

FOR SALE OR LEASE 14.17 ± AC

7314 NUNDY AVE

GIBSONTON, FL 33534

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Section 1

PROPERTY INFORMATION





FOR SALE OR LEASE — TURNKEY RECYCLING FACILITY



OFFERING SUMMARY

Sale Price:	Inquire for details
Lease	Inquire for details
Building Size:	30,000 SF
Lot Size:	14.17 Acres
Year Built:	1978
Zoning:	AR - Heavy Industrial (HI) Conditional Use via Non-Conforming Use Determination

PROPERTY OVERVIEW

Located just minutes south of the East Tampa industrial core, 7314 Nundy Avenue offers a rare opportunity to acquire or lease a 14.17-acre, fully improved heavy industrial site with direct connectivity to every major transportation artery in the region. The property benefits from dual access points—entry from Nundy Avenue and exit onto Gibsonton Drive—providing efficient truck flow for inbound and outbound materials, fleet traffic, or distribution operations.

The site is currently operating as a fully permitted metal, concrete, and dirt recycling facility, supported by a substantial 30,000± SF open-air processing structure, a renovated 2,000± SF office, multiple auxiliary buildings, and a 100,000-lb DOT-approved truck scale. The front portion of the property is fully paved, enabling heavy truck staging, equipment storage, outdoor operations, and high-volume circulation. Security features include full perimeter fencing, controlled gates, modern surveillance, and yard lighting.

Strategically positioned just minutes from I-75, US-41, and the Port of Tampa, the property is ideally suited for logistics-driven users requiring convenient access throughout the Tampa Bay region and central Florida. Its recognized HI Conditional Use status creates a compelling opportunity for buyers seeking a turnkey metals operation, while its size, access, and infrastructure also make it attractive for recycling, contractors, manufacturing, trucking/fleet operations, and users needing large secure yard space with excellent regional logistics.

Ownership is open to seller financing, sale with business + equipment, Lease to Own, or a straight lease, providing unmatched flexibility in today's market.



Highlights.



IMPROVEMENTS & SITE FEATURES

- $\pm 30,000$ SF open-air warehouse / processing structure
- $\pm 2,000$ SF fully renovated office with upgraded finishes
- $\pm 1,500$ SF covered shed + additional onsite employee trailer
- Extensive paving on front half of site; ready for heavy truck activity
- Full perimeter fencing, gated access & complete security/surveillance system
- Lighting throughout yard for nighttime operations
- DOT-approved 100,000-lb truck scale
- Commercial ATM located onsite
- $0.50 \pm$ AC currently leased month-to-month for \$5,500/mo (income-producing component)
- Well-maintained and clean industrial operation — EPC frequently on site and has noted it as one of the cleanest and best-run recycling facilities in the area.
- Operates today under a recognized Non-Conforming Use Permit for metal, concrete, and dirt recycling
- Potential exists for similar HI users (recycling, materials processing, scrap, mulching, concrete/asphalt, etc.)
- Manufacturer, contractor yard, trucking/fleet operators, and similar industrial users may pursue modification or rezoning (buyer to verify)
- For Sale or Lease
- Seller financing available
- Option to purchase the operating company + equipment package



Additional Photos





Additional Photos



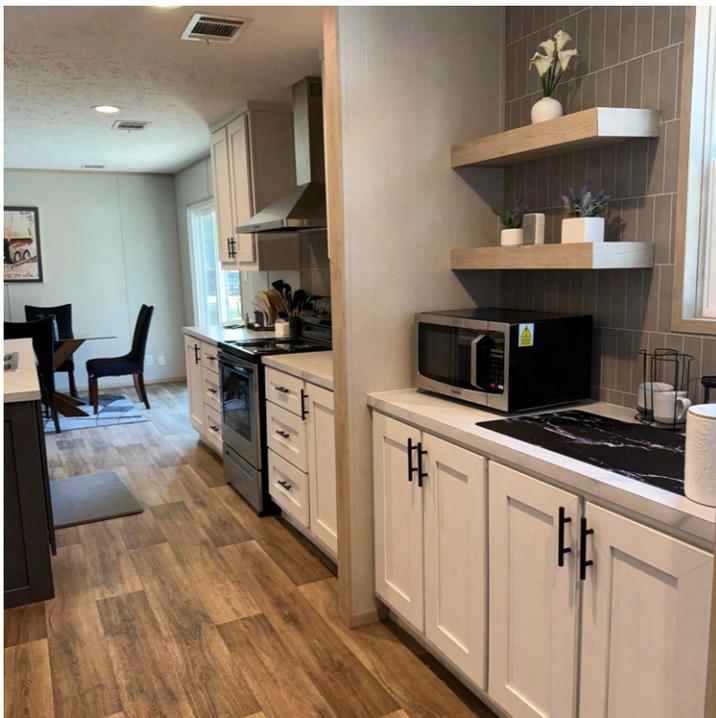
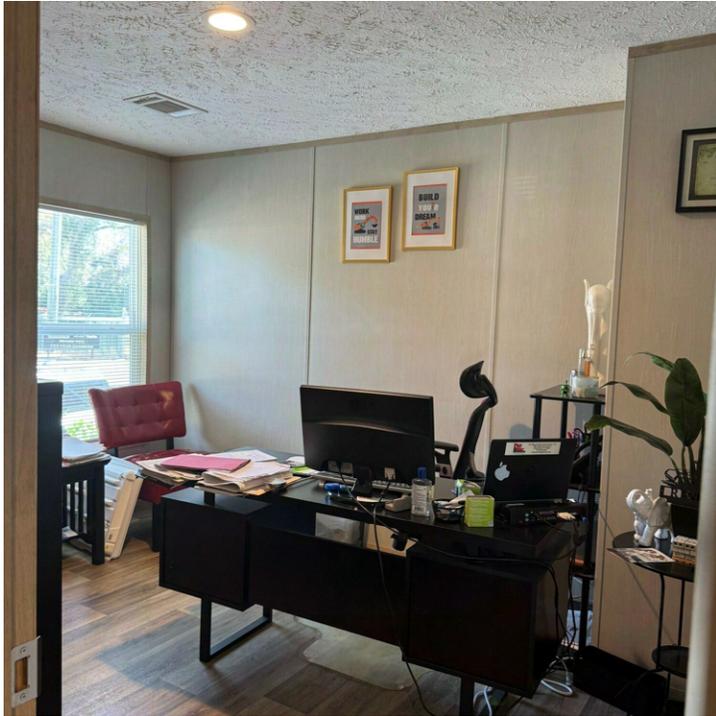


Additional Photos





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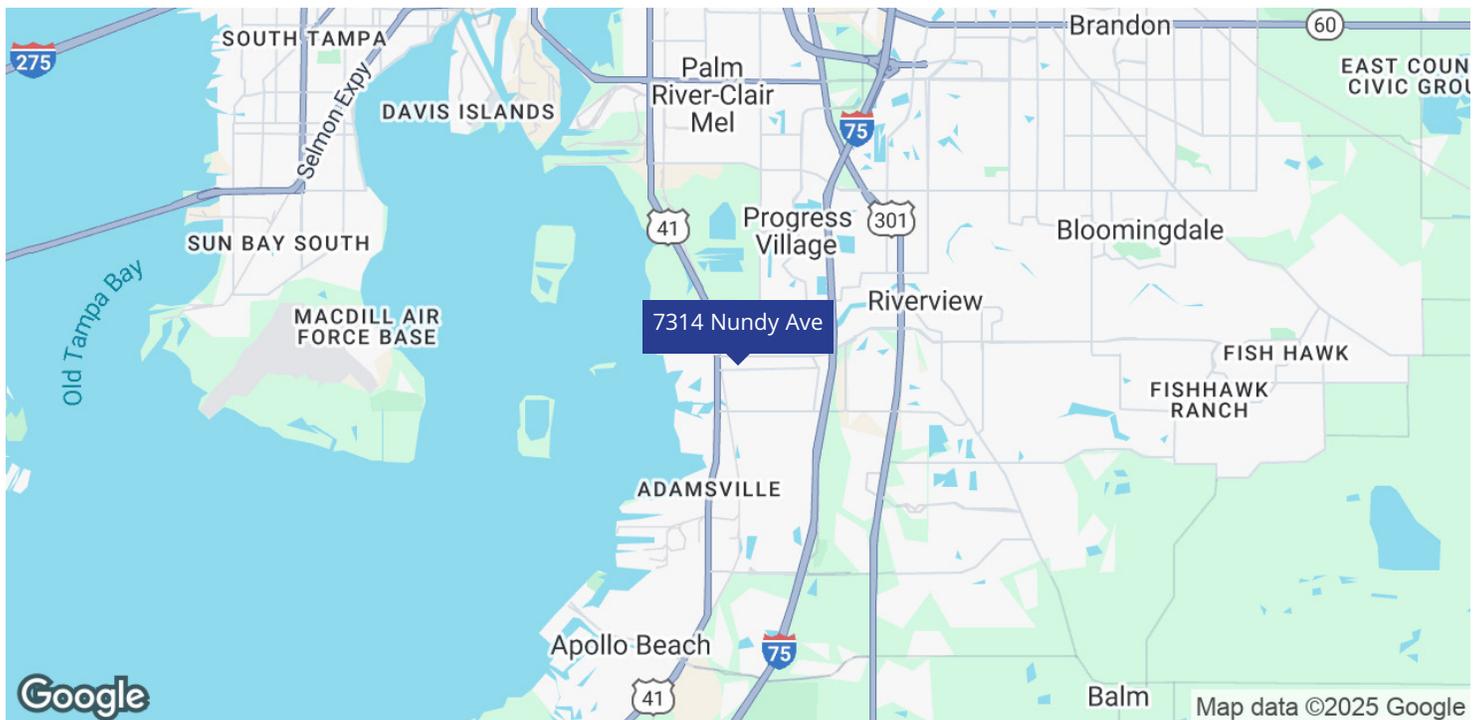
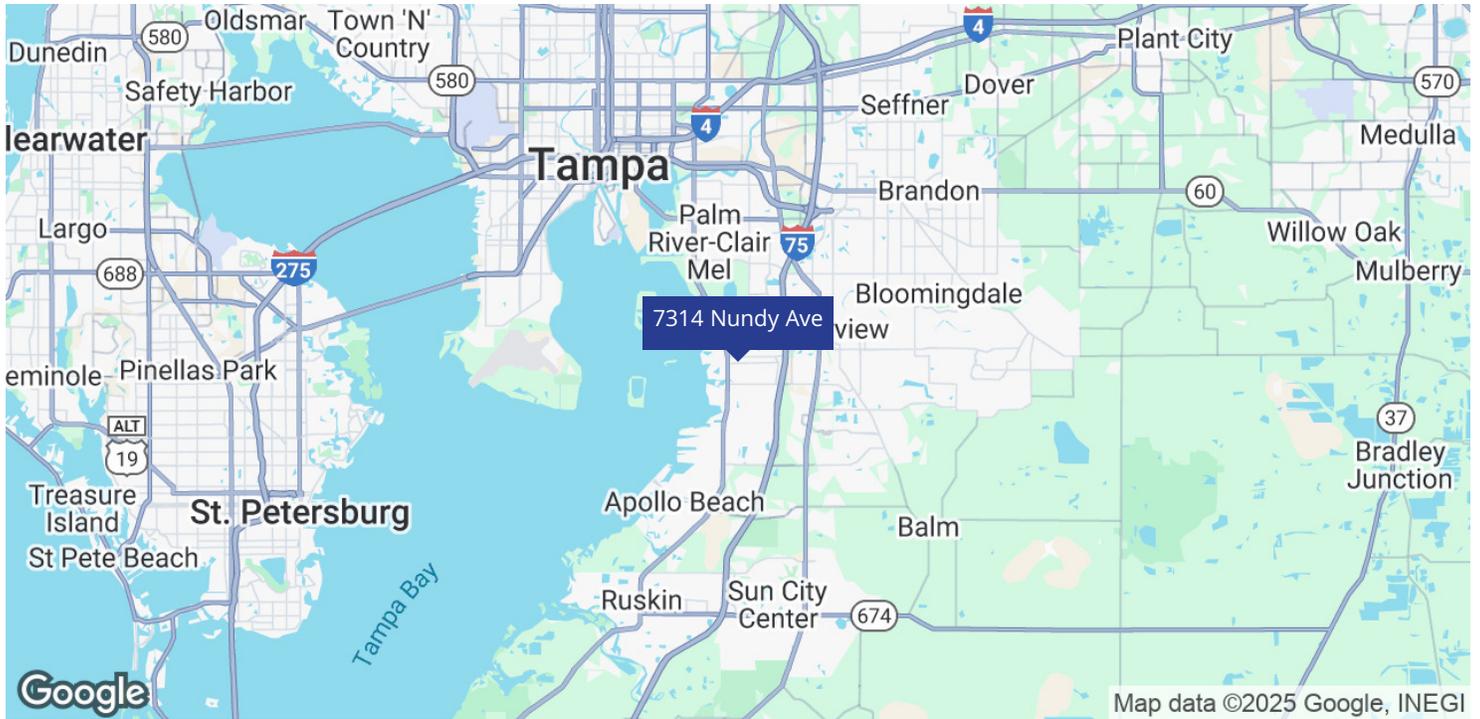
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LOCATION INFORMATION





Regional Map





Aerial Map



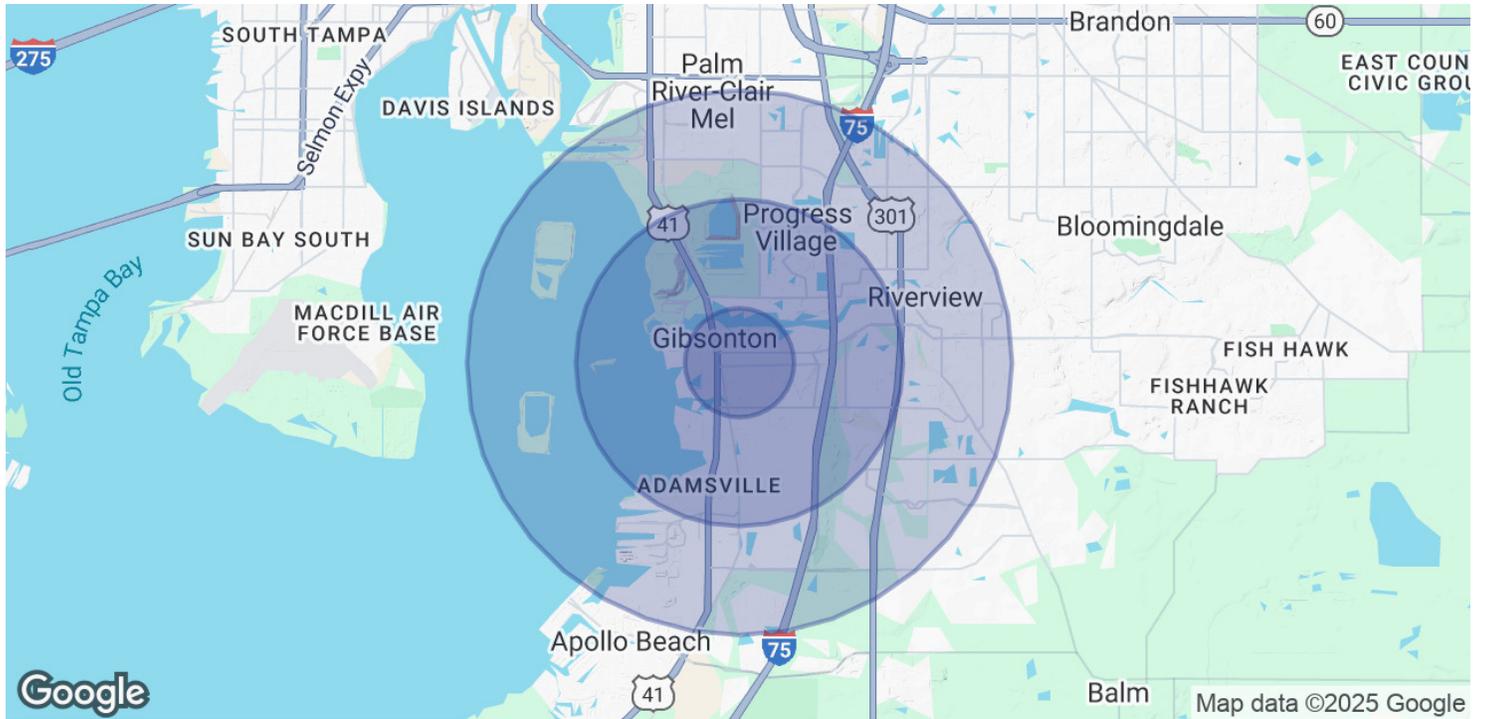
Section 3

DEMOGRAPHICS





Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,753	41,662	122,148
Average Age	37	36	37
Average Age (Male)	36	36	36
Average Age (Female)	37	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,619	14,555	43,960
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$80,491	\$96,314	\$99,063
Average House Value	\$310,107	\$327,883	\$343,203

Demographics data derived from AlphaMap