

FOR LEASE

INDUSTRIAL · IOS

ASKING RENT

\$20,000/MO NNN

9507 PALM RIVER ROAD

TAMPA, FL 33619

7,500 SF / 1.94 AC FENCED YARD / M ZONING / AVAILABLE 08.01.26



PANTHER
CAPITAL GROUP

PANTHER CAPITAL GROUP

EXECUTIVE SUMMARY

Panther Capital Group is pleased to present the opportunity to lease 9507 Palm River Road, a freestanding 7,500 SF industrial building on 1.94 fenced and stabilized acres in the Palm River corridor of East Tampa.

The building is improved with 4,000 SF of finished, move-in-ready office (reception, up to seven private offices, a meeting room and a break room) and roughly 3,500 SF of clear-span warehouse with 20' clear height, two grade-level doors, mezzanine storage and 3-phase power.

The mix of turnkey office and heavy secured yard makes this a rare, ready-to-operate base for a contractor, service company or fleet operator. M zoning supports manufacturing, warehousing and outdoor storage, giving an operator full use of the yard for equipment, materials and vehicles.

The site sits minutes from I-75, the Selmon Expressway, US-301 and I-4, with Port Tampa Bay and Tampa International Airport both a short drive away. East Tampa is the tightest industrial outdoor-storage submarket in Tampa Bay, where stabilized yard at this scale rarely reaches the market.

Offered at \$20,000 per month on a triple-net basis, available August 1, 2026.

NM

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ASKING RENT

\$20,000

PER MONTH · NNN

\$32.00

PSF / YR

7,500

RENTABLE SF

AVAILABLE

08 / 01 / 2026

Lease Highlights



Turnkey Office + Warehouse

4,000 SF of renovated, move-in-ready office with reception, up to seven private offices, a meeting room and break room, plus roughly 3,500 SF of clear-span warehouse and mezzanine storage.



Rare Stabilized IOS Yard

1.94 fenced and stabilized acres for outdoor storage, equipment, materials and fleet parking. Very limited supply of secured yard at this scale in East Tampa.



M Zoning (Manufacturing)

Hillsborough County M zoning supports manufacturing, warehousing and outdoor storage, giving an operator flexible, largely unrestricted use of the full site.



Freestanding, Single-Tenant

Sole occupancy with building signage, gated access and full control of the yard and parking. Strong identity for an owner-operator style user.



Prime Logistics Access

Minutes to I-75, the Selmon Expressway, US-301 and I-4. Port Tampa Bay and Tampa International Airport are both within a short drive.



Built for Operators

Two grade-level drive-in doors, 20' clear height, 3-phase power and secured on-site parking make this a ready base for contractors, service and fleet users.

Property & Space Data



\$20,000/MO

ASKING RENT · NNN

7,500 SF

TOTAL BUILDING

1.94 AC

FENCED YARD

20 FT

CLEAR HEIGHT

ASSET OVERVIEW

ADDRESS	9507 Palm River Rd, Tampa, FL 33619	CONSTRUCTION	Metal / steel frame
PROPERTY TYPE	Industrial / Warehouse (freestanding)	ZONING	M (Manufacturing) · Hillsborough Co.
TENANCY	Single tenant	CLEAR HEIGHT	20'
BUILDING SIZE	7,500 SF · 4,000 office / 3,500 whse	GRADE-LEVEL DOORS	Two (2) drive-in / roll-up
PARCEL SIZE	1.94 AC (±84,500 SF)	DOCK DOORS	None
YEAR BUILT	2001	POWER	3-phase
PARKING	20+ surface spaces + fenced yard	APN	U-19-29-20-ZZZ-000002-52170.2

SPACE	SIZE	OFFICE / WHSE	ASKING RATE	TERM	AVAILABLE
Entire Building	7,500 SF	4,000 / 3,500 SF	\$20,000/mo NNN (\$32.00 PSF · \$240,000/yr)	Negotiable	08/01/2026

The Site

1.94 ACRES · FENCED & STABILIZED YARD

PARCEL OUTLINED IN RED / FRONTAGE ON PALM RIVER RD / LOW-COVERAGE IOS SITE / M ZONING



Turnkey Office Suite

Roughly 4,000 SF of finished, move-in-ready office fronts the building: a glass-line reception, an open bullpen, up to seven private offices, a meeting room and a break room, all recently renovated with wood-look flooring, fresh paint and updated fixtures. A tenant can occupy day one without buildout, then run field operations from the attached warehouse and secured yard.



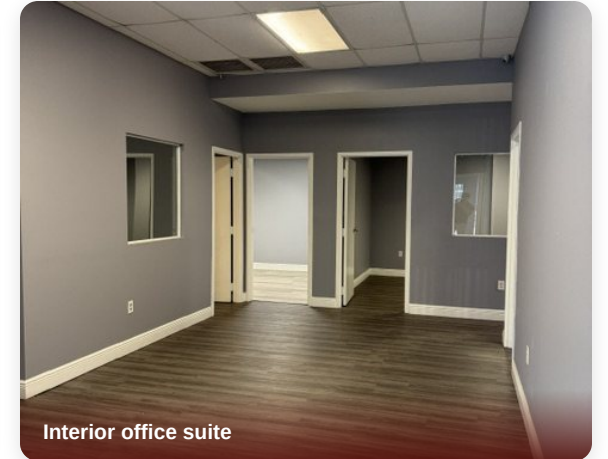
Reception / front office



Open bullpen with private-office access



Private office



Interior office suite

4,000 SF
FINISHED OFFICE

Up to 7
PRIVATE OFFICES

3,500 SF
ATTACHED CLEAR-SPAN WAREHOUSE



Warehouse & Exterior

Roughly 3,500 SF of clear-span warehouse sits behind the office, with 20' clear height, two grade-level roll-up doors and mezzanine storage in a freestanding metal building. Outside, the property offers building signage, gated access and nearly two acres of fenced, stabilized yard for equipment, materials and fleet.



Clear-span warehouse · grade-level doors



Warehouse with mezzanine storage



Front elevation · office entry



Side elevation & fenced yard

20 FT

CLEAR HEIGHT

Two

GRADE-LEVEL DOORS

1.94 AC

FENCED YARD



PALM RIVER · EAST TAMPA

The tightest industrial outdoor-storage submarket in Tampa Bay.

9507 Palm River Road sits in the Palm River corridor of East Tampa, in unincorporated Hillsborough County, just east of downtown Tampa and Port Tampa Bay. The site is part of the Tampa–St. Petersburg–Clearwater MSA, the fourth-largest metro in Florida and one of the fastest-growing in the country.

East Tampa is widely regarded as the strongest industrial outdoor-storage submarket in Tampa Bay. Per JLL, its proximity to Port Tampa Bay and the I-75 and I-4 corridors has made it the region's most active IOS market, with average land cost up roughly 32% over an 18-month stretch as demand outran a structurally limited supply of low-coverage, well-located yard.

Tenant demand runs broad across construction trades, equipment rental, transportation, utilities, freight and building-materials users, all competing for the same scarce mix of secured yard and functional building. Sub-10,000 SF infill space like this remains the tightest and most insulated segment of the Tampa market.

For an operator the appeal is simple: a turnkey office, a clear-span warehouse and nearly two acres of stabilized, fenced yard, on one of East Tampa's most connected industrial roads, in a submarket where product like this rarely comes available.

MARKET & ACCESS SNAPSHOT	
Submarket	East Tampa / Palm River
County	Hillsborough County, FL
MSA	Tampa–St. Petersburg–Clearwater
Site Size	1.94 AC · fenced & stabilized
Building	7,500 SF (office + warehouse)
Zoning	M · Manufacturing
Tampa Industrial Vacancy	7.5% (CBRE, Q1 2026)
IOS Land Cost Trend	+32% / 18 mos (JLL)
IOS Yard Rents	\$5–10K / acre / mo (2024–25)
I-75 · I-4 · Selmon · US-301	Direct corridor access
Port Tampa Bay	approx. 12 min
Tampa Int'l Airport	approx. 20 min



1.94 ACRES · FENCED & STABILIZED

SECURED YARD. TURNKEY BUILDING.

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