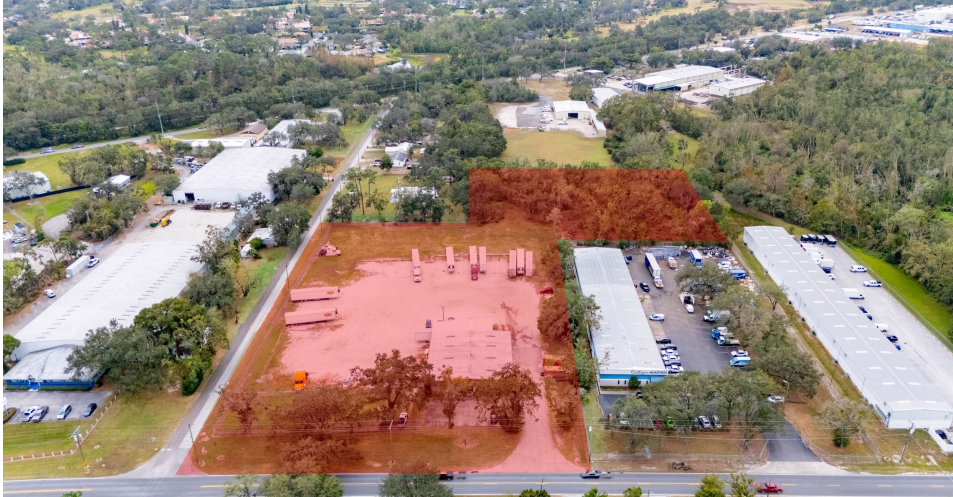


# AIRPORT ROAD INDUSTRIAL HUB

2701 Airport Road, Plant City, FL 33563



## PROPERTY DESCRIPTION

Discover an exceptional investment and business opportunity with this 8,000-square-foot warehouse on a spacious lot, located in a strategic area of Plant City/East Hillsborough Industrial area. This property offers a range of possibilities for industrial, commercial, or mixed-use applications, along with additional open land for future expansion or leasing income.

## OFFERING SUMMARY

Sale Price:	\$2,300,000
Lease Rate:	\$11,333.00 per month (MG)
Lot Size:	5.1 Acres
Building Size:	8,000 SF

## PROPERTY HIGHLIGHTS

- 8,000 SF Warehouse: Perfect for industrial, storage, or distribution needs.
- Additional Open Land: Ideal for outdoor operations or equipment storage.
- Prime Location: Easy access to Plant City Airport, I-4, and major regional hubs.
- Flexible Leasing: Options to lease the entire property or customize space usage.
- Versatile Opportunity: Suitable for businesses of all sizes and industries.
- Additional Open Land: Use for operations, parking, or lease for extra income.
- Prime Location: Conveniently near Plant City Airport and I-4, ideal for logistics.
- Opportunity to also purchase the proximate property at 2714 Airport Rd for larger development opportunity.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## INDUSTRIAL FOR SALE & LEASE

# AIRPORT ROAD INDUSTRIAL HUB

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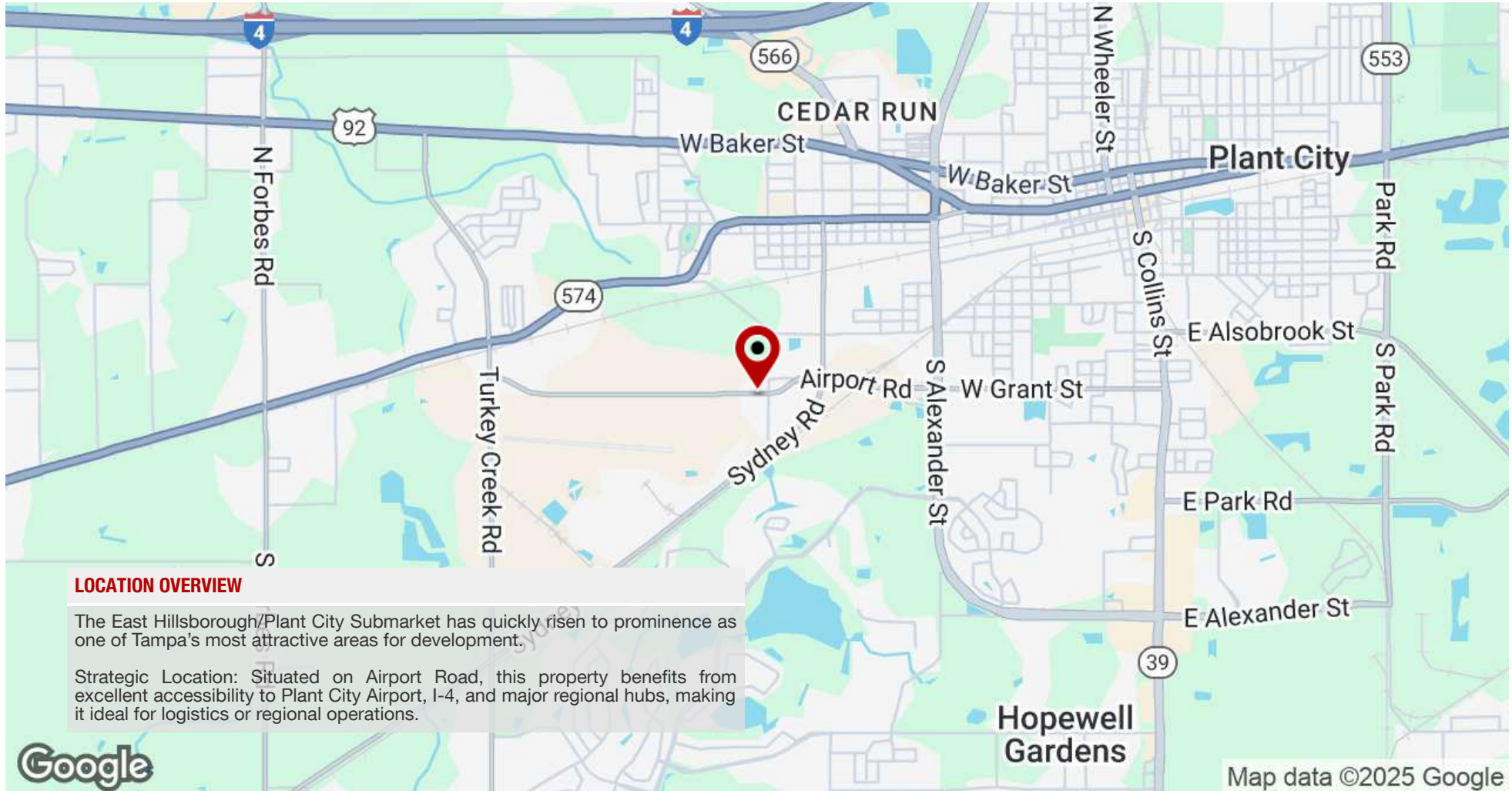
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Each Office Independently Owned and Operated



# AIRPORT ROAD INDUSTRIAL HUB

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## LOCATION OVERVIEW

The East Hillsborough/Plant City Submarket has quickly risen to prominence as one of Tampa's most attractive areas for development.

**Strategic Location:** Situated on Airport Road, this property benefits from excellent accessibility to Plant City Airport, I-4, and major regional hubs, making it ideal for logistics or regional operations.

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