



For Lease — 1.12 AC Industrial Yard With Building & Covered Canopy

6911 GIBSONTON DR GIBSONTON, FL 33534 | GIBSONTON / SOUTHEAST TAMPA INDUSTRIAL CORRIDOR



OFFERING SUMMARY

Address:	6911 Gibsonton Dr Gibsonton, FL 33534
Total Size:	±4,000 SF with ±1.12 AC of outdoor storage
Building Size:	±1,600 SF Office ±2,000 SF open-air shop
Power:	Single-phase 200-amp
County / Submarket	Hillsborough / Southeast Tampa
Lease Rate:	Inquire for Pricing

PROPERTY OVERVIEW

±1.12-acre industrial outdoor storage site located directly on Gibsonton Dr, just east of US-41 and minutes from I-75. The site is improved with a recently remodeled ±1,600 SF office building featuring multiple private offices, a conference area, and rear shop/storage space, along with an adjacent ±2,000 SF open-air metal-frame canopy ideal for covered equipment storage or fleet maintenance. The balance of the parcel — approximately 40,000 SF of stabilized yard — is fenced and ready for immediate truck, trailer, equipment, or materials storage.

The property has been operated as an active trucking and equipment yard, with established use, public water, single-phase 200-amp service, and no known environmental issues. The yard has not experienced flooding historically despite its AE flood zone designation, and the rear pond provides natural drainage. The front residential structure is excluded from the lease.

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Additional Photos

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Additional Photos

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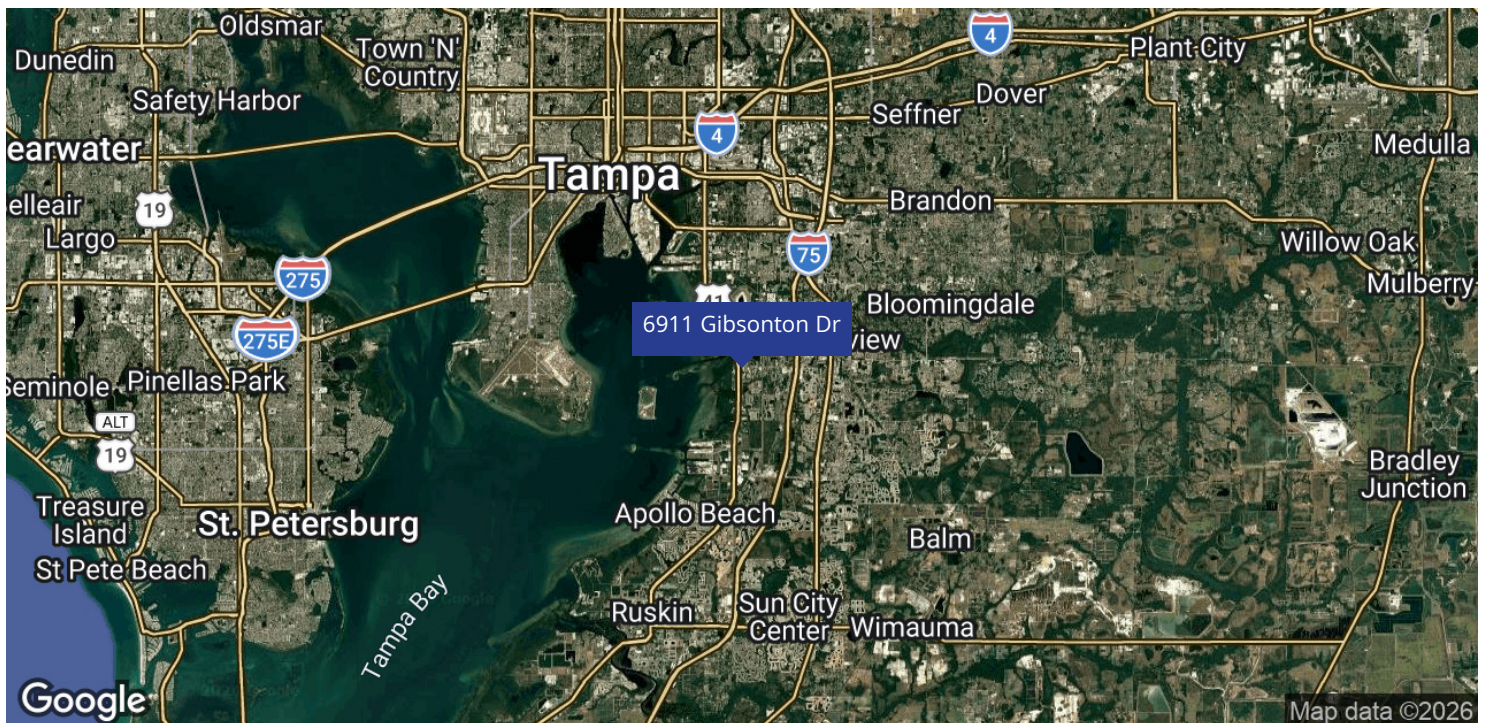
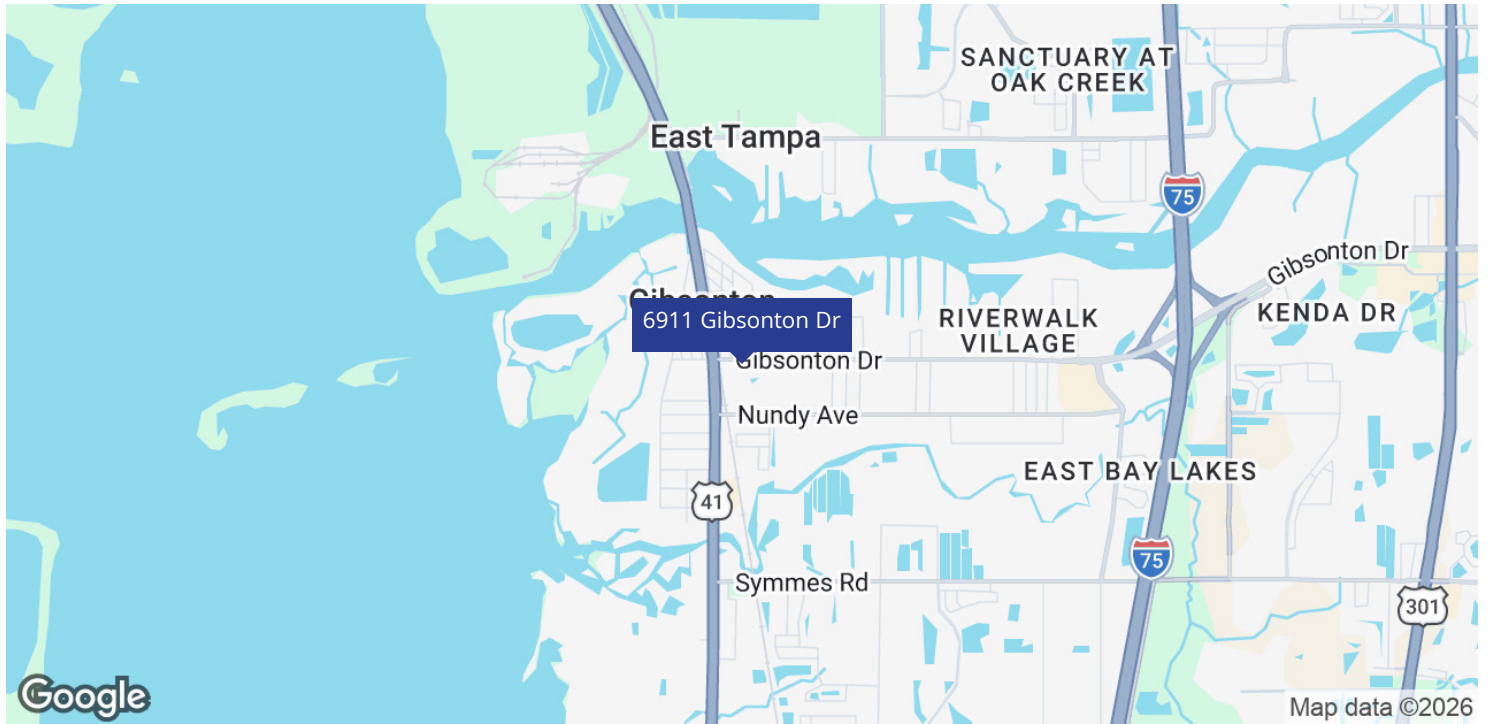
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Location Map

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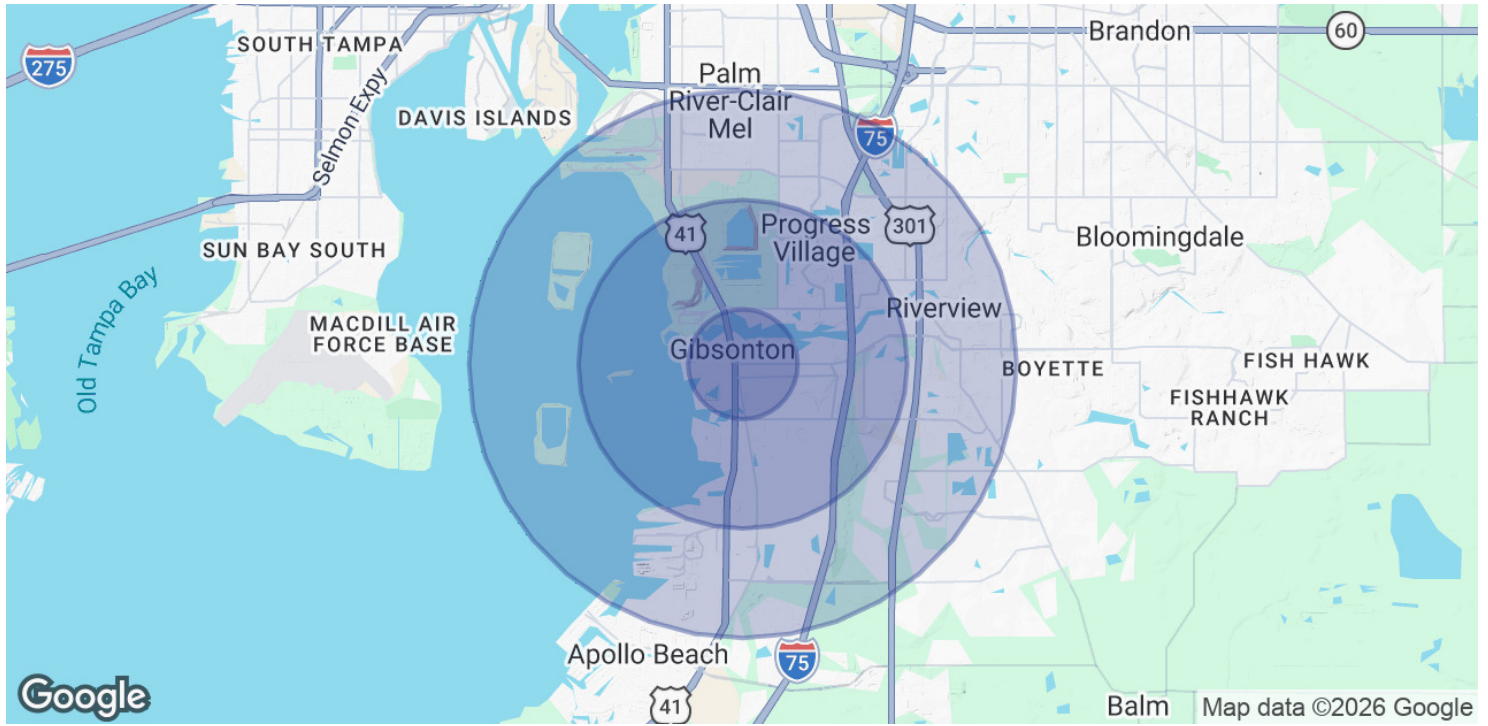
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,501	29,028	110,307
Average Age	33.6	35.1	36.6
Average Age (Male)	32.2	35.5	35.3
Average Age (Female)	34.7	34.5	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,104	10,443	41,936
# of Persons per HH	3.2	2.8	2.6
Average HH Income	\$73,808	\$96,465	\$97,940
Average House Value	\$241,953	\$330,547	\$319,646

2023 American Community Survey (ACS)

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