



FOR SALE OR LEASE — ±1.12 AC Industrial Outdoor Storage

6911 GIBSONTON DR GIBSONTON, FL 33534 | GIBSONTON / SOUTH HILLSBOROUGH INDUSTRIAL CORRIDOR



OFFERING SUMMARY

Address:	6911 Gibsonton Dr Gibsonton, FL 33534
Site Size:	±1.12 AC
Building/Canopy	±1,600 SF Office ±2,000 SF open-air shop
Front Residence	±1,523 SF (included in sale only)
County / Submarket	Hillsborough / Southeast Tampa
Asking Price / Lease Rate:	Inquire For Pricing

PROPERTY OVERVIEW

±1.12-acre industrial outdoor storage site located directly on Gibsonton Dr, just east of US-41 and minutes from I-75. The site is improved with a recently remodeled ±1,600 SF building featuring multiple private offices, a conference area, along with an adjacent ±2,000 SF open-air metal-frame canopy with 18'-25' clear height ideal for covered equipment storage or fleet maintenance. The balance of the parcel — approximately 40,000 SF of stabilized yard — is fenced and ready for immediate truck, trailer, equipment, or materials storage.

The property has been operated as an active trucking and equipment yard, with established use, public water, single-phase 200-amp service, and no known environmental issues. The yard has not experienced flooding historically despite its AE flood zone designation, and the rear pond provides natural drainage.

Also or Sale — includes the front ±1,523 SF residence, offering additional income, manager housing, or future redevelopment optionality.

For Lease — front residence excluded. Tenant responsible for electric, internet/phone, janitorial, contents/business insurance, and landscaping. Landlord covers taxes, property insurance, structural, and water.

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Additional Photos

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Additional Photos

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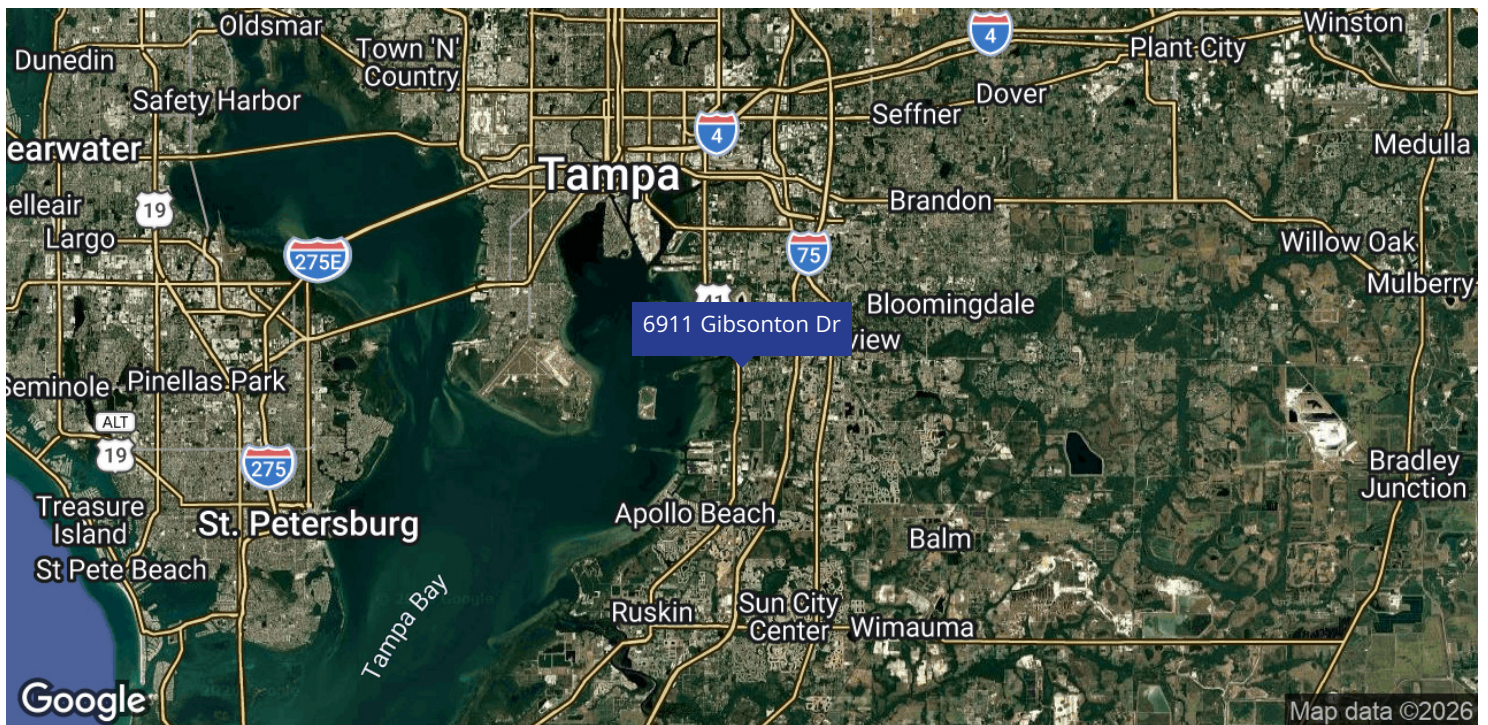
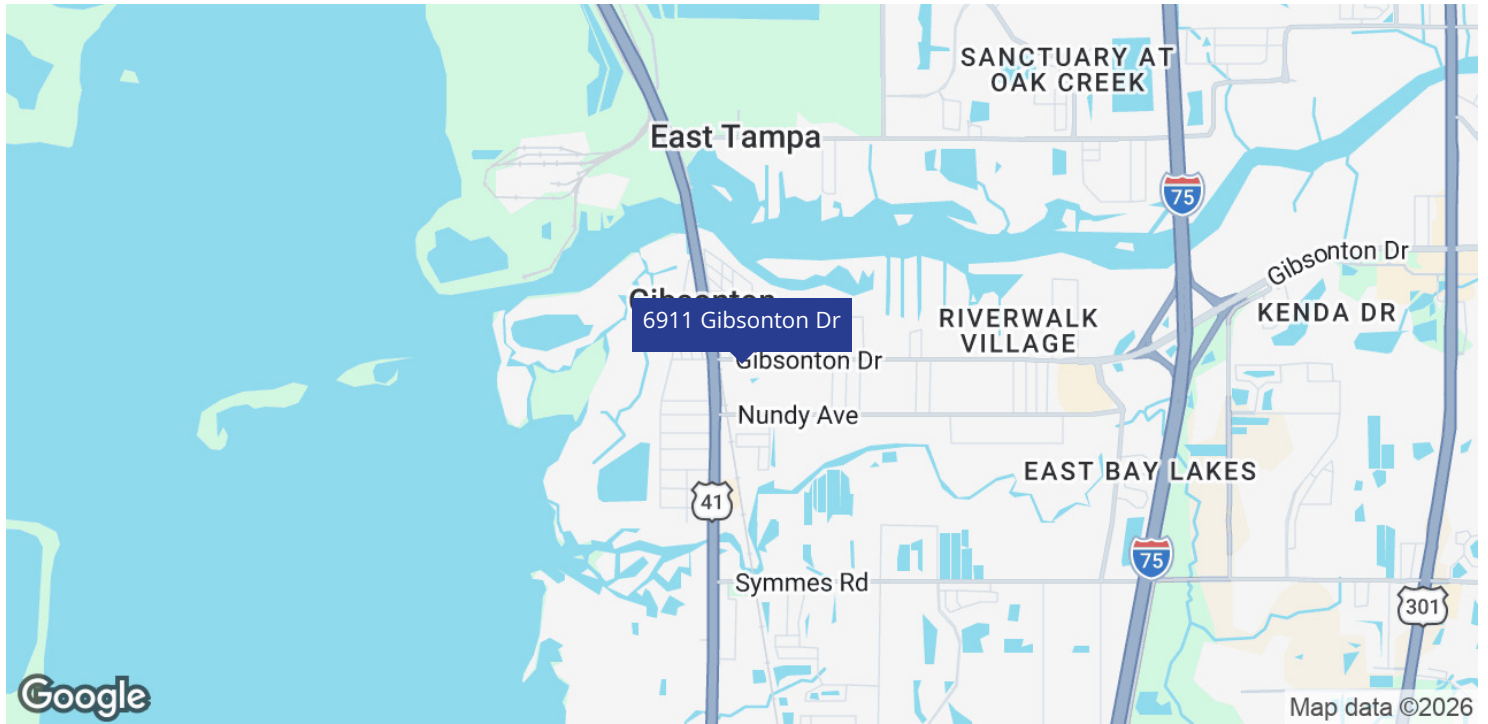
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Location Map

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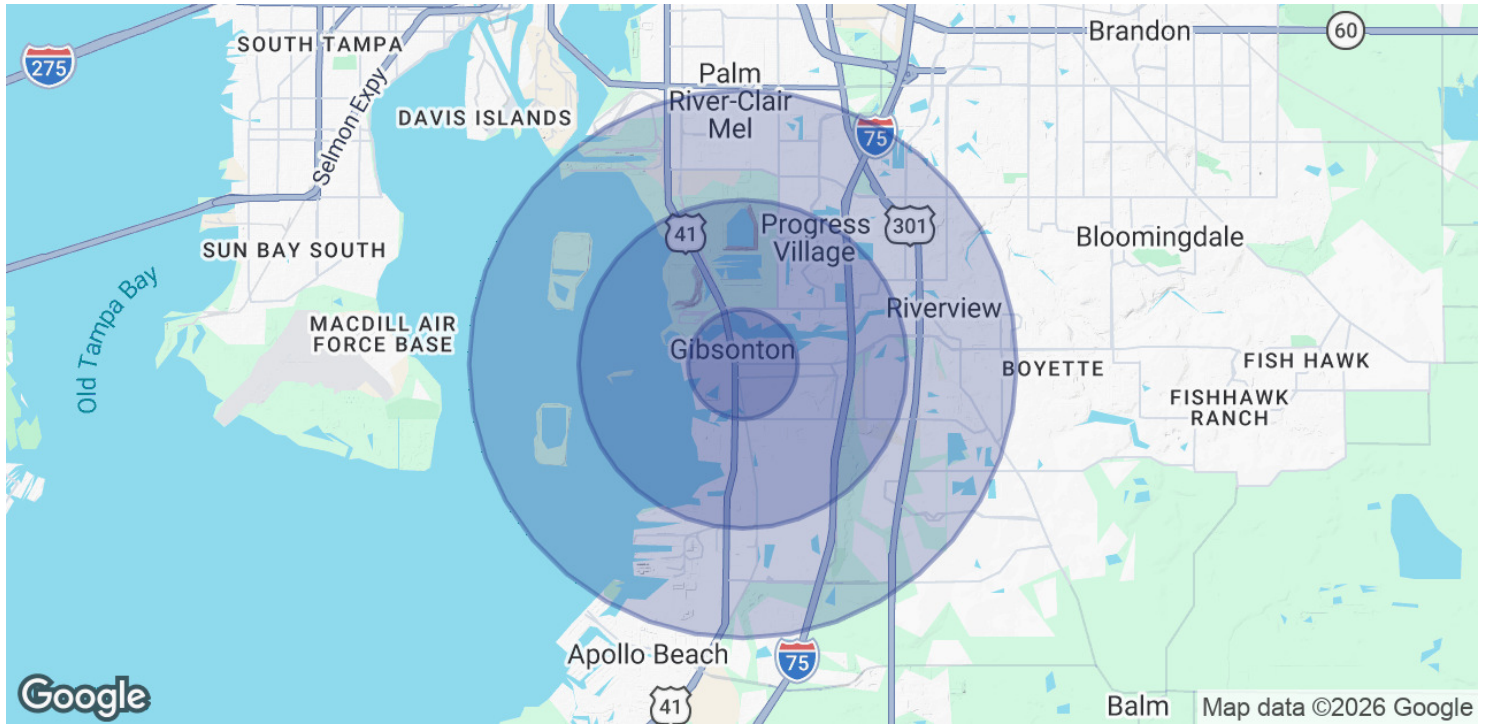
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,501	29,028	110,307
Average Age	33.6	35.1	36.6
Average Age (Male)	32.2	35.5	35.3
Average Age (Female)	34.7	34.5	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,104	10,443	41,936
# of Persons per HH	3.2	2.8	2.6
Average HH Income	\$73,808	\$96,465	\$97,940
Average House Value	\$241,953	\$330,547	\$319,646

2023 American Community Survey (ACS)

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