



1001 E SKAGWAY AVE
TAMPA, FL 33604

6,889 SF SPACE WITH IG ZONING

FOR LEASE

A SOLID OPPORTUNITY FOR INDUSTRIAL OWNERS LOOKING FOR A WELL-SIZED SERVICE PROPERTY IN AN INDUSTRIAL SETTING. PRIME EXPOSURE AND SIGNAGE.

Brokerage Done Differently

401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM
OFFICE: 813.935.9600

TINA MARIE ELOIAN, CCIM
BROKER

MOBILE: 813.997.4321
TINA@FLORIDACOMMERCIALGROUP.COM



live
work
& play
IN THE HEART OF TAMPA BAY

EXECUTIVE SUMMARY

1001 E SKAGWAY AVE

TAMPA, FL 33604

Established Service Property
with Industrial Zoning

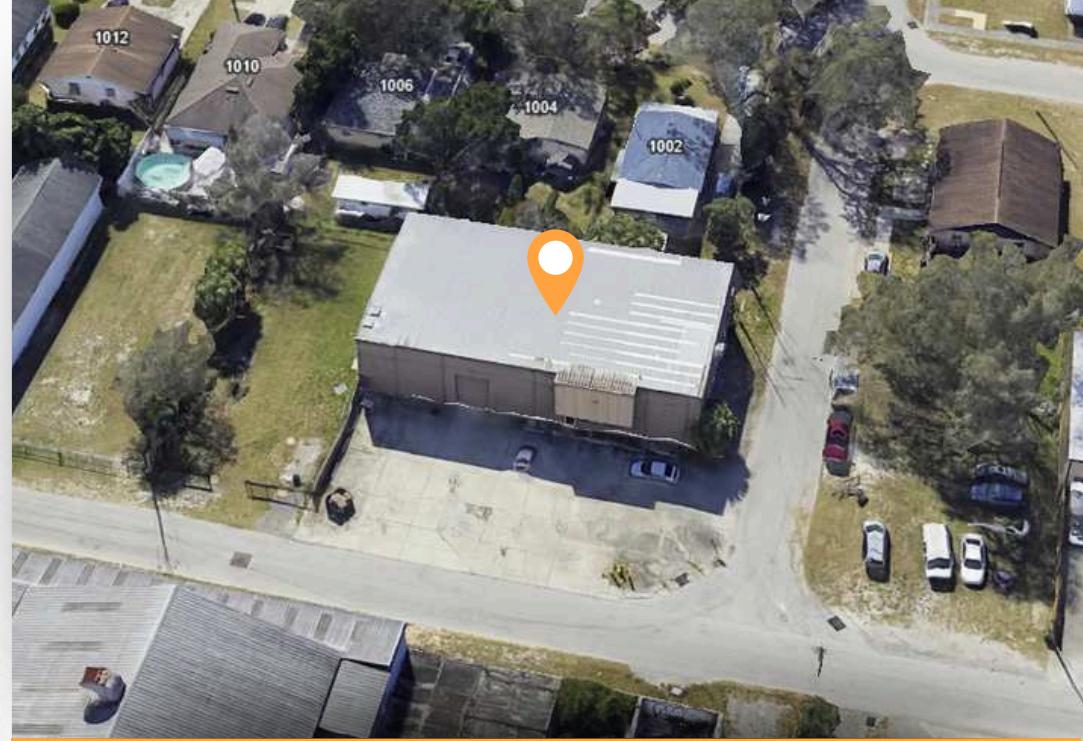
PROPERTY FEATURES

STRATEGIC INDUSTRIAL SITE IN TAMPA'S URBAN CORE

Position your business in a well-connected industrial corridor just minutes from major Tampa thoroughfares including I-275, Busch Boulevard, and Nebraska Avenue. Located in a steadily evolving area with a strong mix of industrial users, service businesses, and commercial activity, this property offers both accessibility and long-term positioning within a high-demand submarket.

The site is designated within a Qualified HUBZone, creating a unique advantage for businesses seeking federal contracting opportunities. This designation supports small business growth by providing access to government contracts, along with potential long-term tax advantages for tenants and owner-users operating within the zone.

Additionally, the property falls within a Qualified Opportunity Zone, offering compelling incentives for investors focused on long-term growth. This federal program is designed to encourage private investment in emerging areas, delivering potential tax benefits while contributing to local economic development and job creation—making this an attractive option for both operators and forward-looking investors.



PROPERTY VIEW

LOCATION HIGHLIGHTS:

- **HUBZone Eligibility** – Positioned within a federally designated HUBZone, offering qualified businesses access to government contracting opportunities and potential tax advantages
- **Opportunity Zone Designation** – Located in a federally recognized Opportunity Zone, encouraging long-term investment with potential capital gains tax incentives
- **Central Tampa Access** – Convenient connectivity to major corridors including I-275, Busch Boulevard, and Nebraska Avenue for efficient regional access
- **Industrial Location** – Set within an active industrial and service-oriented area supporting a wide range of commercial uses
- **Investment Potential** – Well-suited for long-term hold strategies and redevelopment in a growing Tampa submarket

LISTING DETAILS

FINANCIAL TERMS

LEASE RATE **\$12,000 / MONTH**

LOCATION

STREET ADDRESS 1001 E SKAGWAY AVE

CITY/MARKET TAMPA-ST. PETERSBURG-CLEARWATER

COUNTY HILLSBOROUGH

SUB MARKET SPRING HILL ADDITION CORRECTED MAP

UTILITIES

ELECTRICITY TECO

WATER/WASTE CITY OF TAMPA

COMMUNICATION SPECTRUM, FRONTIER AND
VERIZON

THE COMMUNITY

**NEIGHBORHOOD/
SUBDIVISION NAME** SULPHUR SPRINGS AR N OF
WATERS TO BUSCH

FLOOD ZONE AREA X

FLOOD ZONE PANEL 12057C0212H

TAXES

TAX YEAR 2025

TAXES \$9,962.47

THE PROPERTY

FOLIO NUMBER 146152-0000

ZONING **INDUSTRIAL GENERAL (IG) ZONING** – ALLOWS FOR A BROAD
RANGE OF INDUSTRIAL USES INCLUDING MANUFACTURING,
FABRICATION, WAREHOUSING, DISTRIBUTION, AND AUTOMOTIVE-
RELATED OPERATIONS.

SITE IMPROVEMENT ONE STORY BUILDING

IMPROVEMENT SIZE 6,889 HSF

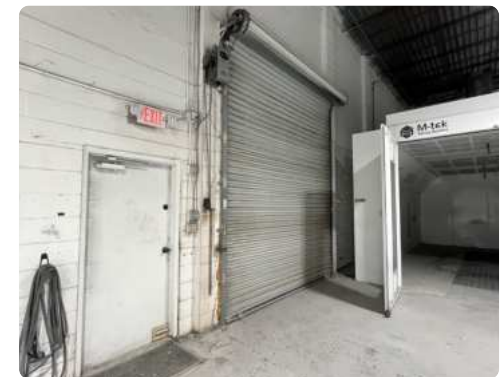
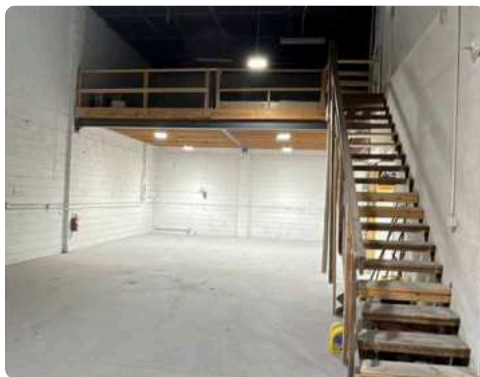
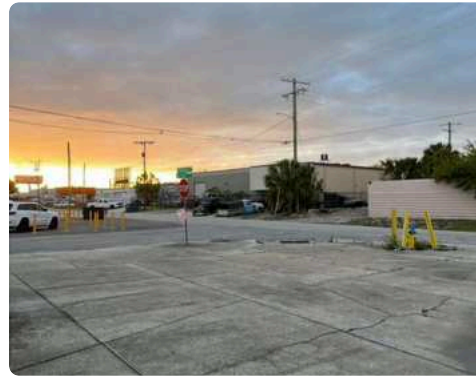
LOT SIZE 10,600 SF

TOTAL ACREAGE .24 ACRE

PARKING 9+ SPOTS



PROPERTY PHOTOS



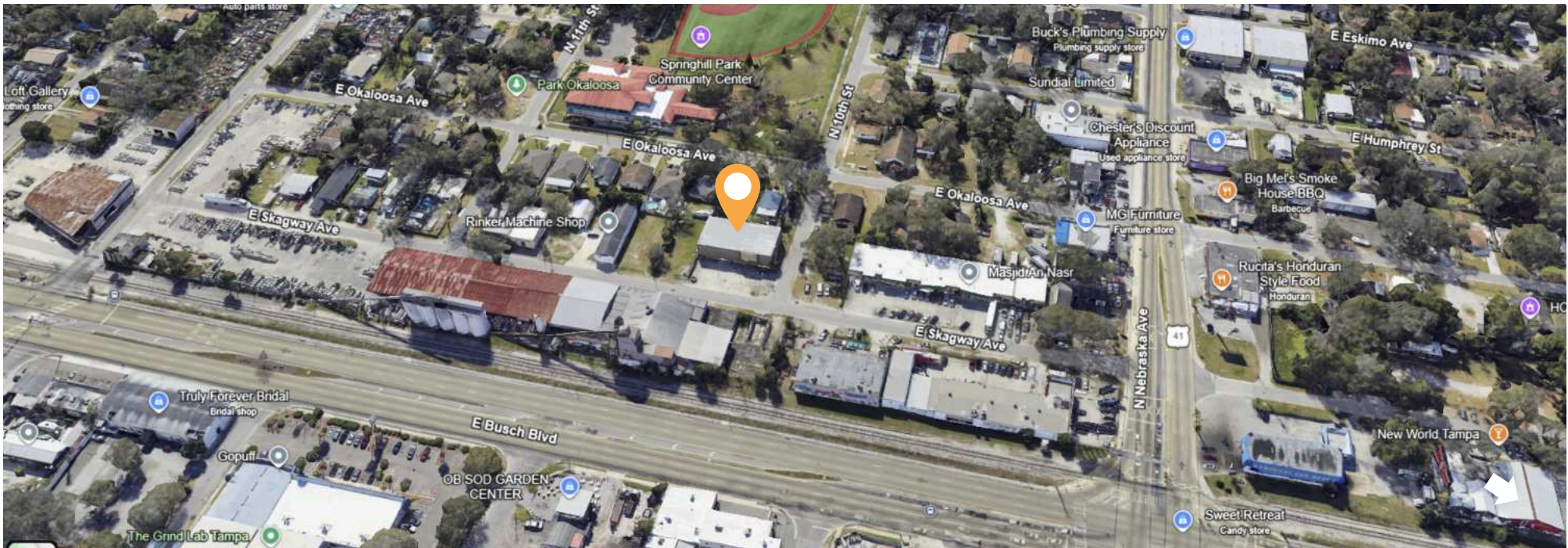
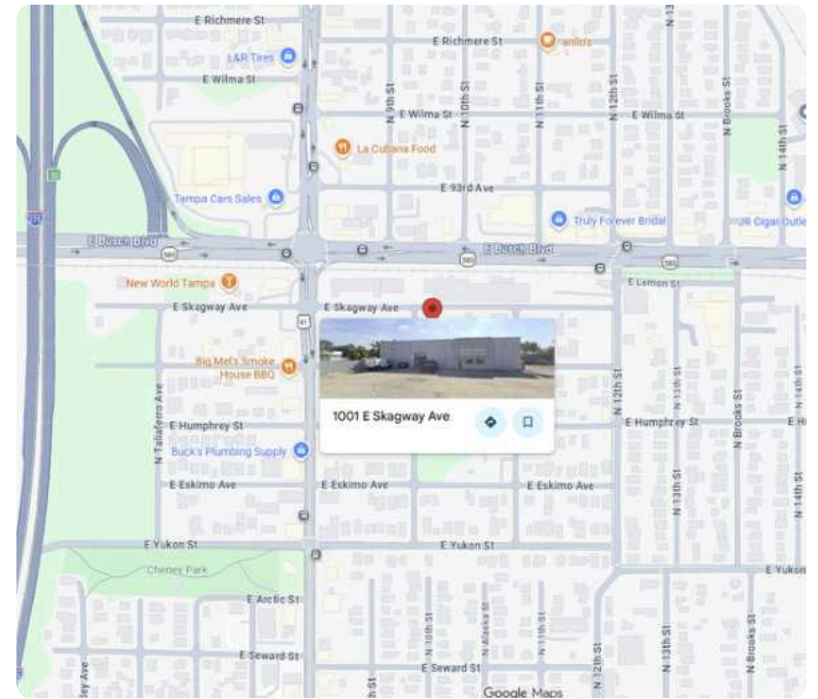
ZONING INFORMATION

Industrial General (IG) Zoning – Allows for a broad range of industrial uses including manufacturing, fabrication, warehousing, distribution, and automotive-related operations. This zoning supports heavier commercial activities with flexible use potential, making it ideal for service-based businesses and industrial investors seeking long-term functionality and scalability.

Designed to accommodate higher-intensity operations, IG zoning supports outdoor storage, service yards, and equipment-heavy users. It also provides flexibility for future expansion or adaptive reuse as business needs evolve. This corner location presents an excellent opportunity with prime exposure and signage.

DRIVING DIRECTIONS

From Downtown Tampa: Follow I-275 N to FL-580 E/E Busch Blvd. Take exit 50 toward Temple Terrace. Continue on FL-580 E/E Busch Blvd for about 0.3 miles. Turn left onto FL-580 E/E Busch Blvd. Shortly after, turn right onto N Nebraska Ave then left onto E Skagway Ave. The property will be on your left. 1001 E Skagway Ave.



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