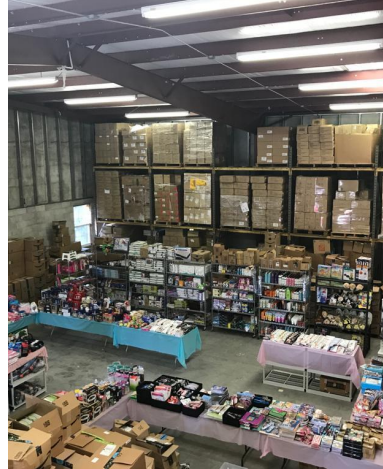
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**7,488 CLEAR SPAN WAREHOUSE WITH 20' CEILINGS AND 12' X 15' ROLL UP DOOR WITH SEMI ACCESS**



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**ADDITIONAL PHOTOS**



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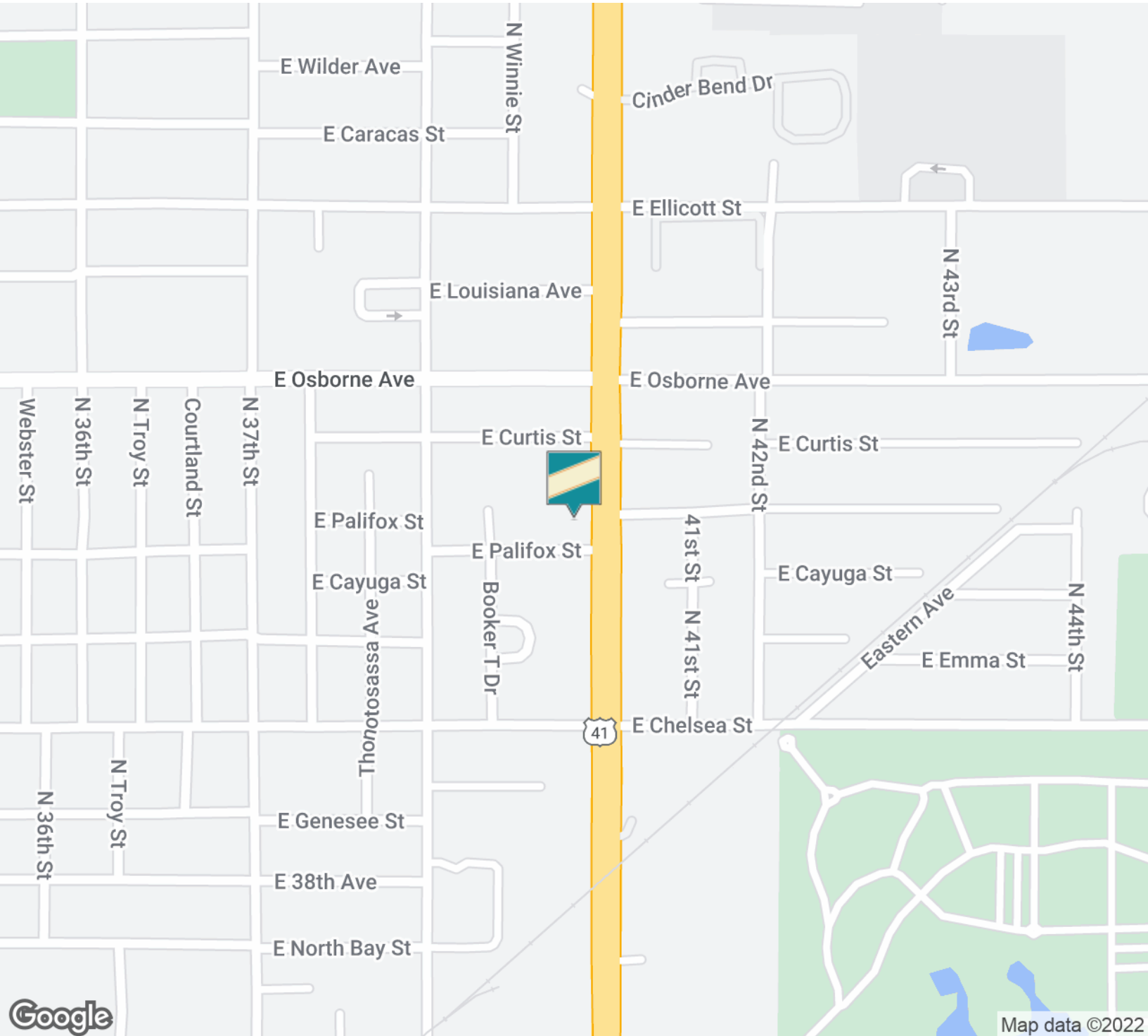
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### LOCATION MAP



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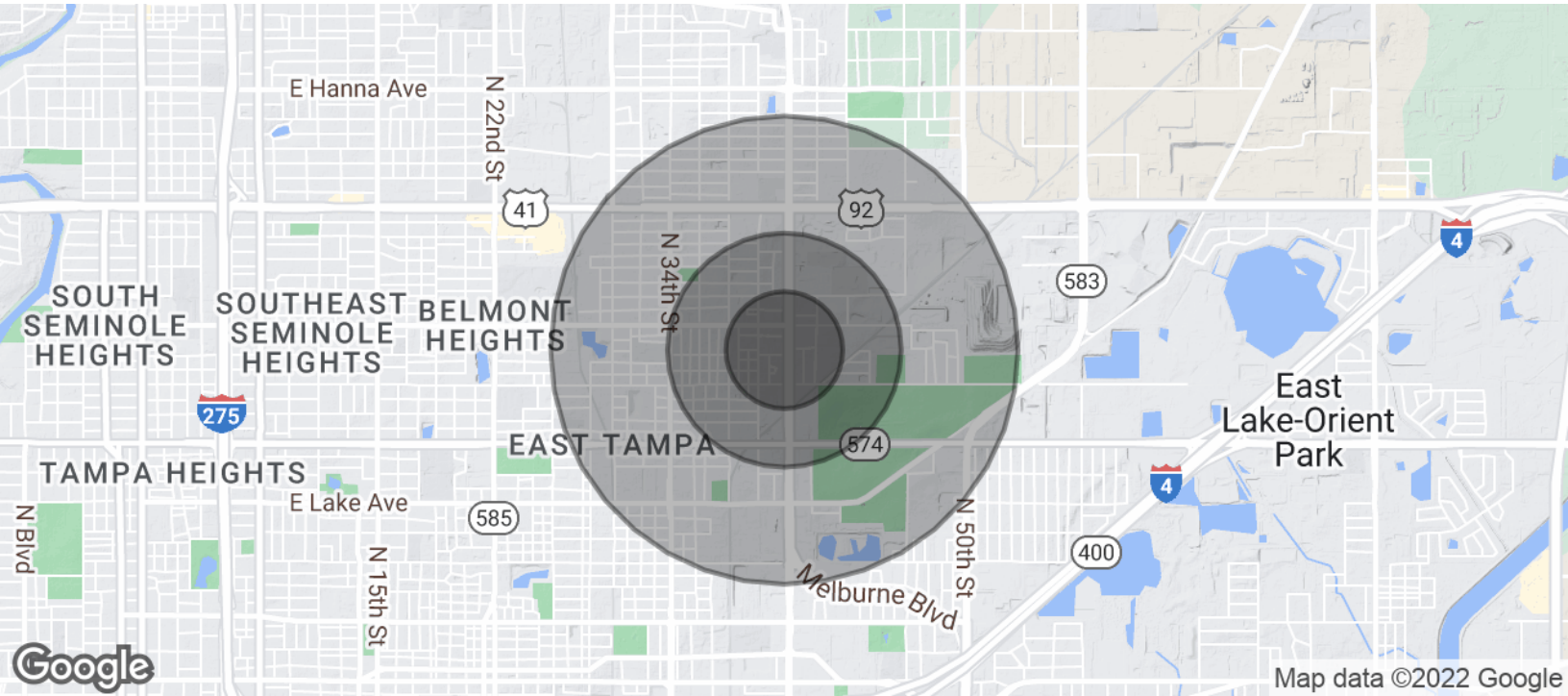
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**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,397	2,051	10,761
Average Age	32.9	31.4	33.9
Average Age (Male)	22.3	28.3	27.2
Average Age (Female)	37.4	36.6	38.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	448	762	4,025
# of Persons per HH	3.1	2.7	2.7
Average HH Income	\$40,167	\$37,218	\$39,310
Average House Value	\$301,186	\$338,734	\$165,674

\* Demographic data derived from 2020 ACS - US Census

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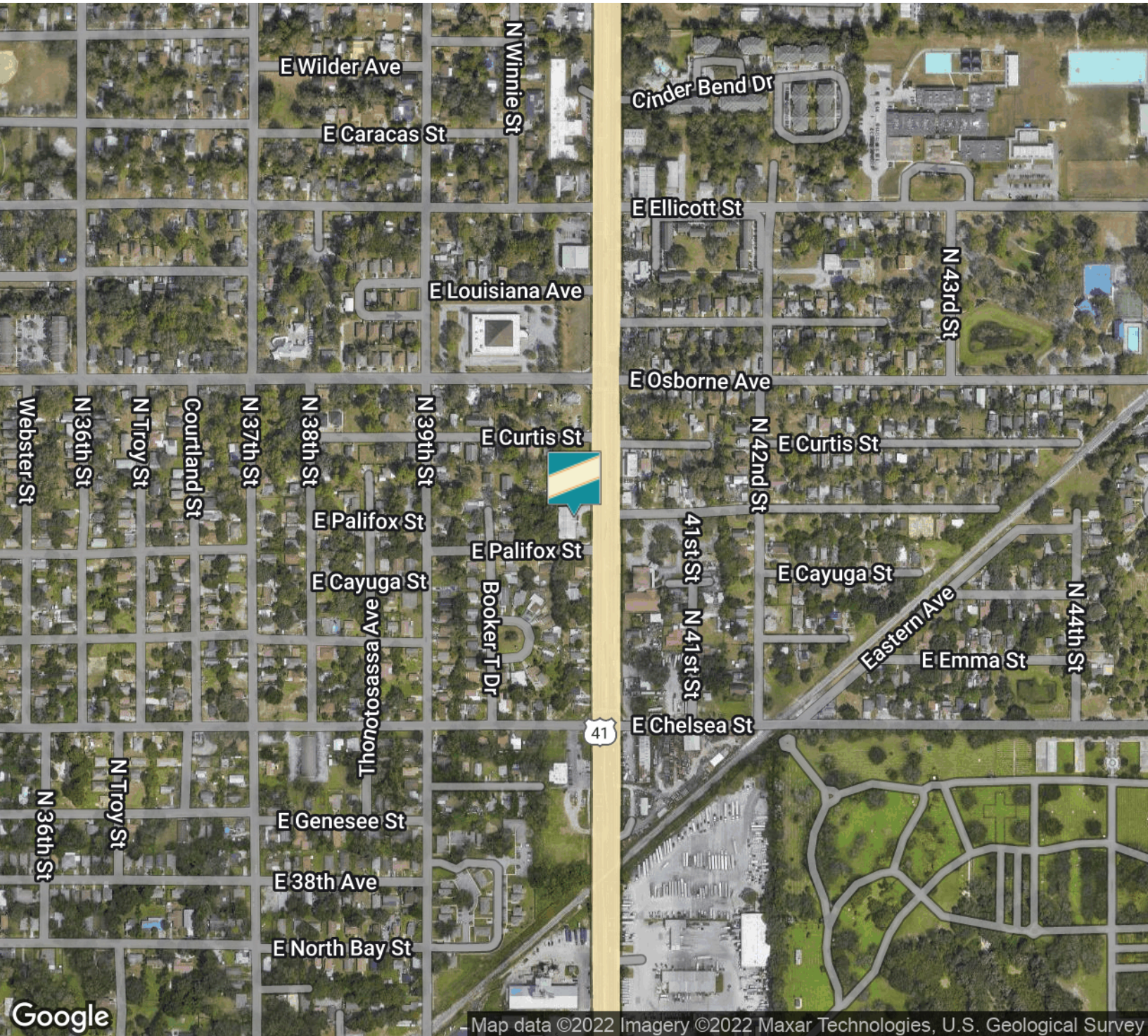
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**AERIAL MAP**



- Map data ©2022 Imagery ©2022 Maxar Technologies, U.S. Geological Survey

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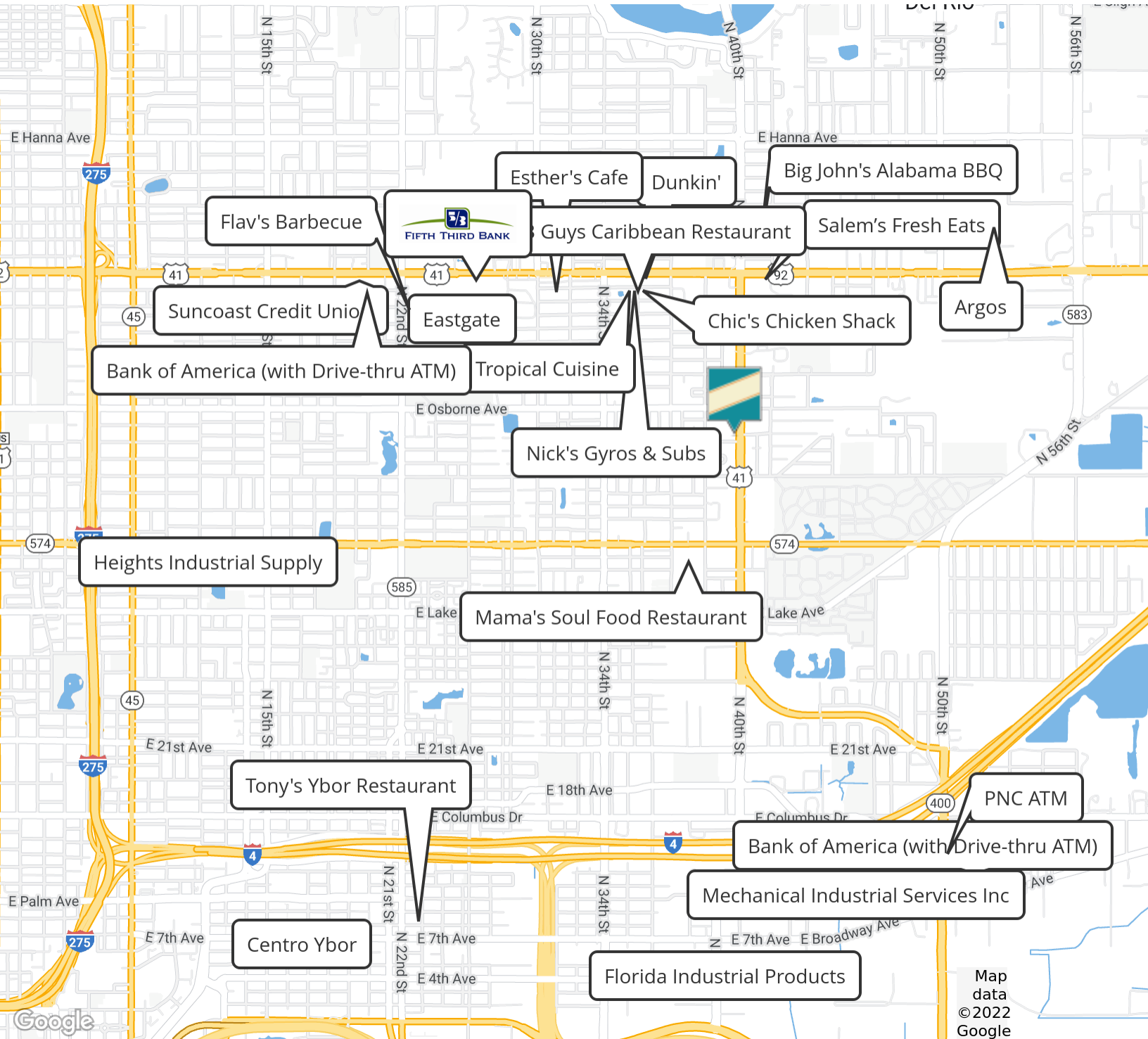
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RETAILER MAP



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## ADVISOR BIO

### DEREK M. SECKINGER

Commercial / Industrial Property Sales Associate



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### PROFESSIONAL BACKGROUND

Derek Seckinger is a Sales and Marketing Professional with 25 years of experience in sales. Derek is a consummate professional and people person, who is drawn to work to help both people and companies grow.

In his diligent work ethic, Derek is a firm believer in being proactive and in making things happen rather than waiting for them to happen. Feeling blessed in life, Derek always has a positive outlook. He is a serial entrepreneur and believes in the American dream, that if you work hard enough, you can accomplish anything.

Derek places a strong focus on Land Development sales and Industrial sales.

Areas of Expertise:

Land Sales & Development  
Warehouse and Industrial Sales & Leasing  
Retail Sales & Leasing  
Office Sales & Leasing  
Contract Negotiations & Due Diligence  
Investment & Financial Analysis  
1031 Exchanges  
Property Valuation

### EDUCATION

Derek has been a Tampa native since 1981 and attended several major universities around the country before completing a double major in International Business Management and Business Finance from University of Phoenix.

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## ADVISOR BIO

### KARI L. GRIMALDI/ BROKER

President/Managing Broker



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### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Areas of Expertise:

2022 Crexi Platinum Broker Award Winner  
Office and Build-to-Suit Sales & Leasing  
Medical Office Sales  
Retail Sales  
Industrial Sales  
Multifamily Investments  
Single NNN National Investments  
Land & Commercial Development  
Foreign Investors & Investment Specialist  
Seller Finance and Creative Financing  
1031 & Reverse Exchanges  
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

### MEMBERSHIPS & AFFILIATIONS

Member of NAR, FAR, and FGCR- Association of Realtors  
REIC Member- Real Estate Investment Council  
CCIM Candidate- Certified Commercial Investment Member  
ICSC Member- International Council of Shopping Centers

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