

**AVAILABLE
TAMPA, FL**

INDUSTRIAL OUTSIDE STORAGE



FOR LEASE

6509 Orient Rd, Tampa, FL 33610



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AVAILABLE TAMPA, FL

INDUSTRIAL OUTSIDE STORAGE



BUILDING COVERAGE
±4,200 SF

LOT SIZE
1.20 AC

ZONING
Industrial

ACCESS
Orient Rd / SR-301 & I-4

ASKING RATE
Contact Broker

CLEAR HEIGHTS
16' – 18' Clear Height

DRIVE-IN DOORS
Drive-In Door Access
Two Drive in Doors



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Located at 6509 Orient Rd in Tampa, Florida, this $\pm 4,200$ SF industrial warehouse facility sits on 1.20 acres in Tampa's established East Tampa industrial corridor. The property features drive-in door access and clear heights of 16 to 18 feet, providing a versatile platform well-suited for warehousing, distribution, light manufacturing, and a variety of service-oriented operations.

The 1.20-acre site offers generous outdoor space for material staging, fleet parking, equipment storage, or yard operations — a rare combination of covered warehouse space and useable land in one of Tampa's most active industrial submarkets. The property is available immediately, making it an ideal solution for businesses seeking operational space without delay.

Positioned with direct access to US-301 and close proximity to I-4 (SR-400), 6509 Orient Rd delivers outstanding regional connectivity throughout the Tampa Bay metro area. The surrounding East Tampa industrial corridor is a well-established community supporting a diverse mix of warehouse, distribution, and service-oriented businesses.

Ideal User Profiles:

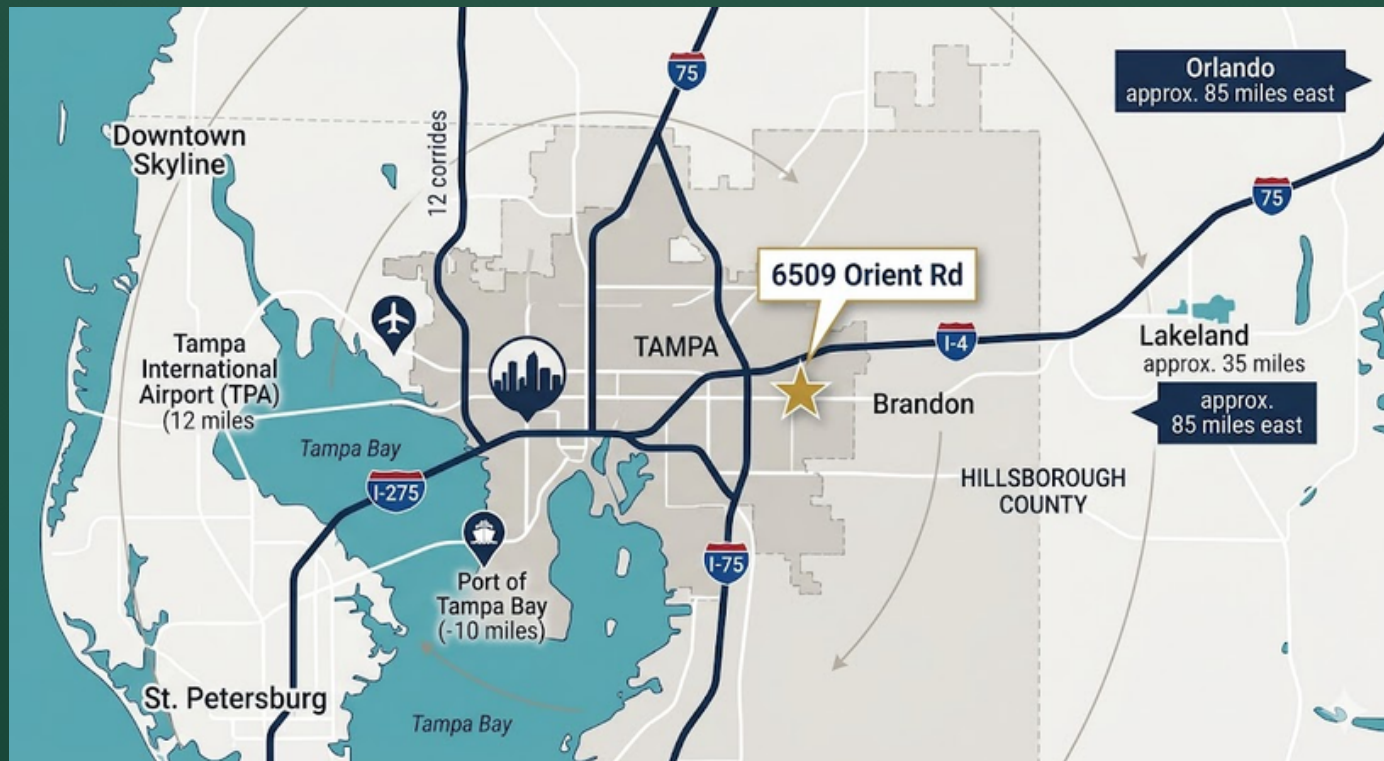
- Contractors & Trades – Secure storage for tools, equipment, and materials
- Fleet Operators – Paved yard for truck, van, or heavy equipment parking
- Landscape Supply – Mulch, Gravel, Landscaping Materials Supply
- Auto & Equipment Services – Vehicle inventory and service operations
- Construction Companies – Job site staging, material laydown, and maintenance



Strategic Location & Regional Access

6509 Orient Rd is strategically located in East Tampa at the intersection of two of the Tampa Bay area's most critical transportation corridors. The property provides direct access to US-301 (SR-301), a major north-south arterial connecting Hillsborough County to Manatee County and beyond. Just minutes away, I-4 (SR-400) serves as Tampa's primary east-west freeway, providing direct connectivity to downtown Tampa to the west and the I-4 industrial corridor stretching toward Orlando to the east.

This dual-highway access makes 6509 Orient Rd an exceptional location for distribution, service, and logistics operations requiring efficient movement throughout the greater Tampa Bay metropolitan area. The property's East Tampa location places businesses within close reach of Tampa International Airport, Port Tampa Bay — one of Florida's busiest commercial seaports — and the industrial communities of Brandon, Riverview, and Plant City.



AVAILABLE TAMPA, FL

PRIME LOCATION



Regional Connectivity:

Tampa's East Tampa industrial submarket continues to experience strong demand driven by the region's exceptional population growth, thriving port activity, and its position as a major distribution hub for the Southeast United States. The proximity to both I-4 and US-301 makes this corridor particularly attractive for businesses serving the broader Tampa Bay, Central Florida, and Gulf Coast markets from a single location.

The Orient Rd corridor is supported by dense commercial and retail infrastructure along the nearby US-301 and Hillsborough Ave corridors. The area provides businesses with convenient access to suppliers, fuel, and services essential for day-to-day industrial operations, including major retail anchors such as Walmart, Home Depot, and Publix.

Tampa's strategic position as Florida's third-largest city and a primary logistics gateway continues to drive demand for functional industrial space. With Port Tampa Bay processing millions of tons of cargo annually and the I-4 corridor serving as a critical link between Tampa and Central Florida, businesses operating in East Tampa benefit from unmatched regional access.

6509 Orient Rd offers a rare opportunity to secure a functional industrial facility with genuine highway access in one of Tampa Bay's most established and in-demand industrial submarkets — available immediately.



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AVAILABLE
TAMPA, FL

TAMPA, FLORIDA MARKET



Tampa Bay MSA —
3.2 Million Residents



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Tampa, the seat of Hillsborough County and the anchor of the Tampa Bay metropolitan area, is one of the Southeast's fastest-growing and most dynamic commercial centers. The Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area encompasses nearly 3.2 million residents and continues to attract significant corporate relocations, population inflows, and new business formation driven by Florida's favorable tax climate, skilled workforce, and quality of life.

Tampa's industrial market has emerged as one of the strongest in the Southeast, fueled by the region's role as a major distribution and logistics hub. The combination of Port Tampa Bay — Florida's largest port by tonnage — and direct access to I-4, I-75, and I-275 makes Hillsborough County a critical node in the regional and national supply chain. Industrial vacancy rates in Tampa have remained historically low, driving strong rental growth and sustained demand across all size ranges.

The East Tampa submarket, anchored by the US-301 and I-4 corridors, is a well-established industrial community home to a diverse mix of warehousing, distribution, manufacturing, and service tenants. The area's proximity to major retail corridors — including the Hillsborough Ave strip anchored by Walmart, Home Depot, and Publix — supports contractor, fleet, and logistics operators serving Tampa's dense residential and commercial base.

Looking ahead, Tampa's industrial market fundamentals remain exceptionally strong. Continued population growth, expanding port activity, and the region's role as a logistics bridge between South Florida and the I-4 corridor are expected to sustain elevated occupancy and rent growth. 6509 Orient Rd is ideally positioned to benefit from these demand drivers, offering an immediately available industrial facility in one of Florida's most active markets.

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