



Industrial Property For Lease

Plant City Warehouse w/ Paved Lay-down Yard

510 N Turkey Creek Rd, Plant City , FL 33563

For More Information:

813-254-6756 | EXT 47

Michael Braccia, P.A. | mike@baystreetcommercial.com





Plant City Warehouse w/ Paved Lay-down Yard

510 N Turkey Creek Rd, Plant City , FL 33563

Executive Summary



OFFERING SUMMARY

Available SF:	10,000 SF
Lease Rate:	\$9.95 SF/yr (MG)
Lot Size:	0.7 Acres
Building Size:	10,000 SF
Zoning:	C-1A - Neighborhood Business - Plant City
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	17,000

PROPERTY OVERVIEW

10,000 SF warehouse space for lease with approximately .7 acres of paved lay-down yard located on Turkey Creek Rd in Plant City. The warehouse is approximately 100 x 100 with dock high loading and a concrete ramp for roll up access. The former cold storage facility is fully insulated but cooling equipment is currently inoperable. The paved lay-down yard is clear with excellent truck accessibility just minutes south of Interstate-4 via the Branch Forbes Road exit at the corner of 574 (E. Dr Martin Luther King).

10,000 SF - \$9.95 MG - Initial estimated monthly rent: \$8,292 (base rate) plus applicable sales tax

LOCATION OVERVIEW

Located in Plant City south of I-4 and close to 574 (E Martin Luther King Jr Blvd) offering easy access to surrounding areas.



Plant City Warehouse w/ Paved Lay-down Yard

510 N Turkey Creek Rd, Plant City , FL 33563

Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

3

For More Information:

813-254-6756 | EXT 47

Property Webpage: www.properties.baystreetcommercial.com/1636892-lease

Michael Braccia, P.A. | mike@baystreetcommercial.com

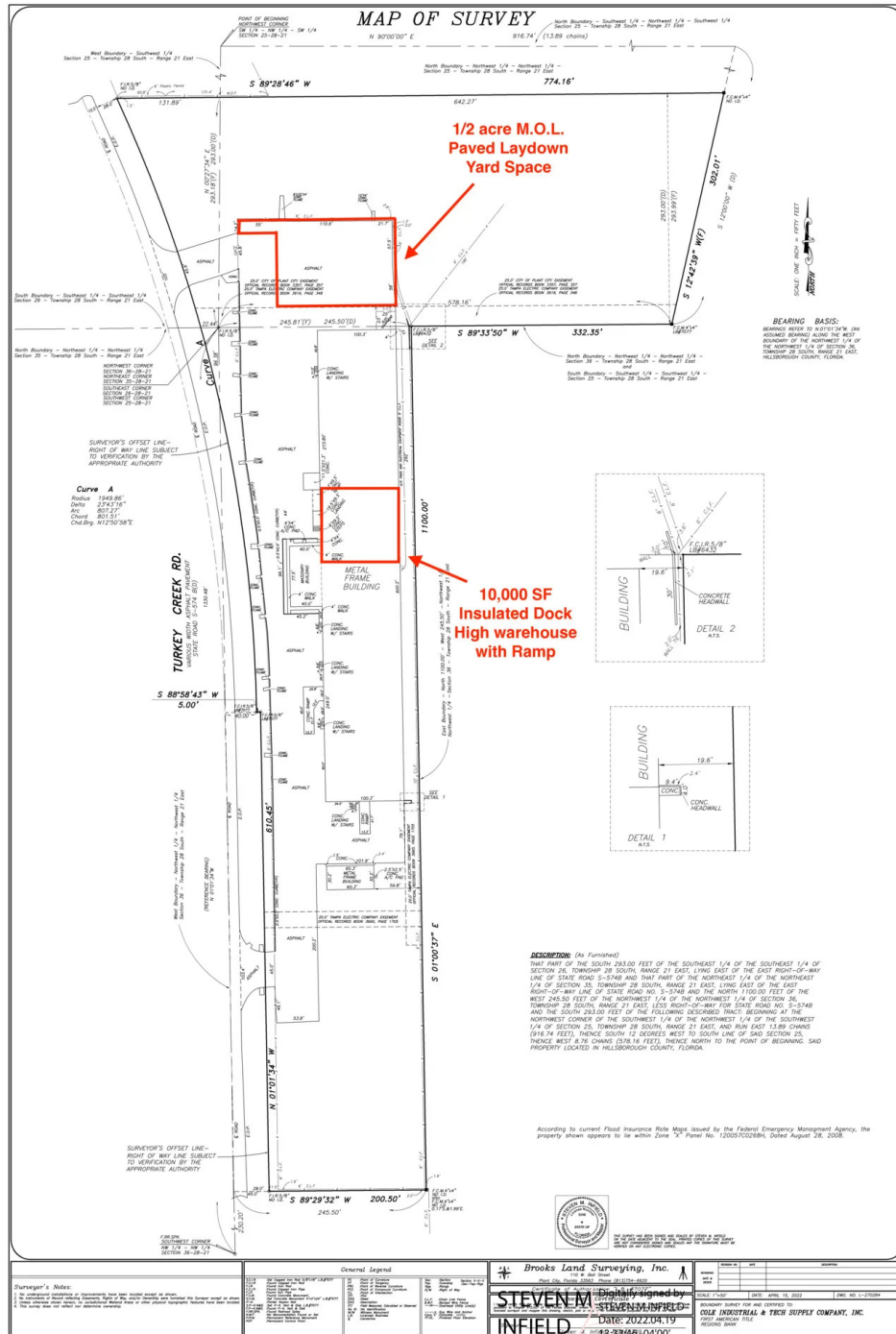




Plant City Warehouse w/ Paved Lay-down Yard

510 N Turkey Creek Rd, Plant City , FL 33563

Site Plans



For More Information:

813-254-6756 | EXT 47

Property Webpage: www.properties.baystreetcommercial.com/1636892-lease

Michael Braccia, P.A. | mike@baystreetcommercial.com

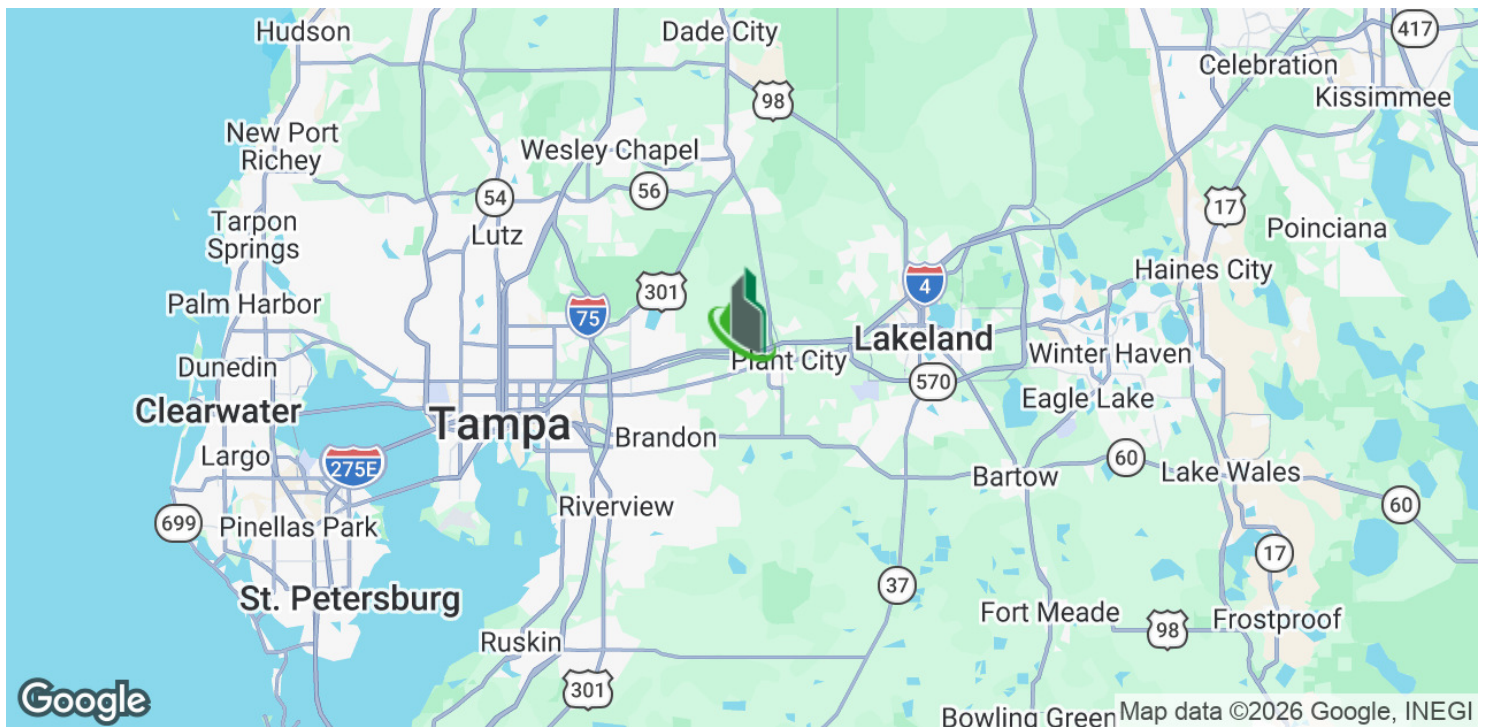
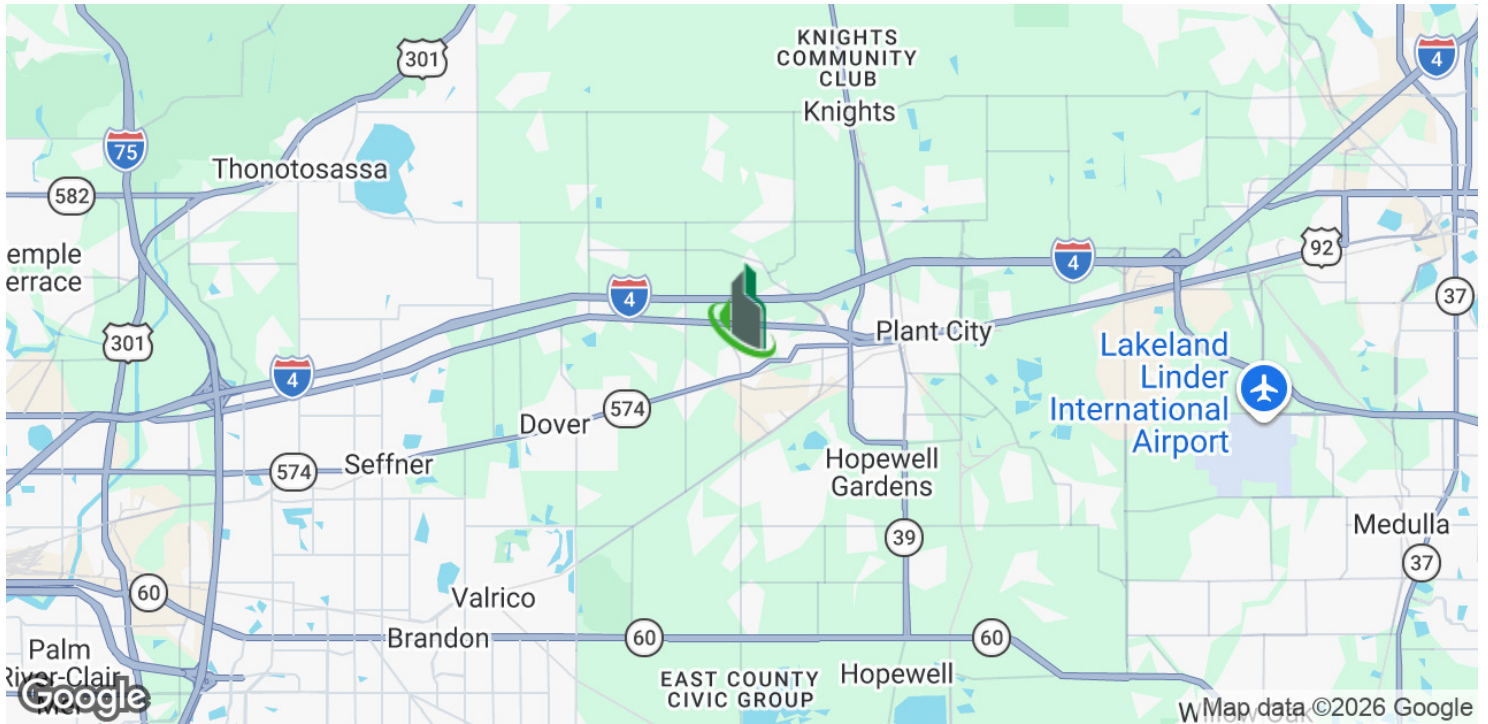




Plant City Warehouse w/ Paved Lay-down Yard

510 N Turkey Creek Rd, Plant City , FL 33563

Location Map



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

5

For More Information:

813-254-6756 | EXT 47

Property Webpage: www.properties.baystreetcommercial.com/1636892-lease

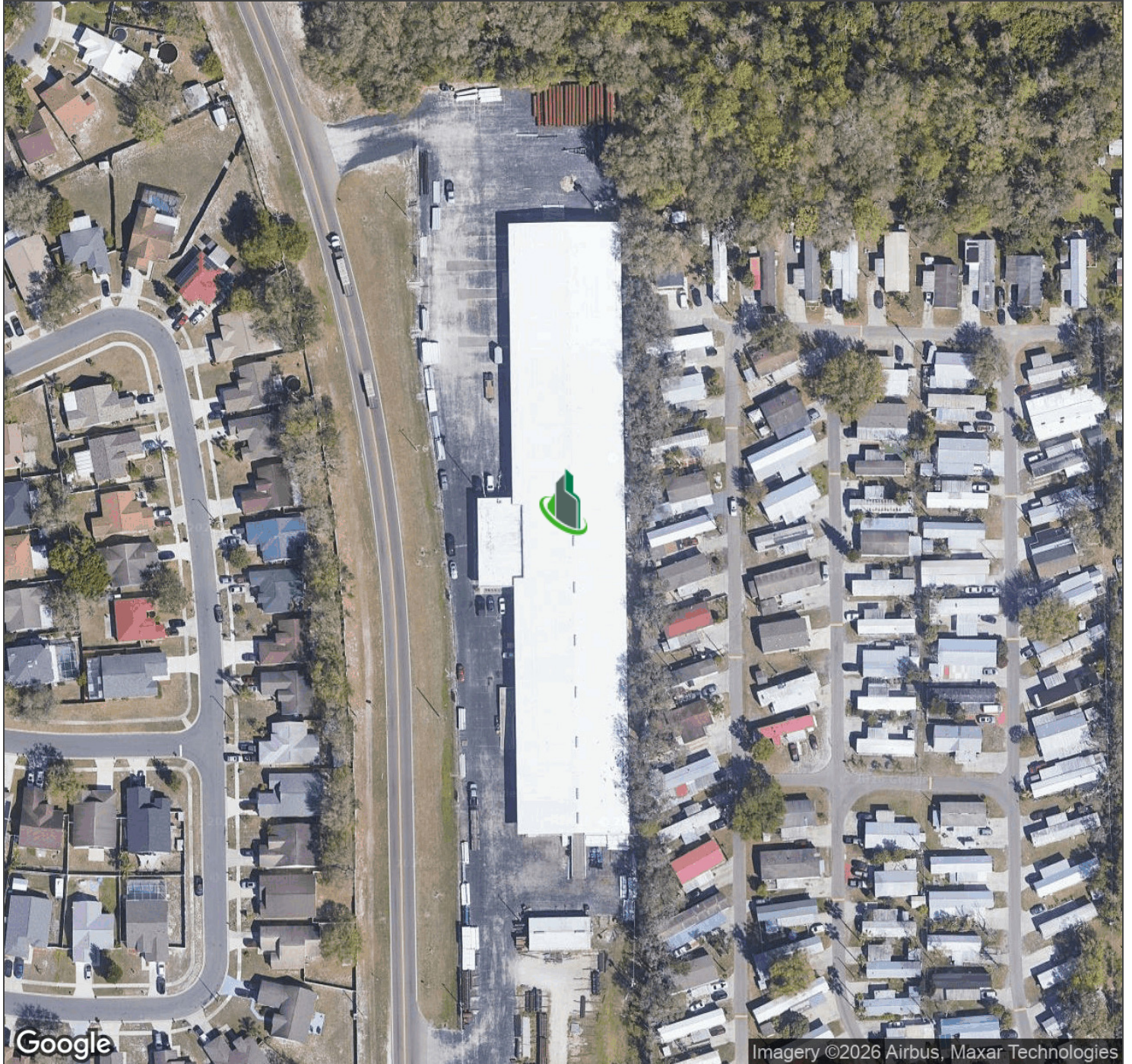
Michael Braccia, P.A. | mike@baystreetcommercial.com





Plant City Warehouse w/ Paved Lay-down Yard

510 N Turkey Creek Rd, Plant City , FL 33563

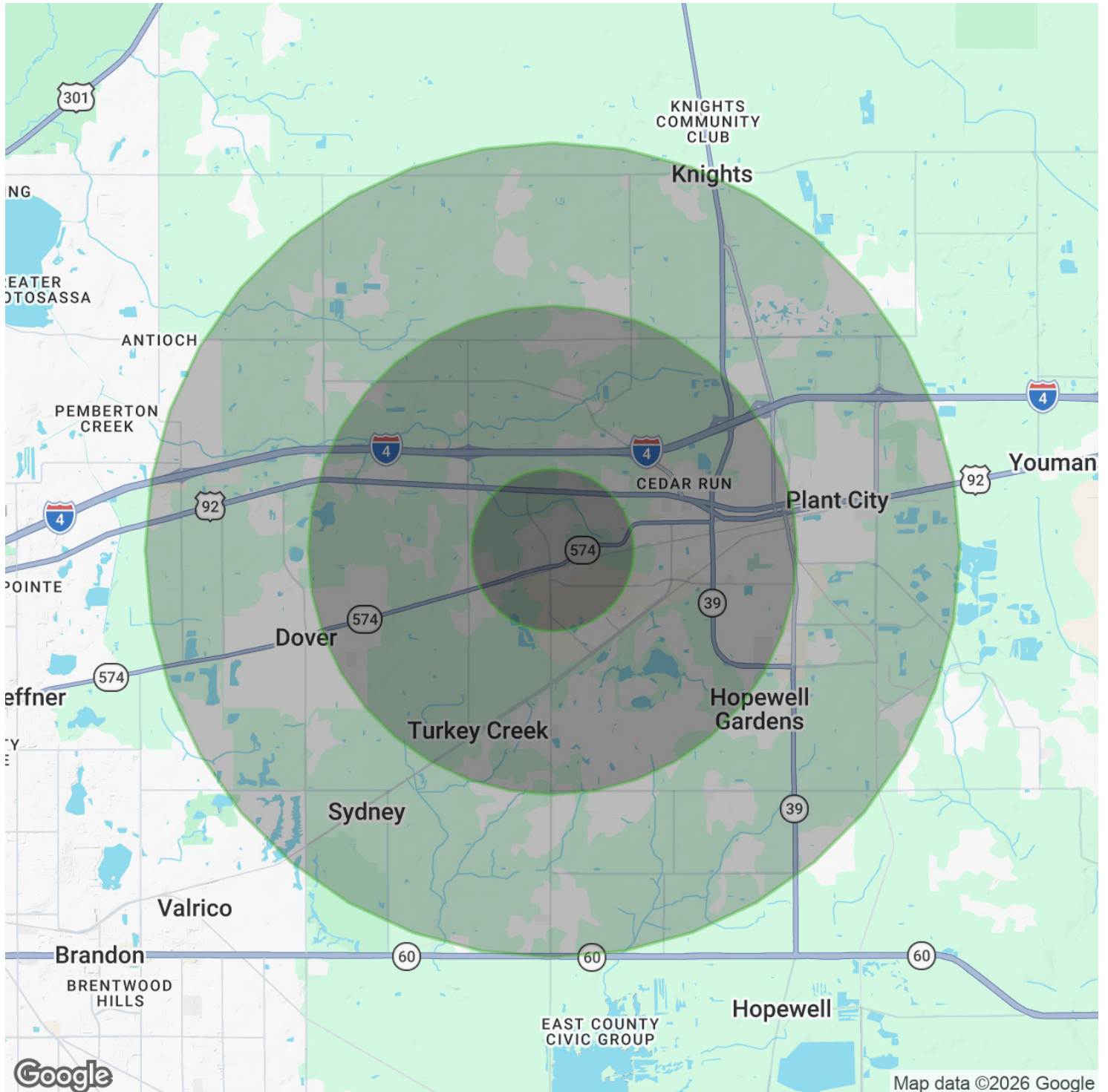




Plant City Warehouse w/ Paved Lay-down Yard

510 N Turkey Creek Rd, Plant City , FL 33563

Demographics Map & Report





Plant City Warehouse w/ Paved Lay-down Yard

510 N Turkey Creek Rd, Plant City , FL 33563

Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,645	34,794	72,199
Average Age	41.0	39.6	39.8
Average Age (Male)	40.3	37.8	37.9
Average Age (Female)	36.1	39.3	40.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,555	12,318	25,495
# of Persons per HH	3.0	2.8	2.8
Average HH Income	\$78,154	\$89,671	\$86,950
Average House Value	\$214,544	\$281,032	\$268,962

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	59.0%	38.6%	36.1%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	3,238	21,372	44,843
% White	69.7%	61.4%	62.1%
Total Population - Black	187	3,587	7,179
% Black	4.0%	10.3%	9.9%
Total Population - Asian	31	449	970
% Asian	0.7%	1.3%	1.3%
Total Population - Hawaiian	0	0	12
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	18	605	838
% American Indian	0.4%	1.7%	1.2%
Total Population - Other	535	3,751	8,153
% Other	11.5%	10.8%	11.3%

TRAFFIC COUNTS

Turkey Creek Rd & E Martin Luther King Jr Blvd	17,000/day
--	------------

2023 American Community Survey (ACS)

For More Information:

813-254-6756 | EXT 47

Property Webpage: www.properties.baystreetcommercial.com/1636892-lease

Michael Braccia, P.A. | mike@baystreetcommercial.com