



Flex Office For Sale

1015 E Dr MLK Jr Blvd

Tampa, Florida 33603



Prepared By:



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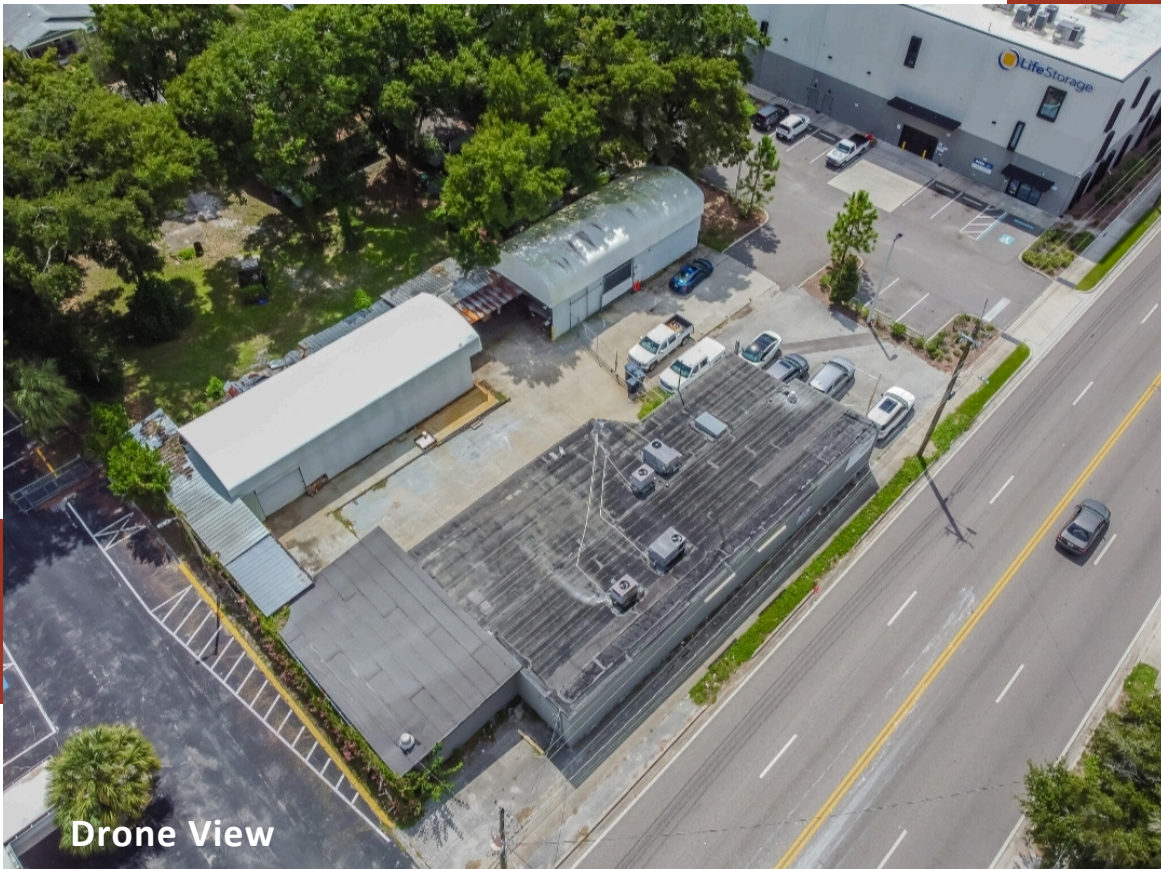


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EXECUTIVE SUMMARY

1015 E Dr Martin Luther King Jr Blvd is a flexible, value-add commercial site at the edge of Tampa Heights and Seminole Heights, minutes from Downtown Tampa, Ybor City, I-275, and I-4. The 0.36 AC lot is fully paved and fenced, offering approximately 8,834 SF of structures, including a main \pm 4,800 SF building and two canopy-covered storage buildings (in addition to multiple other storage options in the form of trailer containers). Featuring \pm 140 ft of frontage along MLK, the main building has been gutted to the studs and is in shell condition, giving an owner the ability to create a custom layout under flexible CG zoning and CC-35 future land use (FLU), within a designated Opportunity Zone that can enhance long-term project economics.



Investment Highlights

Prime Location:

Proximity to major highways, commercial centers, and popular neighborhoods.

Opportunity Zone:

Provides numerous tax benefits for a new owner whilst improving the property

Versatile Zoning:

Commercial General (CG) zoning is one of Tampa's most versatile commercial designations, accommodating a wide range of uses.



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PROPERTY OVERVIEW

- **Total Land Area:** 0.36 acres
- **Building Size:** ± 8,834 SF Total:
4,819 SF Main Building; 1,715 SF Canopy Covered Metal Bldg; 2,300 Canopy Covered Metal Bldg
- **Year Built:** 1946 (with additions in 2002 & 2018)
- **Zoning:** CG (Commercial General)
- **Highest & Best Use:** Flex Commercial or Mixed Retail-Service/Office User
- **Utilities:** Water provided via private well (Public water hookup within 20 ft of property); Sewer provided by City of Tampa; Electricity by Tampa Electric Company (TECO).
- **Access:** Shared ingress with LifeStorage next door



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PROPERTY FEATURES

Main Building (± 4,819 SF):

Demo'd down to studs; Fully Plumbed;
± 300 SF Storage Room in Back; Blank
Canvas for New Owner

Warehouse 1 (± 1,715 SF):

Canvas Roof; Storage Mezzanine;
Shelving Framework; (1x) Rolling
Gate/Door

Warehouse 2 (± 2,300 SF):

Canvas Roof; Storage Mezzanine;
Shelving Framework; (2x) Overhead
Doors; Attached to Storage Trailer

Storage Structures:

Additional Storage Options on Site:
± 240 SF Covered Storage b/n Warehouses
Trailer Containers (± 392 SF; ± 352 SF)

Yard:

Fully Paved Lot; Fenced Lot; 56%
Coverage Ratio

Opportunity Zone:

Allows investment with significant tax
benefits, making improvements or
redevelopment more financially feasible



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MARKET & LOCATION ANALYSIS

The subject property is positioned in a rapidly evolving infill corridor just north of Downtown Tampa and Ybor City, at the edge of Tampa Heights and Seminole Heights, with direct access to I-275 and convenient connectivity to I-4 and the broader Tampa Bay region. CG Zoning, CC-35 Future Land Use (FLU), and Opportunity Zone status position the site well for value-add commercial or mixed-use investment. While strong traffic counts along E MLK Jr Blvd and steady population growth in the surrounding 1 - 5 mile trade area support long-term demand for service, flex, and neighborhood oriented commercial uses.

- Central Tampa infill location minutes from Downtown Tampa and Ybor City, benefiting from ongoing urban revitalization and redevelopment momentum
- Frontage of ± 140 ft on E Dr Martin Luther King Jr Blvd, providing strong visibility to daily traffic volumes exceeding 25,000 AADT
- Easy regional access via I-275 and I-4, allowing contractors, service firms, and distributors to reach customers across the Tampa & St Petersburg MSA efficiently
- Located within a federally designated Opportunity Zone, which can enhance investor returns through capital gains tax incentives and attract equity for redevelopment
- Surrounding 1 - 5 mile demographics show solid population growth through 2030, supporting future demand for commercial services, employment uses, and potential mixed-use concepts
- Corridor character is transitioning from older industrial/automotive uses toward more modern flex, service, and mixed commercial projects, giving this site upside as a repositioning or redevelopment play



STRENGTHS & OPPORTUNITIES

Strengths

- Central Tampa infill location minutes from Downtown Tampa and Ybor City
- Strong visibility and branding potential along E Dr Martin Luther King Jr with significant daily traffic (25,000 AADT)
- CG zoning with CC-35 Future Land Use (FLU) allows a wide range of commercial, office, and mixed-use concepts
- Located within a federally designated Opportunity Zone, creating potential capital gains tax advantages for qualifying investors
- Fully paved, fenced site with multiple existing structures offering abundant on-site storage and operational flexibility
- Main building already gutted to studs, providing a blank slate for custom interior build-out
- Established commercial corridor with a mix of service, industrial-flex, and neighborhood oriented businesses that support daily demand

Opportunities

- Reposition as a modern contractor/service or flex-commercial hub leveraging the existing shell and storage structures
- Capture growing demand from Tampa Heights and Seminole Heights tenants seeking centrally located workspace with storage
- Use Opportunity Zone benefits to attract equity for a more ambitious renovation or redevelopment program
- Improve site efficiency, circulation, and curb appeal (parking layout, landscaping, facade) to enhance rental rates and exit value
- Demise the main structure for multi-tenant occupancy to diversify income and appeal to smaller local businesses



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Street View



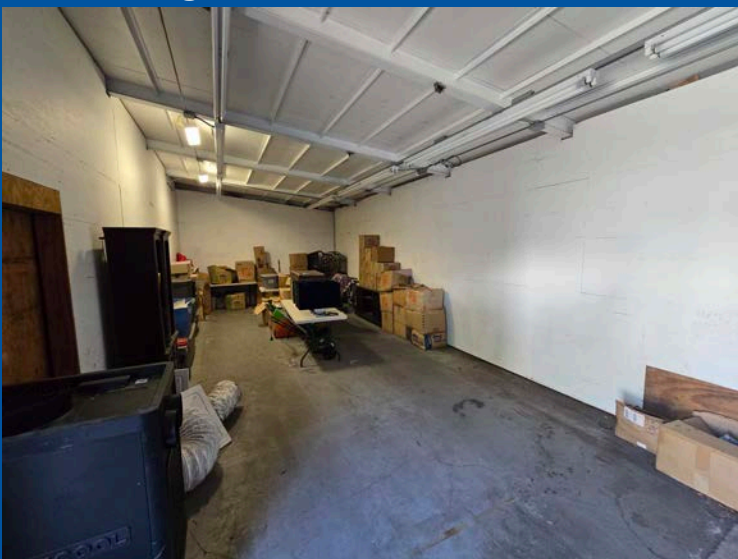
Property View



Main Bldg Exterior



Main Bldg Interior



Main Bldg Storage



Warehouses

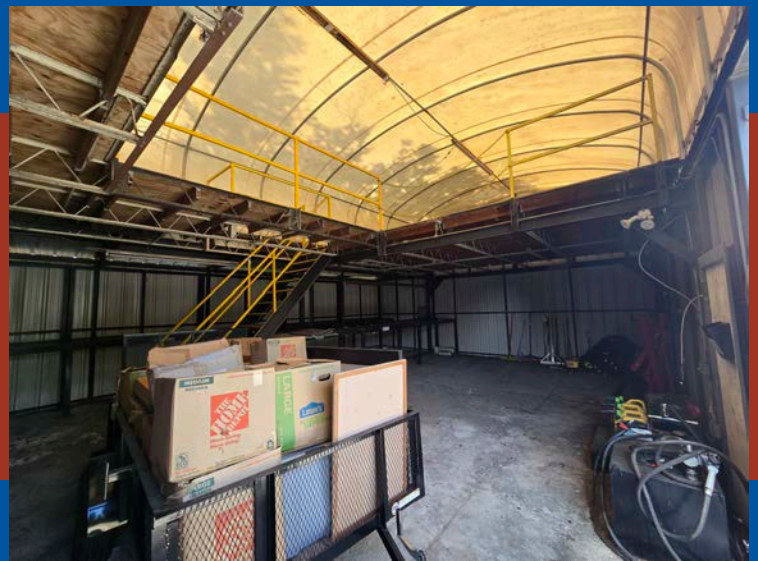


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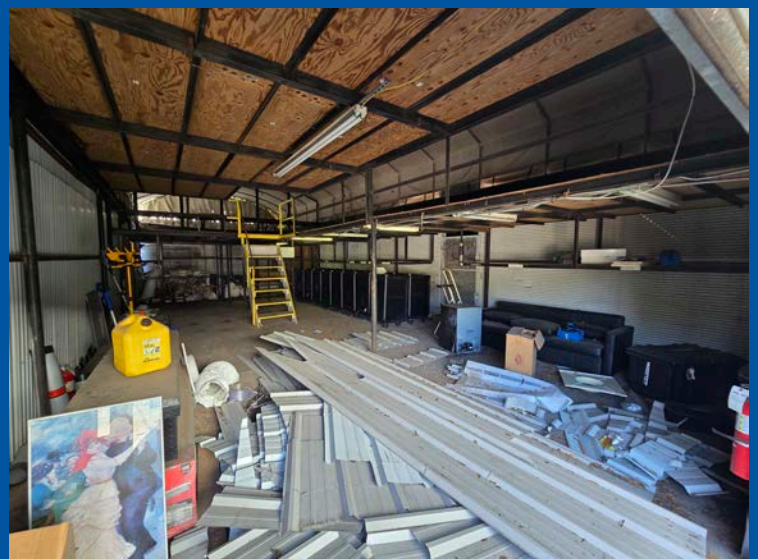
Warehouse 1



Warehouse 1 Interior



Warehouse 2



Warehouse 2 Interior



Covered Storage



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CONTACT INFORMATION

For additional details, inquiries, or clarification,


Please Contact:



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DISCLAIMER:

This Offering Memorandum has been prepared for informational purposes only and does not constitute a binding agreement. All information is subject to verification and should be independently confirmed.