

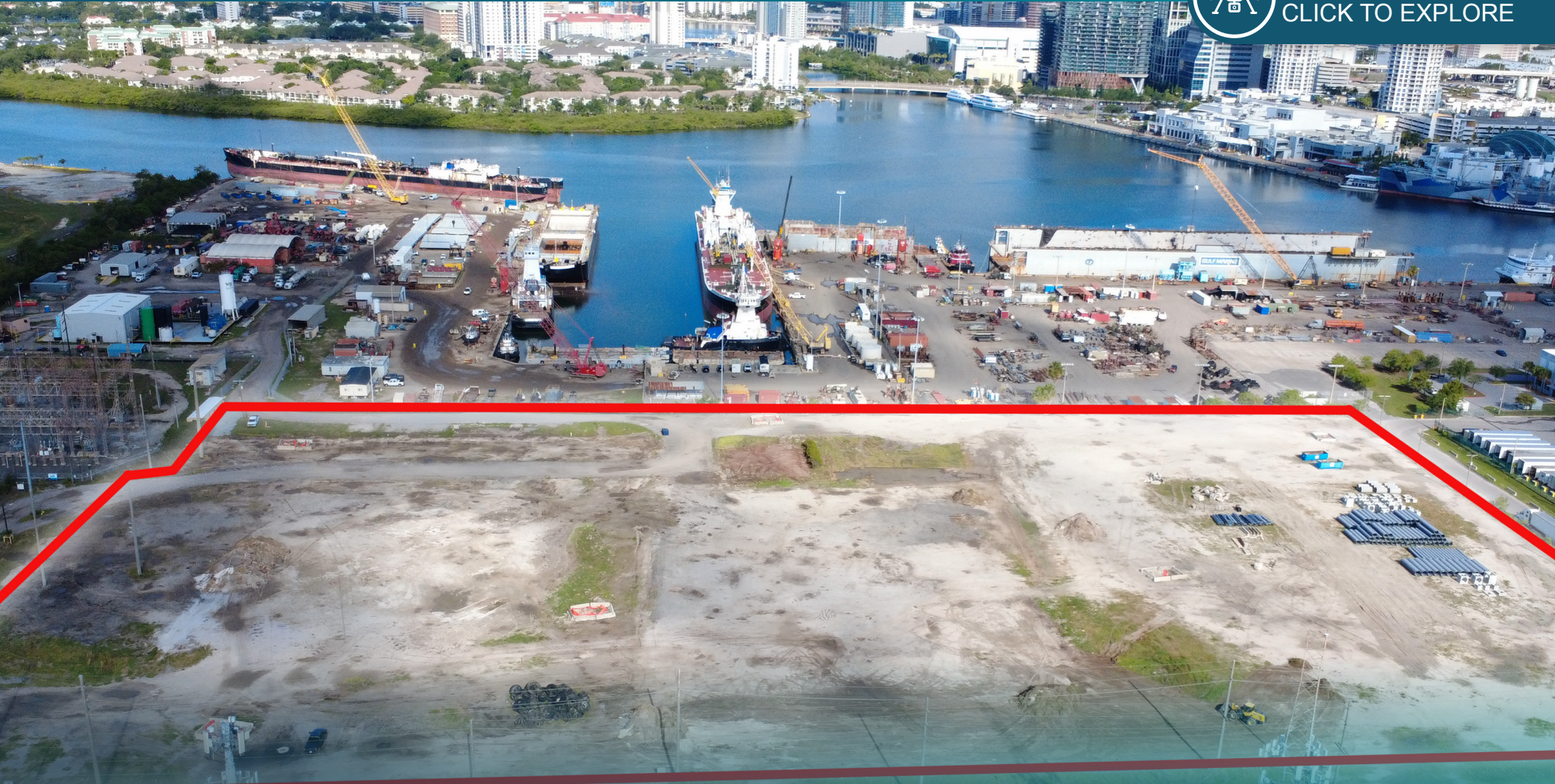
NOW LEASING 16.0 ACRES | Q4 2026 DELIVERY

UNDER CONSTRUCTION PORT-ADJACENT IOS DEVELOPMENT

1650 Hemlock Street | Tampa, FL 33605



DRONE VIDEO
CLICK TO EXPLORE



LICENSED REAL ESTATE BROKER | FranklinSt.com

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PROPERTY SUMMARY

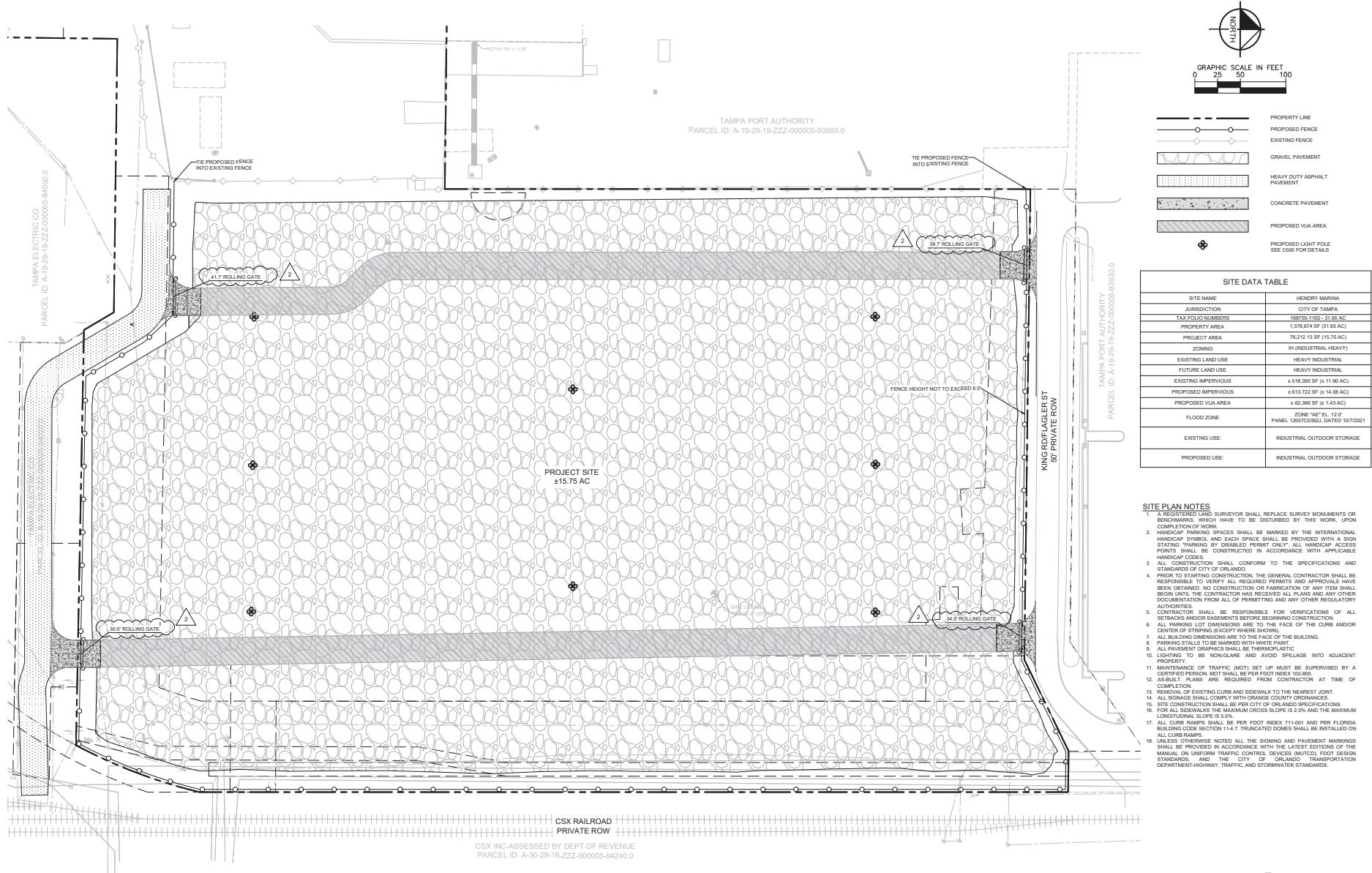


PROPERTY HIGHLIGHTS

- **Total Acreage:** 16.0 Acres
- **Zoning:** IH (Industrial Heavy) - Highest intensities, outside storage allowed
- **Built to Suit:** 5,000 - 200,000 SF Warehouse
- Rail Spur Subject to CSX Approval
- Water access available
- Four means of ingress/egress
- **Security:** Fenced lot with gravel surface and outdoor lighting
- **Ideal Uses:**
 - Bulk & General Cargo
 - Container/Yacht/Boat Storage
 - Refrigerated
 - RORO/Auto
 - Building Supply
 - Materials Storage
 - Equipment Storage
 - Trailer/Container Parking
 - Petroleum
 - Maritime
 - Warehousing



SITE PLAN



PROPERTY INGRESS/EGRESS



NORTH FACING AERIAL



NORTHWEST FACING AERIAL



SOUTH FACING AERIAL



DRIVE TIME MAP



1.8 miles / 7 minutes
From I-4



2.6 miles / 9 minutes
To Port of Tampa Container Terminal
0.7 miles / 3 minutes
If using port gates (2002 Maritime Blvd)



3.1 miles / 9 minutes
To Downtown Tampa



3.7 miles / 11 minutes
From I-275



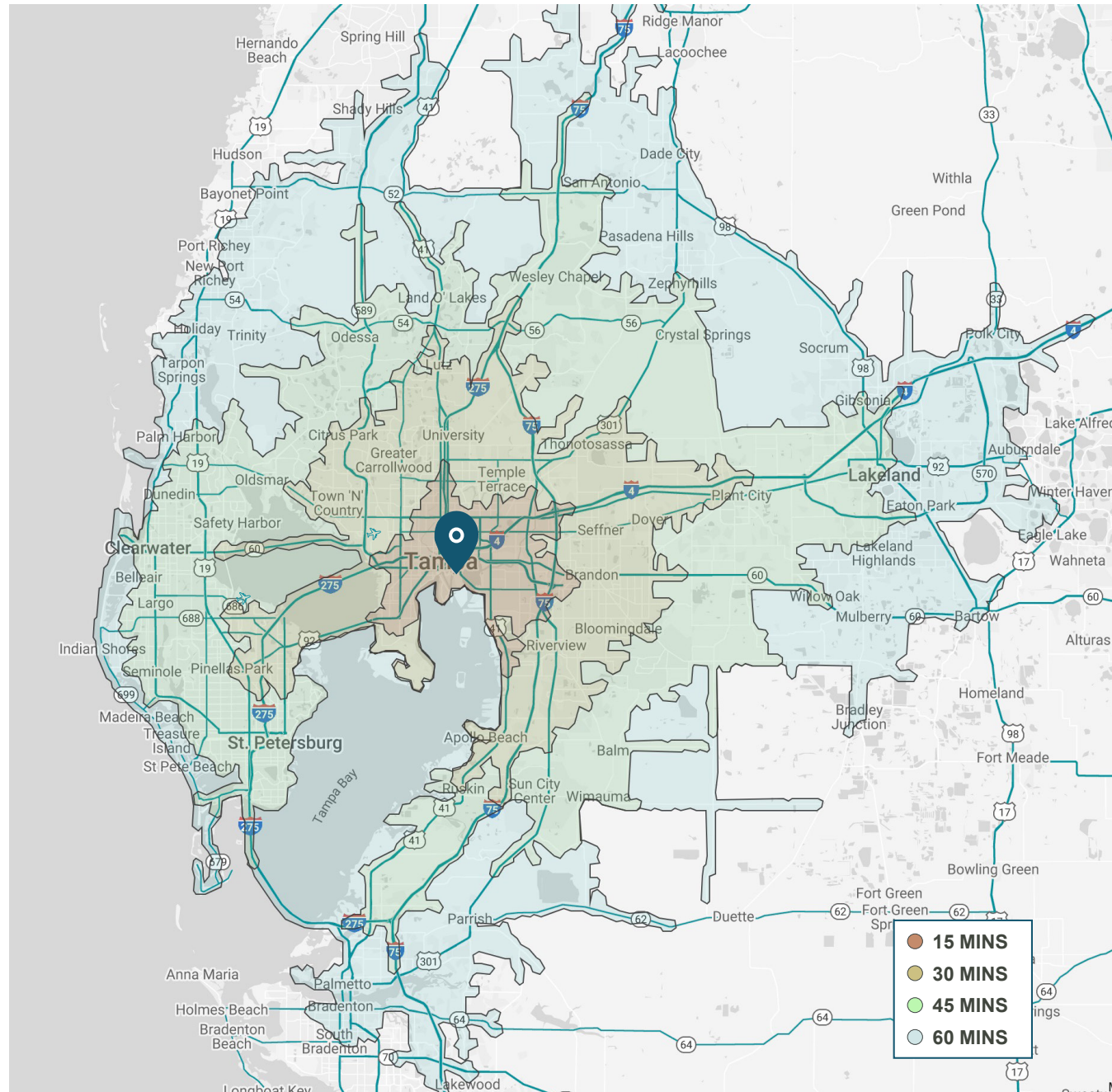
8.8 miles / 16 minutes
From I-75



9.5 miles / 24 minutes
To Tampa International Airport

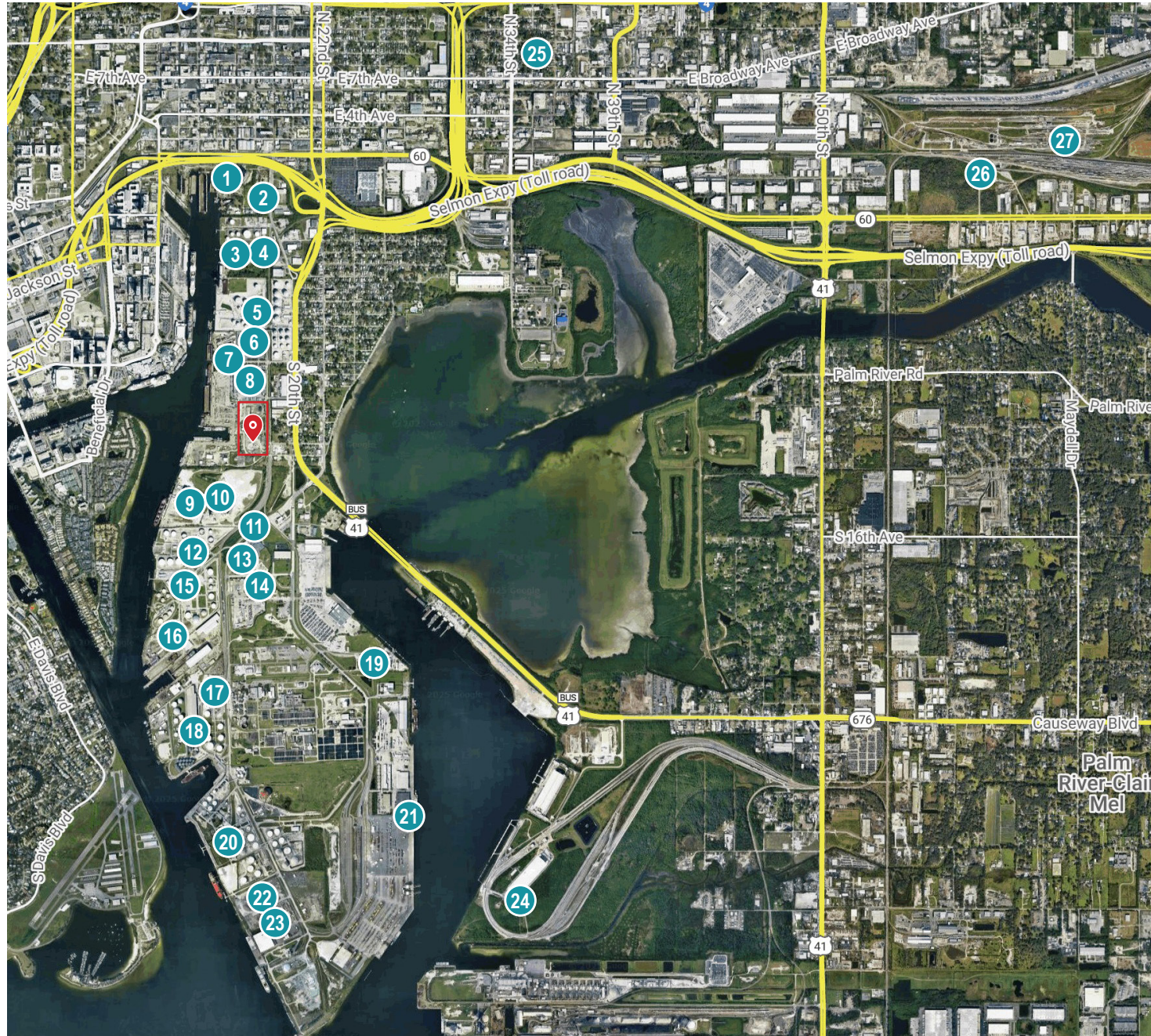


12 miles / 20 minutes
To Clearwater/St. Pete International Airport



NEAR BY TENANTS

1. International Ship Repair & Marine Services
2. White Cap
3. Associated Asphalt
4. Targray
5. Marathon
6. Carrier
7. Gulf Marine Repair
8. USPS
9. Vulcan Materials
10. Argos Cement
11. Majestic Steel
12. Citgo
13. Cargill Salt
14. Maersk
15. Buckeye
16. Tampa Ship
17. Trans Montaigne
18. Amalie Oil
19. The Mosaic Company
20. Kinder Morgan
21. Ports America
22. Martin Marietta
23. Lane Construction
24. CSX Rockport Train Yard
25. Murphy USA
26. CSX Yeoman Train Yard
27. CSX Uceta Train Yard



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