

FOR SALE

# 2415 E. Sligh Ave

Tampa, Florida 33610

2.77 acres of Commercial Intensive (CI) zoned land in the heart of Tampa, Florida. CI zoning permits outdoor storage, warehousing, light industrial operations, fleet yards, and contractor uses as-of-right — no rezoning required. One of the most flexible commercial designations in Hillsborough County, in one of Florida's fastest growing metro markets.



**2.77 AC**

TOTAL LAND AREA

**CI Zoning**

COMMERCIAL INTENSIVE

**\$3,200,000**

ASKING PRICE

**As-of-Right**

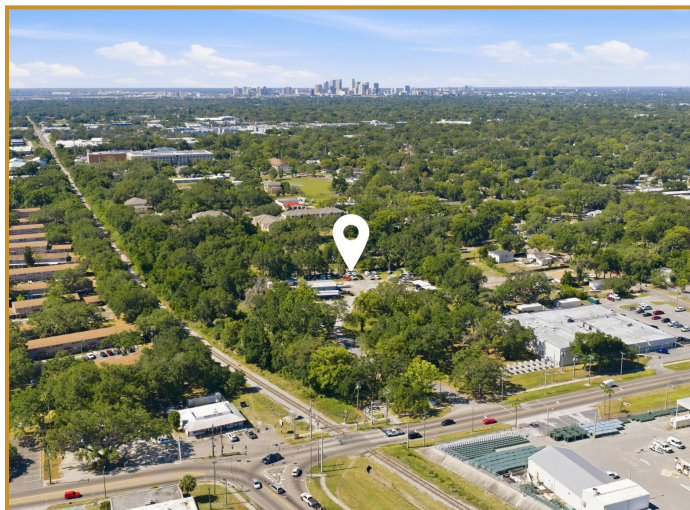
NO REZONING REQUIRED

## PROPERTY DETAILS

Address	2415 E. Sligh Ave, Tampa, FL 33610
Land Area	2.77 Acres (120,661 SF)
Zoning	CI – Commercial Intensive
Parcel ID	On File
Asking Price	\$3,200,000
Price Per Acre	\$1,154,159 / AC
County	Hillsborough County, FL
Market	Tampa Bay MSA

## PERMITTED USES (AS-OF-RIGHT)

Outdoor / IOS Storage	✓
Warehousing & Distribution	✓
Light Industrial Operations	✓
Fleet & Vehicle Storage	✓
Contractor Yards	✓
Equipment Storage	✓



## LOCATION HIGHLIGHTS

- Direct access to E. Sligh Ave arterial corridor
- Minutes to I-275 & I-4 interchange
- Approx. 5 miles to Downtown Tampa CBD
- Close proximity to Tampa International Airport
- Surrounded by established industrial & IOS uses
- Tampa Bay among fastest-growing U.S. metros

## INVESTMENT HIGHLIGHTS

- CI zoning — broadest commercial designation in Hillsborough County
- No rezoning required for IOS, storage, industrial, or contractor uses
- Rare 2.77-acre parcel — scalable for a variety of development programs
- Strong submarket fundamentals with tightening industrial land supply
- Ideal for owner-operators, developers, or land-bank investors
- SBA financing eligible for qualified owner-occupants

The information contained herein has been obtained from sources deemed reliable but is not guaranteed. All figures are estimates and subject to change. Parties are encouraged to independently verify all information and consult appropriate legal, financial, and zoning counsel prior to any transaction.