

For Sale or Lease

±66,302 Square-Foot Industrial Opportunity



5210 SOUTH LOIS AVENUE
TAMPA, FL 33611



Accelerating success.

Property Overview

Property & Space Specs

Address	5210 S. Lois Ave. Tampa, FL 33611 Hillsborough County
Building Size	±66,302 SF
Warehouse SF	±56,747 SF
Office SF	±9,555 SF
Acreage	±2.932 Acres - Fenced
Ingress/Egress	One point of ingress/egress located on the south side of the property at W. Pearl Ave. and two points of ingress/egress located on the west side of the property at S. Lois Ave.
Year Built	1957
Construction	Concrete block
Roof	Flat; TPO membrane
Clear Height	18'
Column Spacing	Clear span
Dock-High Doors	2
Grade-Level Doors	4 plus 1 with a ramp
Truck Court Depth	187.5'

Power	4,000 amps; 480/240 volts
HVAC	1 Daikin 5-ton ≈ 60,000 BTU (2019) 1 Carrier 5-ton ≈ 60,000 BTU (approx. 16-19 years old) 1 Multi-stage Goodman 7.5-ton ≈ 90,000 BTU (approx. 16-19 years old)
Sprinklers	100% wet-pipe system
Rail	Rail access and 2 rail doors
Parking	±62 parking spaces 1.07:1,000 SF
Zoning	CI - Commercial Intensive (City of Tampa)
Flood Zone	X and AE
Utilities	TECO & City of Tampa



Site & Floor Plan

±66,302 square feet | ±2.932 acres



Aerial Overview

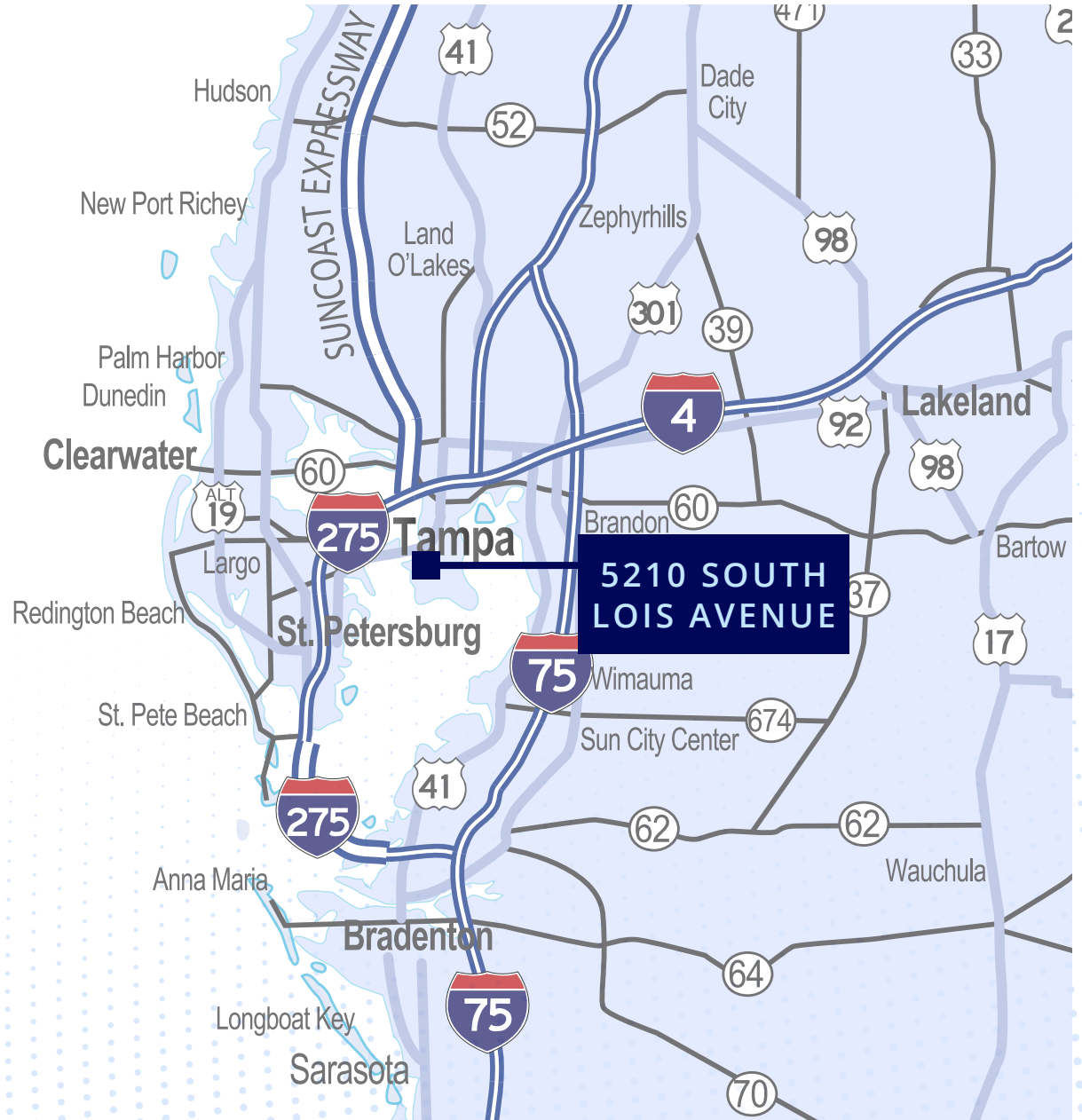


Aerial Overview

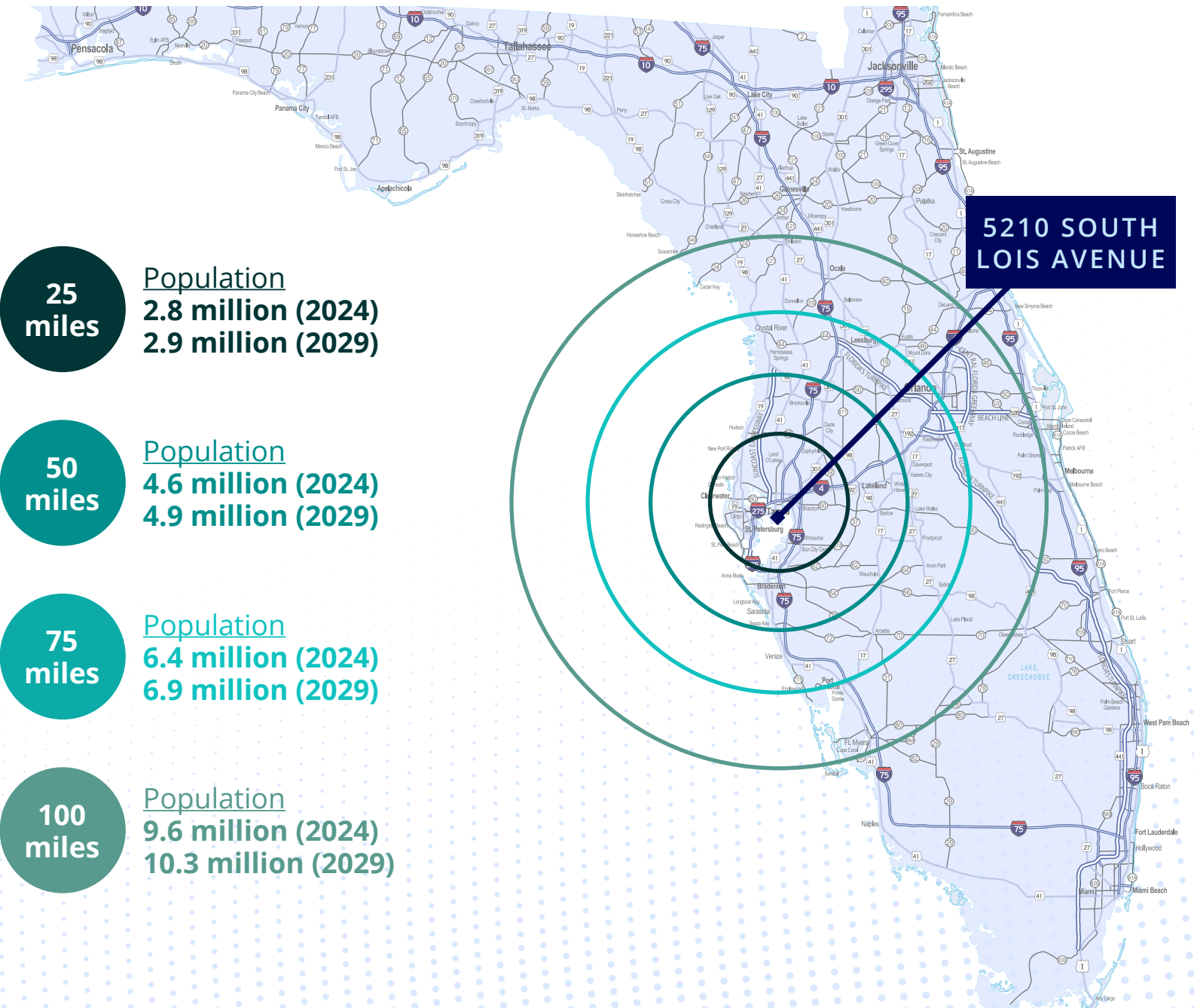


Location Overview

Points of Interest	Distance
Gandy Boulevard	0.4 mile
Selmon Expressway	1.1 mile
Interstate 275	5.4 miles
Tampa Int'l Airport	6.3 miles
Veteran's Expressway	6.9 miles
Downtown Tampa	7.0 miles
Interstate 4	8.9 miles
Port TampaBay	9.3 miles
St Pete-Clearwater Int'l Airport	13.1 miles
Interstate 75	16.1 miles
Downtown St. Petersburg	17.7 miles



Customer Connectivity



**5210 SOUTH
LOIS AVENUE**

**25
miles**

Population
2.8 million (2024)
2.9 million (2029)

**50
miles**

Population
4.6 million (2024)
4.9 million (2029)

**75
miles**

Population
6.4 million (2024)
6.9 million (2029)

**100
miles**

Population
9.6 million (2024)
10.3 million (2029)

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