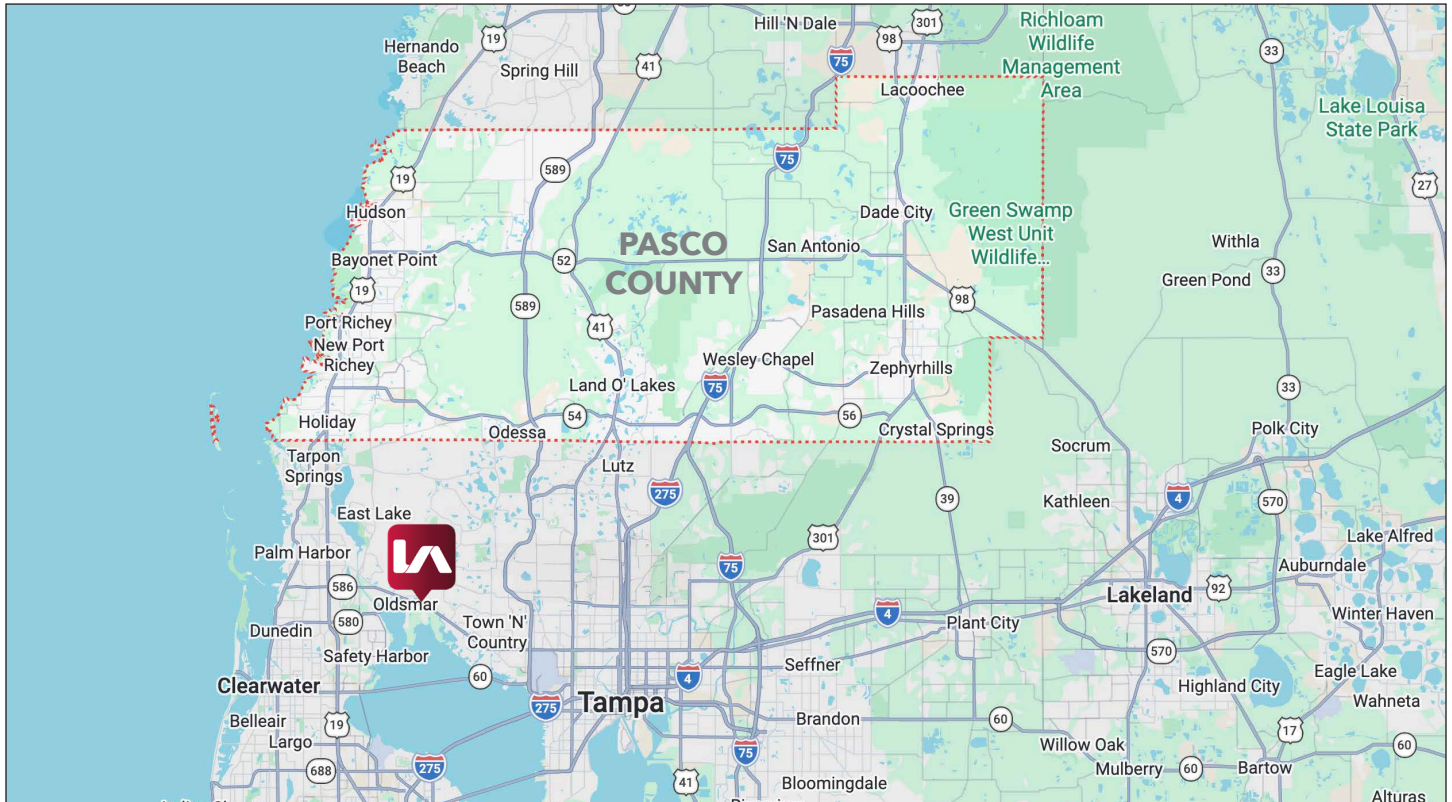


# INDUSTRIAL LAND FOR SALE OR BUILD-TO-SUIT LEASE

501 DOUGLAS ROAD E, OLDSMAR, FL 34677



COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY



## PROPERTY OVERVIEW | 4.89 Acres with Outside Storage

501 Douglas Road E presents a rare industrial land opportunity in Oldsmar, offering 4.89 acres with outside storage and existing improvements including a 507 SF two-story office. The site is well positioned for either an owner-user, investor, or build-to-suit tenant seeking 5,000 to 50,000 SF in a centrally located Tampa Bay industrial corridor. Zoned M-1, the property provides convenient access to Pinellas, Hillsborough, and Pasco Counties, making it an attractive location for distribution, service, manufacturing, or outdoor storage users.

### LAND FOR SALE:

**2-STORY OFFICE:** 507 SF "As Is"  
**YEAR BUILT:** 1995  
**PROPERTY TYPE:** Industrial

### BUILD TO SUIT LEASE:

**WAREHOUSE:** 5,000-50,000 SF  
**LEASE RATE TYPE:** NNN  
**ZONING:** M-1 (Oldsmar)

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## AVERAGE DRIVE TIMES

FROM 501 DOUGLAS RD E

15 min. → Oldsmar to Pasco County

15 min. → N Pinellas County

19 min. → Tampa Int'l Airport



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