

Two Industrial Land Development Opportunities

1601 N 39th St, Tampa, FL 33605

Muck Pond Road, Seffner, FL 33527

CBRE

CALL FOR OFFERS DUE JULY 8, 2026

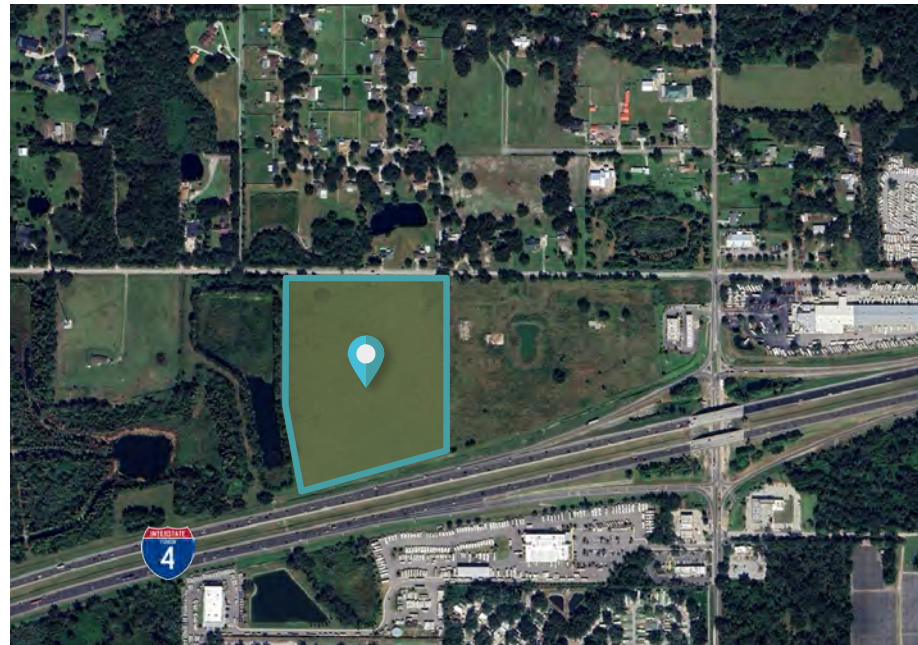
Opportunity

CBRE is excited to present two landmark sites in Tampa, FL that provide unparalleled scale for industrial development. Combined for a total of 58 acres and projected coverage of approximately 700,000 SF, this is one of the last land opportunities left that can provide a generational footprint in the MSA. Both properties are situated in the East Tampa submarket where fundamentals speak for themselves. Vacancy is currently at 5.1% and institutional capital is actively deploying in the immediate area. At the top of the Tampa market, Creation Equity's \$30,000,000 20-acre acquisition of the Tampa International Business Center site in the Airport submarket further reflects the broader appetite for development-ready land across the MSA. Alliance Industrial's \$25,000,000 acquisition of a comparable site at 500 S Falkenburg Road, where two rear-load warehouses totaling approximately 343,000 square feet are currently under construction, establishes a clear benchmark for what well-located, developable East Tampa land is commanding from institutional buyers. Both transactions speak to a market where land of this quality is being absorbed quickly especially given the dwindling supply.

1601N 39th St, Tampa, FL 33605



Muck Pond Road, Seffner, FL 33527



Market Fundamentals

Q1 2026

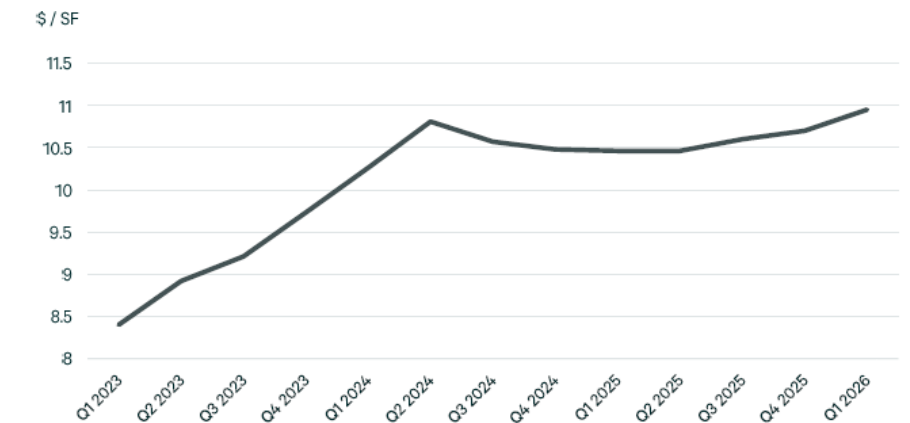
Average industrial asking rents reached \$10.95/SF in Q1 2026, reflecting a 2.3% increase quarter over quarter and a 4.7% gain year over year. Growth remains pronounced over the longer term, with average asking rents up 30.4% since Q1 2023, underscoring the structural shift in pricing that has taken place across the market.

Rent growth continues to be anchored at the top end of the market, led primarily by new construction that has consistently pushed beyond prior pricing benchmarks. Significant appreciation in land values over recent years has materially influenced development underwriting and, in turn, rental expectations for newly delivered product. This has perpetuated the premiums achieved at infill projects and has buoyed rent on new construction into the low teens.

East Tampa	
Net Rentable Area	53.59 MSF
Total Vacancy	5.1%
Sublease Availability	1.3%
Average Direct Asking Rate	\$11.48/SF NNN
Current Quarter Net Absorption	(157,000) SF
YTD Net Absorption	(157,000) SF
Deliveries	0 SF
Under Construction	0.55 MSF

**Net and YTD absorption trended down as a direct result of R.C. Moore vacating 230,000 SF at 3102 Queen Palm Drive*

Average Direct Asking Rate



1601 N 39th St, Tampa, FL 33605

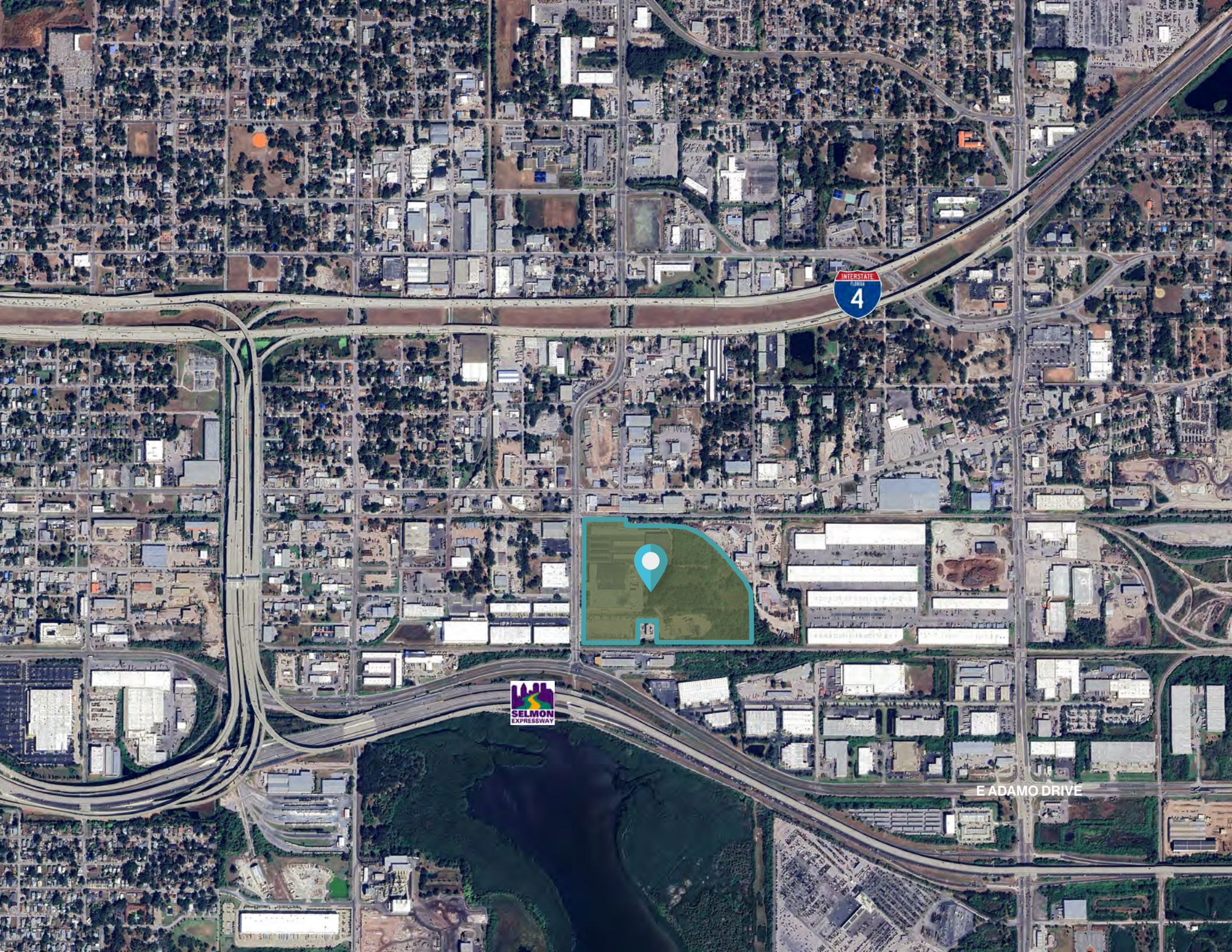
1601 N 39th Street is a rare large-scale industrial land opportunity located in the heart of Tampa's East Tampa submarket. Totalling 38.44 acres, including 21.13 acres of uplands and 17.31 acres of lowlands, and zoned Industrial Heavy (IH), the site offers unmatched flexibility for heavy industrial development, redevelopment, or owner-user occupancy. Sites of this scale within an established urban industrial corridor are increasingly rare in the Tampa Bay market, a point underscored by recent transactions where institutional buyers have paid north of \$1,100,000 per acre for comparable Tampa land.

Strategically positioned minutes from Port Tampa Bay, the largest port in Florida, the property offers direct access to the Selmon Expressway (SR-618), Interstate 75, and Interstate 4, placing it at the center of Tampa's most critical freight and logistics network. Downtown Tampa sits approximately three miles to the west, offering last-mile distribution advantages that no suburban alternative can match. The demand for land in this corridor is well established, most recently demonstrated by three developers planting flags including Graham Capital's East Tampa Business Center, Hazel Street/CIP's Causeway Logistics Center and Alliance's Bullseye Logistics.

The surrounding area is experiencing a generational wave of investment. Gasworx, a 50-acre mixed-use development between Ybor City and the Channel District, is actively under construction and will deliver approximately 5,000 residential units, 500,000 square feet of office, and 140,000 square feet of retail upon completion. Ybor Harbor, a 33-acre waterfront redevelopment with \$35 million in committed CRA infrastructure funding, adds thousands of additional residential units and a waterfront boardwalk connecting Channelside to Ybor City. Together these projects represent billions of dollars in private and public investment flowing directly into the surrounding trade area.

With IH zoning, rare site scale, port proximity, proven institutional demand, and a location surrounded by major new mixed-use and multifamily investment, 1601 N 39th Street stands as one of the most strategically positioned industrial land opportunities in Tampa Bay today.

- › 38.44 AC (21.13 AC "uplands" & 17.31 AC "lowlands")
- › Zoned IH
- › Folio: 175293-0000
- › Existing improvements include a 459,213 SF existing building, water tower & rail on both perimeters
- › Potential redevelopment opportunity



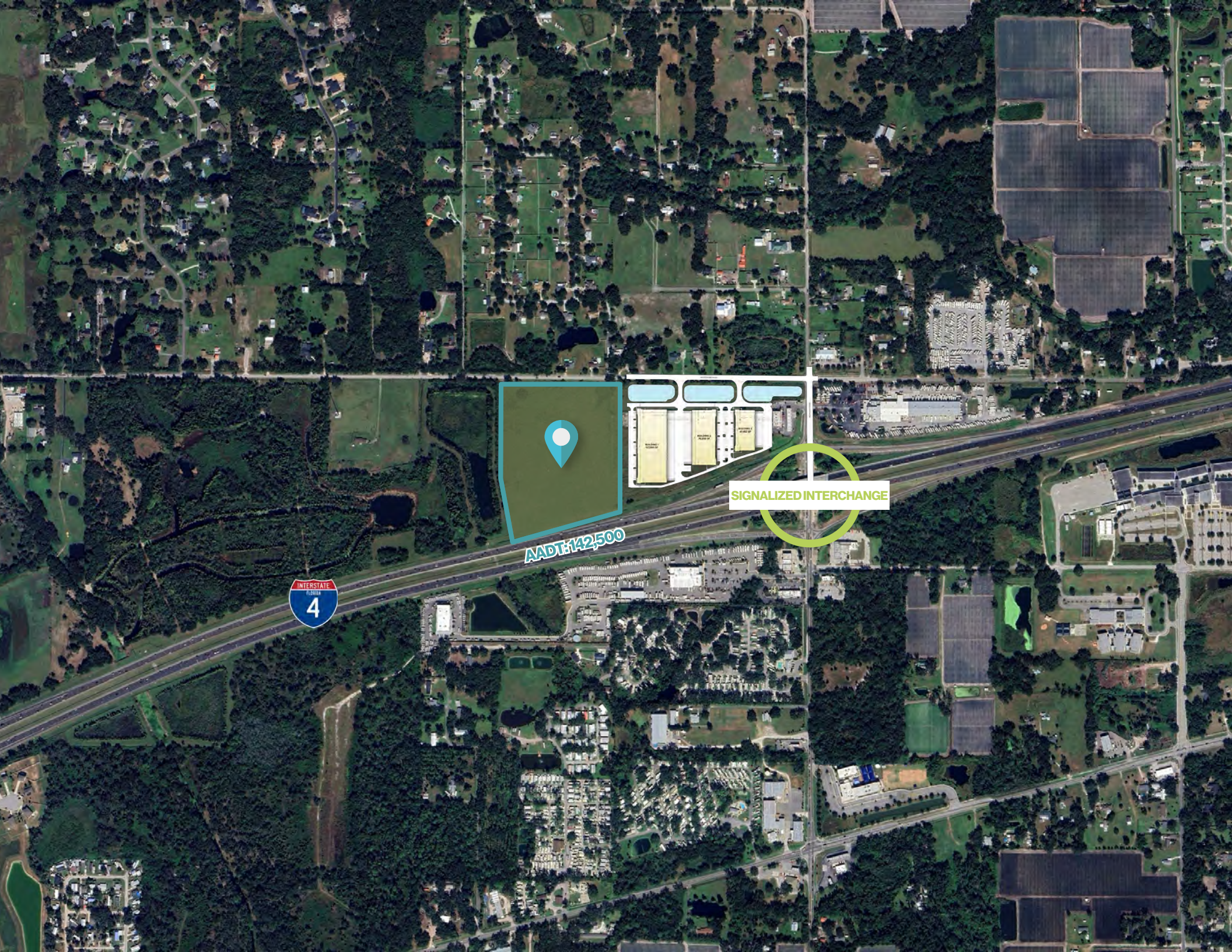
Muck Pond Road, Seffner, FL 33527

Muck Pond Road is a 19.15-acre unimproved land site within the East Tampa industrial submarket, one of the most active and supply-constrained industrial corridors in the Tampa Bay region. The site offers direct access to Interstate 4 and Interstate 75, providing immediate connectivity to Port Tampa Bay, Downtown Tampa, the Orlando MSA, and markets stretching south to Miami.

New development in the immediate vicinity reinforces that story. GTIS Partners recently acquired a 116-acre site along I-4 for 4Ward Logistics Center, a 382,500-square-foot Class A industrial development delivering in the second half of 2027. Constellation Real Estate Partners has simultaneously commenced construction of a three-building, 251,162-square-foot speculative industrial campus at 7351 Muck Pond Road, delivering May 2027, with the developer citing East Tampa as a highly desirable, land-constrained submarket.

With 19.15 acres in a proven corridor where comparable sites are being rapidly absorbed by well-capitalized developers, Muck Pond Road presents a timely opportunity to establish a presence in one of Tampa Bay's strongest industrial markets.

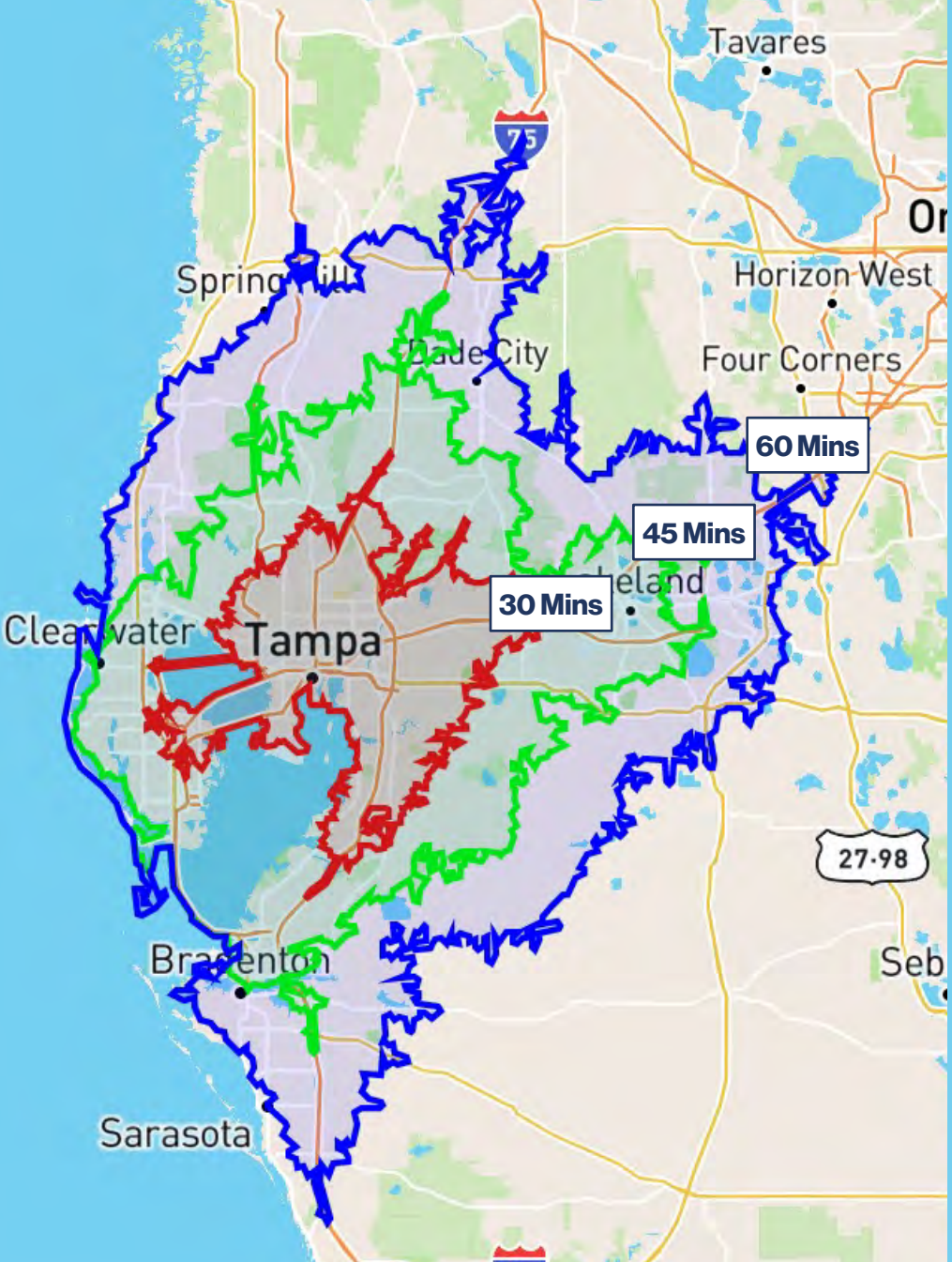
- › 19.15 AC
- › Zoned PD
- › Folio: 081601-0000
- › New 251,162 SF industrial development coming next door in Q2 2027
- › I-4 frontage with an AADT of 142,500
- › I-4 access via exit 14 (McIntosh Road): located directly off the McIntosh Road interchange, offering seamless connectivity to the I-75 corridor and the broader Tampa/orlando markets.
- › McIntosh Road & I-4 improvements: adding new left-turn lanes to eastbound/westbound I-4 and widening the westbound exit ramp. Expected completion: summer 2026.



Population Growth & Density

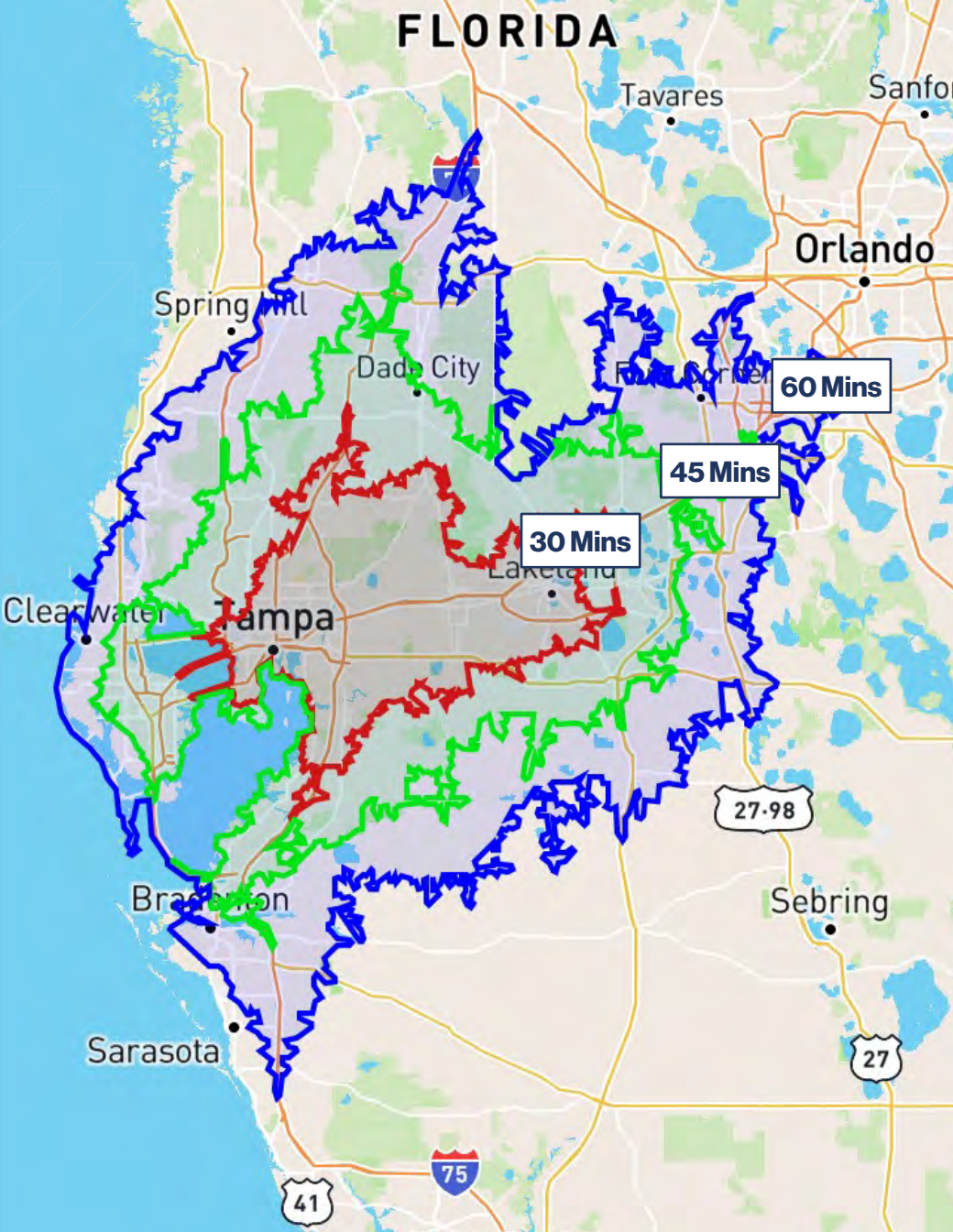
1601 N 39th St, Tampa, FL 33605

	30 Mins	45 Mins	60 Mins
Area Demographics			
2025 Population	1,374,571	3,062,465	4,283,375
2030 Population	1,445,785	3,246,555	4,562,431
2025 Employees	674,420	1,232,257	1,657,734



Muck Pond Road, Seffner, FL 33527

	30 Mins	45 Mins	60 Mins
Area Demographics			
2025 Population	1,448,389	2,867,816	4,477,427
2030 Population	1,556,746	3,083,087	4,806,197
2025 Employees	649,471	1,182,137	1,747,922



Drive Times

1601 N 39th St, Tampa, FL 33605

Adamo Drive (60)

0.3 miles

Interstate 4

2.0 miles

Interstate 275

3.0 miles

U.S. Highway 301

4.1 miles

Interstate 75

5.8 miles

Orlando

81.3 miles

Selmon Expressway

1.9 miles

CSX Intermodal Tampa

2.5 miles

Downtown Tampa

3.4 miles

Port Tampa Bay

4.2 miles

Tampa Int'l Airport

9.2 miles

Muck Pond Road, Seffner, FL 33527

Interstate 4

0.8 miles

U.S. Highway 301

7.9 miles

CSX Intermodal Tampa

12.0 miles

Tampa

15.8 miles

Lakeland Linder Int'l Airport

17.2 miles

U.S Highway 27

41.9 miles

Interstate 75

4.9 miles

Selmon Expressway

11.6 miles

Interstate 275

14.4 miles

Port Tampa Bay

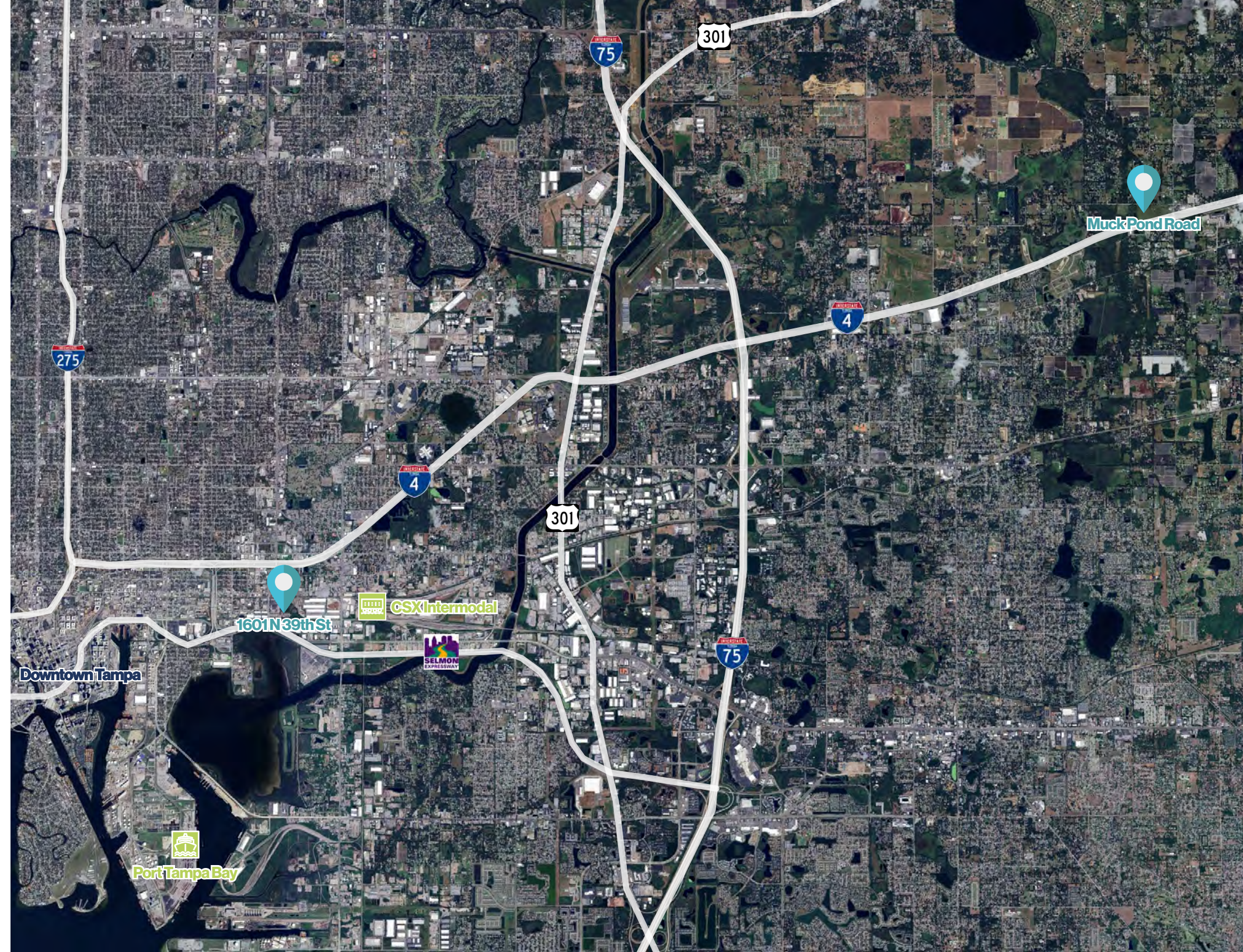
16.4 miles

Tampa International Airport

20.6 miles

Orlando

69.9 miles



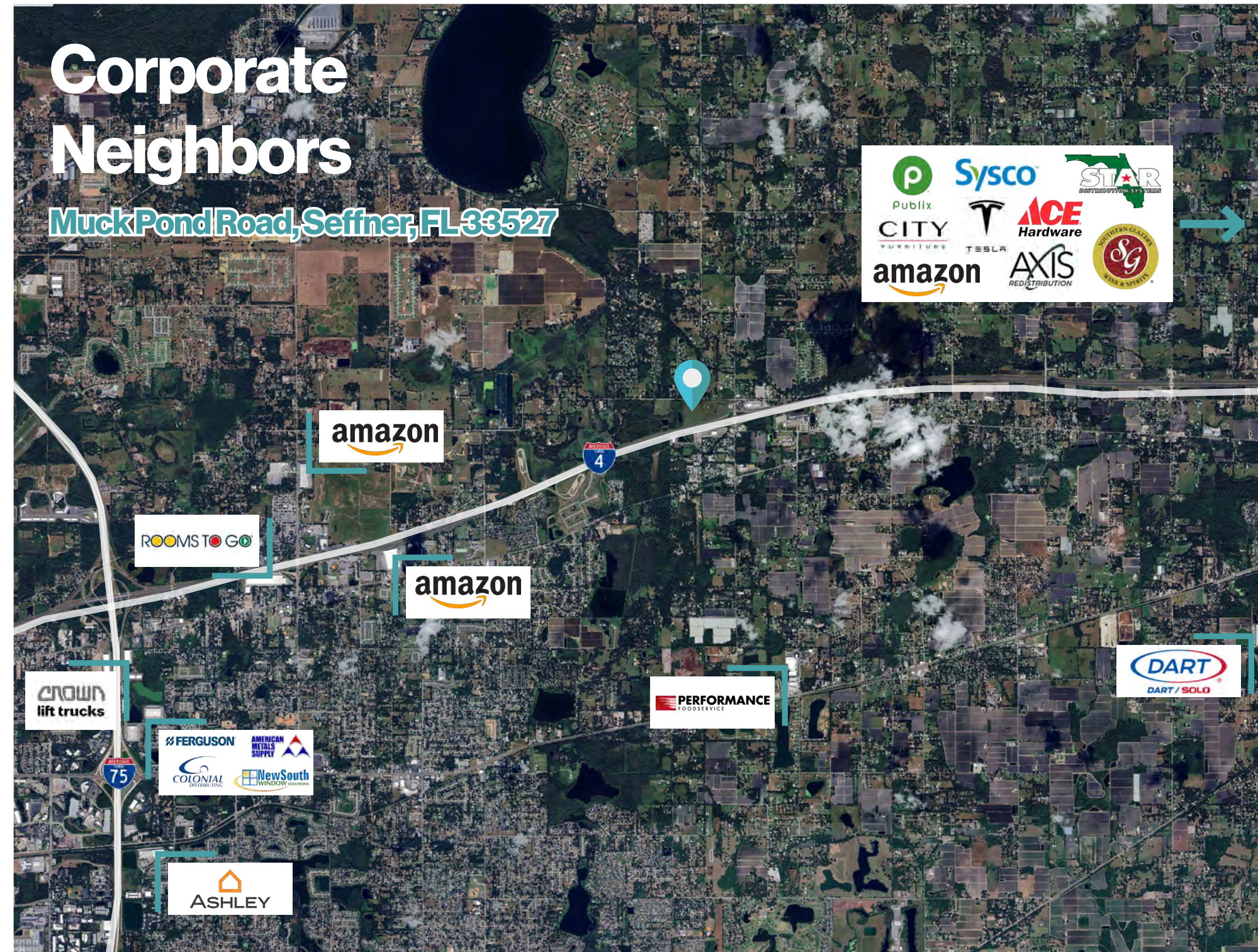
Corporate Neighbors

1601 N 39th St, Tampa, FL 33605



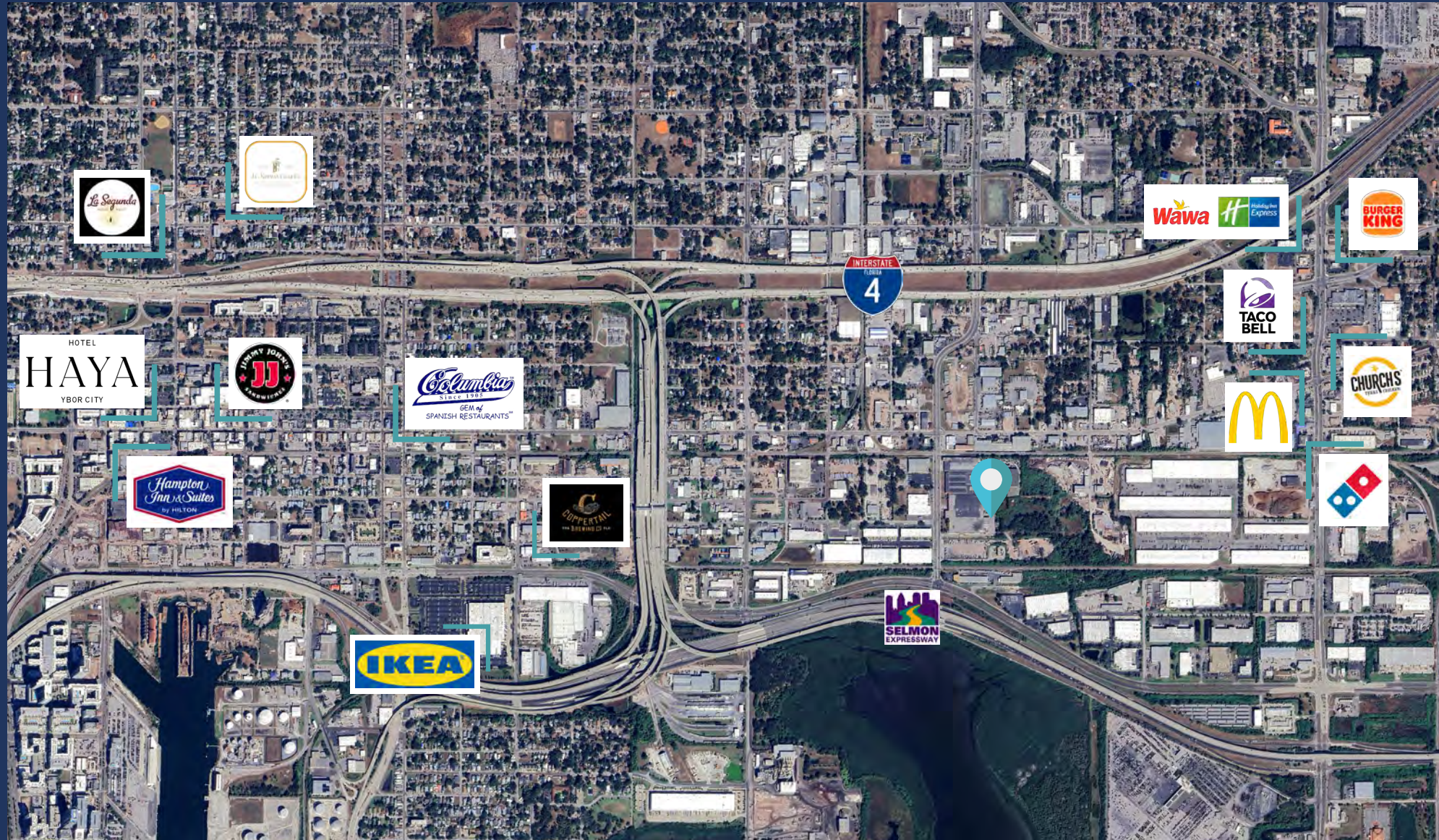
Corporate Neighbors

Muck Pond Road, Seffner, FL 33527



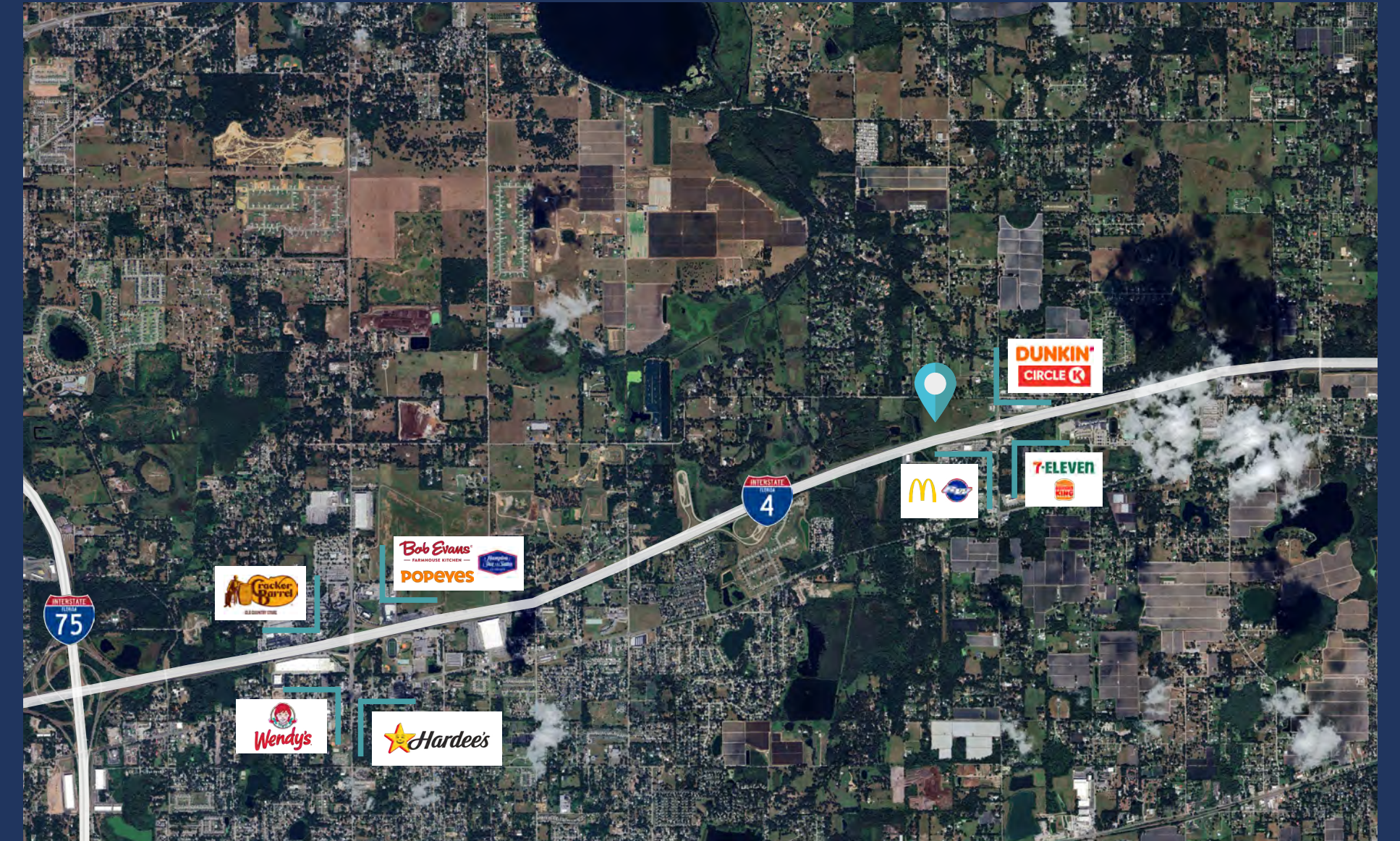
Amenities

1601 N 39th St, Tampa, FL 33605



Amenities

Muck Pond Road, Seffner, FL 33527



East Tampa

Submarket Overview

The East Tampa industrial submarket is the premier logistics-centric urban corridor in the Tampa Bay MSA, defined by its unmatched "last-mile" geographic advantages and exceptionally tight fundamentals. As Tampa's largest industrial submarket area, it comprises a robust institutional inventory base of 54 million square feet—representing 40% of all industrial product across Hillsborough, Pinellas, and Pasco counties. Characterized by severe barriers to entry due to a structural lack of developable land, the corridor maintains a highly insulated 5.1% vacancy rate and limited existing options for space. Located just three miles east of Downtown Tampa and minutes from Port Tampa Bay (the largest seaport in Florida), this supply-constrained submarket has become the primary target for institutional capital looking to capture the region's intense population growth, supported by a surrounding base of over 350,000 households growing at an annual rate of 2.2%.

The submarket's connectivity is its ultimate differentiator, offering unrivaled access within Hillsborough County as it sits home to the intersection of the critical I-75 and I-4 corridors, alongside the Selmon Expressway (SR-618). This multi-modal framework offers seamless transit to the Orlando MSA, South Florida, and the regional supply chain. Driven by this superior network, tenant velocity has been historic, yielding 6.7 million square feet of industrial absorption since Q1 2020. This relentless tenant demand continues to drive strong pricing power, elevating the submarket's average asking rate to \$11.54 per square foot. The corridor's long-term strength is further validated by recent high-velocity projects and land acquisitions from top-tier institutional developers like Alliance Industrial, GTIS Partners, and Constellation Real Estate Partners, alongside massive institutional infrastructure investments from the region's leading healthcare employers.



Unrivaled Amenity Base & Urban Connectivity

Unlike isolated, suburban industrial markets, East Tampa sits at the doorstep of the city's most dynamic lifestyle and employment hubs, offering tenant advantages that cannot be replicated:

Generational Mixed-Use & Innovation Investment: The immediate area is surrounded by billions in active development. The neighboring Gasworx (50 acres) and Ybor Harbor (33 acres) projects are delivering over 5,000 residential units, 500,000 square feet of office space, and premier retail/dining options just minutes away. This is further anchored by the burgeoning Tampa Medical & Research District, which includes Tampa General Hospital's (TGH) historic \$550+ million Master Facility Plan expansion and the newly opened 32,000-square-foot TGH Innovation Center in adjacent Ybor City

Historic Ybor City & Downtown Access: Future users benefit from immediate proximity to Ybor City's vibrant culture and entertainment district, as well as Water Street Tampa and the Downtown commercial core, offering top-tier hospitality, dining, and corporate amenities.

Elite Labor Pools & Academic Anchors: The strategic micro-location provides immediate access to a deep, diverse workforce in East Tampa and Brandon, while offering an easy commute to premier executive housing enclaves in South Tampa and the Heights districts. The presence of world-class medical innovation hubs and academic partnerships (such as USF Health and TGH Ventures) continuously draws highly skilled technical, logistics, and executive talent directly to the submarket's border.

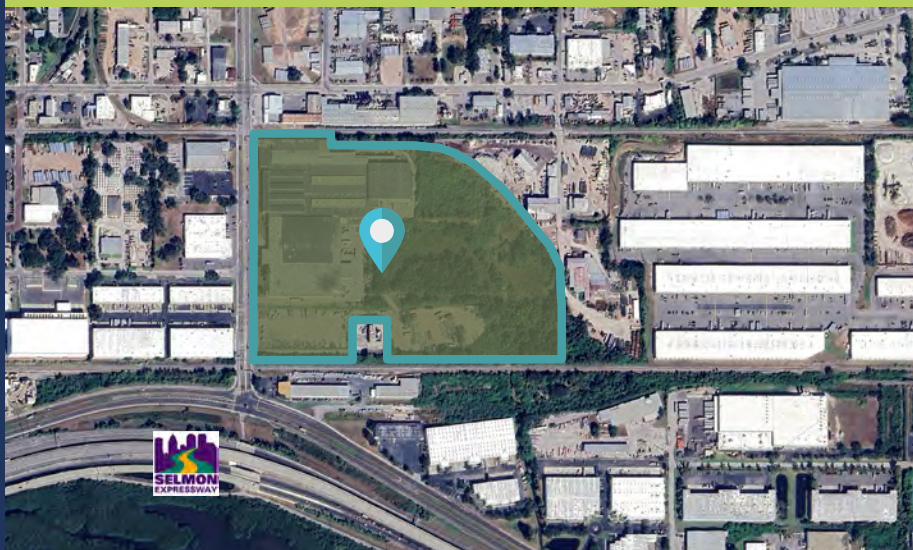
With a massive 66 million square foot footprint, low vacancy, positive YTD absorption, and superior multi-modal transit connectivity, the East Tampa corridor stands as the region's most insulated and high-performing industrial submarket.



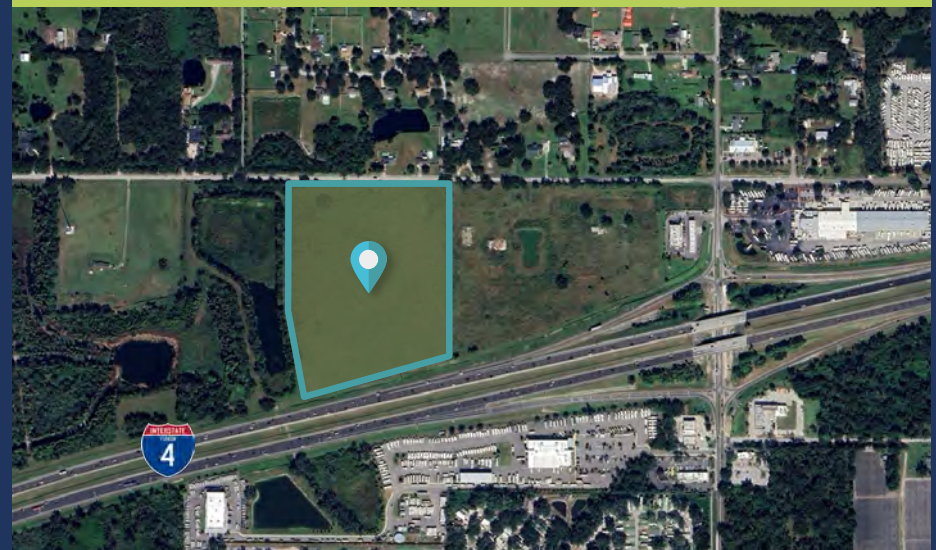


Two Industrial Land Development Opportunities

1601N 39th St, Tampa, FL 33605



Muck Pond Road, Seffner, FL 33527



CBRE

Josh Tarkow, SIOR

Senior Vice President
+1 813 361 2614
josh.tarkow@cbre.com

Kris Courier

Senior Vice President
+1 813 273 8442
kris.courier@cbre.com

Rian Smith, SIOR

Senior Vice President
+1 813 380 7388
rian.smith@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.