

Prime IOS Build-To- Suite Opportunity

**6920 E CHELSEA STREET
TAMPA, FL 33610**

Presented By:

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Boutique Firm | National Reach





Tampa [7 Miles]
Port Tampa Bay [7 Miles]
Tampa International Airport [14 Miles]
St. Petersburg [30 Miles]
Lakeland [33 Miles]
4 [1.5 MILES] 275 [1.4 MILES]
301 [6 MILES]

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Property Details & Highlights

6920 E CHELSEA STREET TAMPA, FL | INDUSTRIAL PROPERTY FOR LEASE OR SALE

Price	Contact Broker
Available Size	10,000 - 40,000 SF
Lot Size	3.74 Acres
Zoning	PD

For Lease or Sale, prime Industrial Outdoor Storage (IOS) and Build-to-Suit opportunity strategically positioned along Interstate 4 in the heart of Tampa's premier industrial corridor. 6920 E Chelsea St offers approximately 3.74 acres with outstanding I-4 frontage, visibility, and immediate regional connectivity to I-275, US-301, Port Tampa Bay, and the greater Tampa Bay market. The property provides a rare opportunity for users seeking a highly functional IOS facility with the ability to develop a custom industrial building ranging from 10,000 SF to 40,000 SF. The existing $\pm 5,160$ SF office building located on the north side of the property will remain owner-occupied unless the property is purchased, at which point the owner would vacate. With excellent access, strong truck connectivity via Orient Road and E M.L.K. Jr Blvd, and flexible development potential, this site is ideal for a variety of industrial and outdoor storage users.



- Approx. 3.74-acre IOS / Build-to-Suit opportunity
- 10,000 SF – 40,000 SF proposed industrial development potential
- Prime I-4 frontage with exceptional visibility and access
- Existing $\pm 5,160$ SF office building on-site (owner-occupied)
- Ideal for secured outdoor storage, contractor yards, equipment sales, fleet operations, logistics, and service-related industrial users
- Excellent access to I-4, I-275, US-301, Port Tampa Bay, and Tampa International Airport
- Rare infill Tampa IOS opportunity in a supply-constrained industrial market

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Location Map

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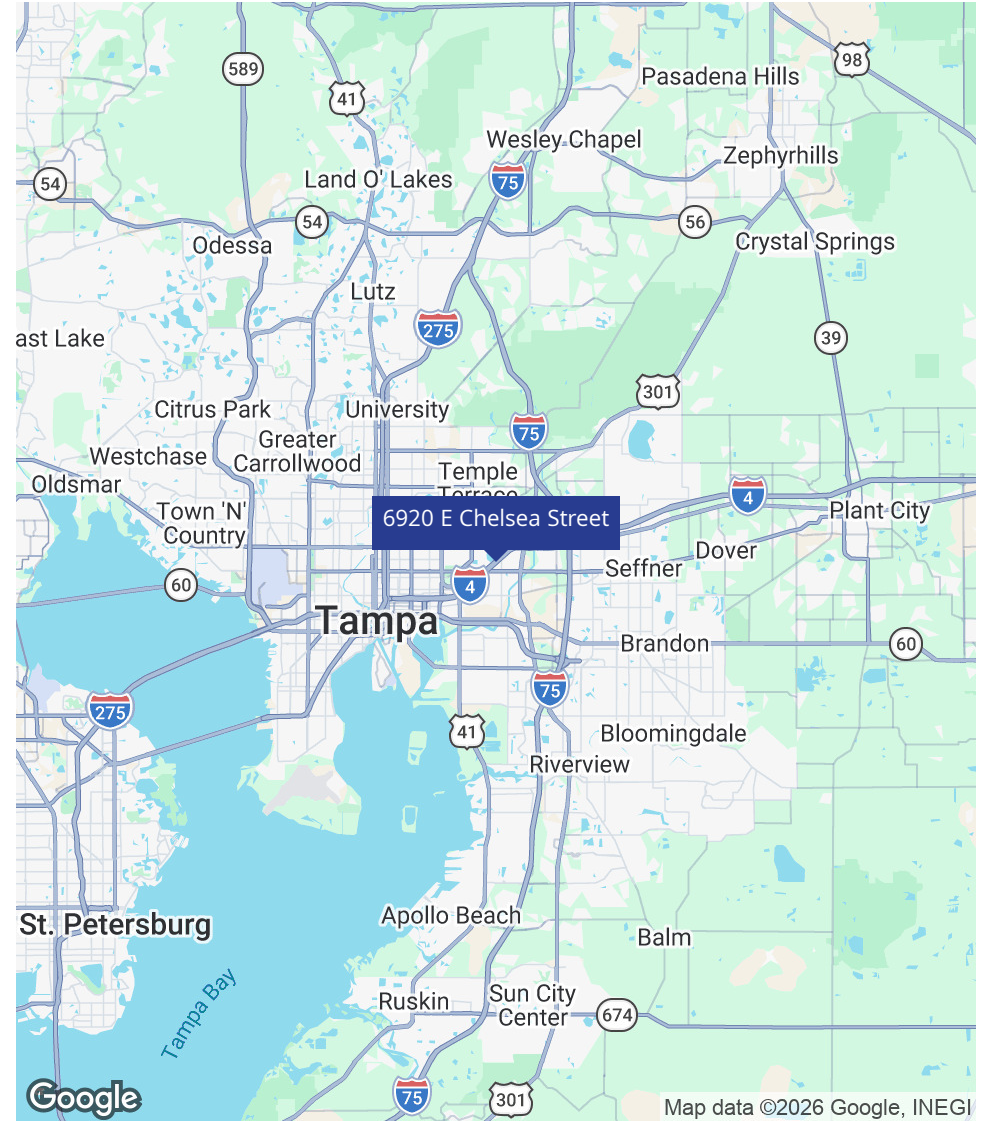
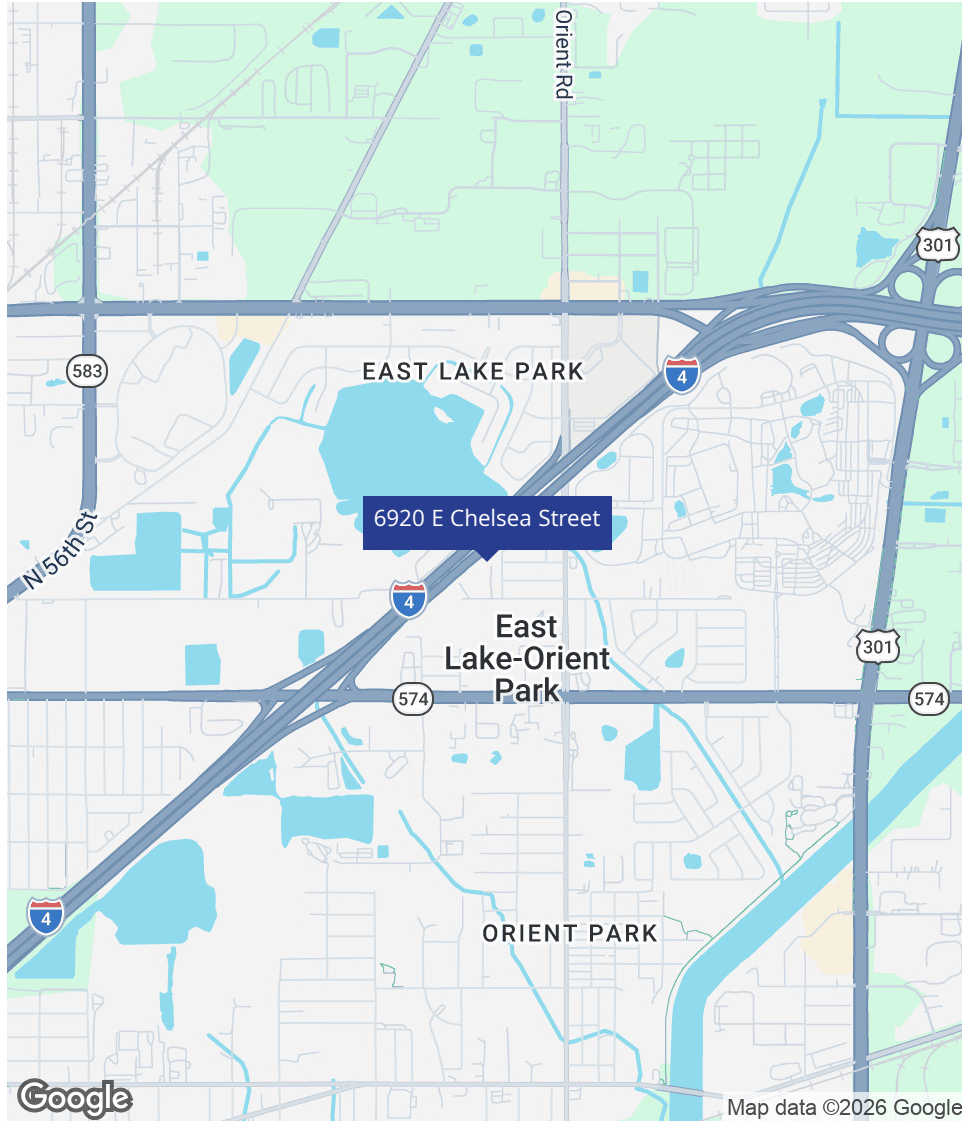
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Regional Map

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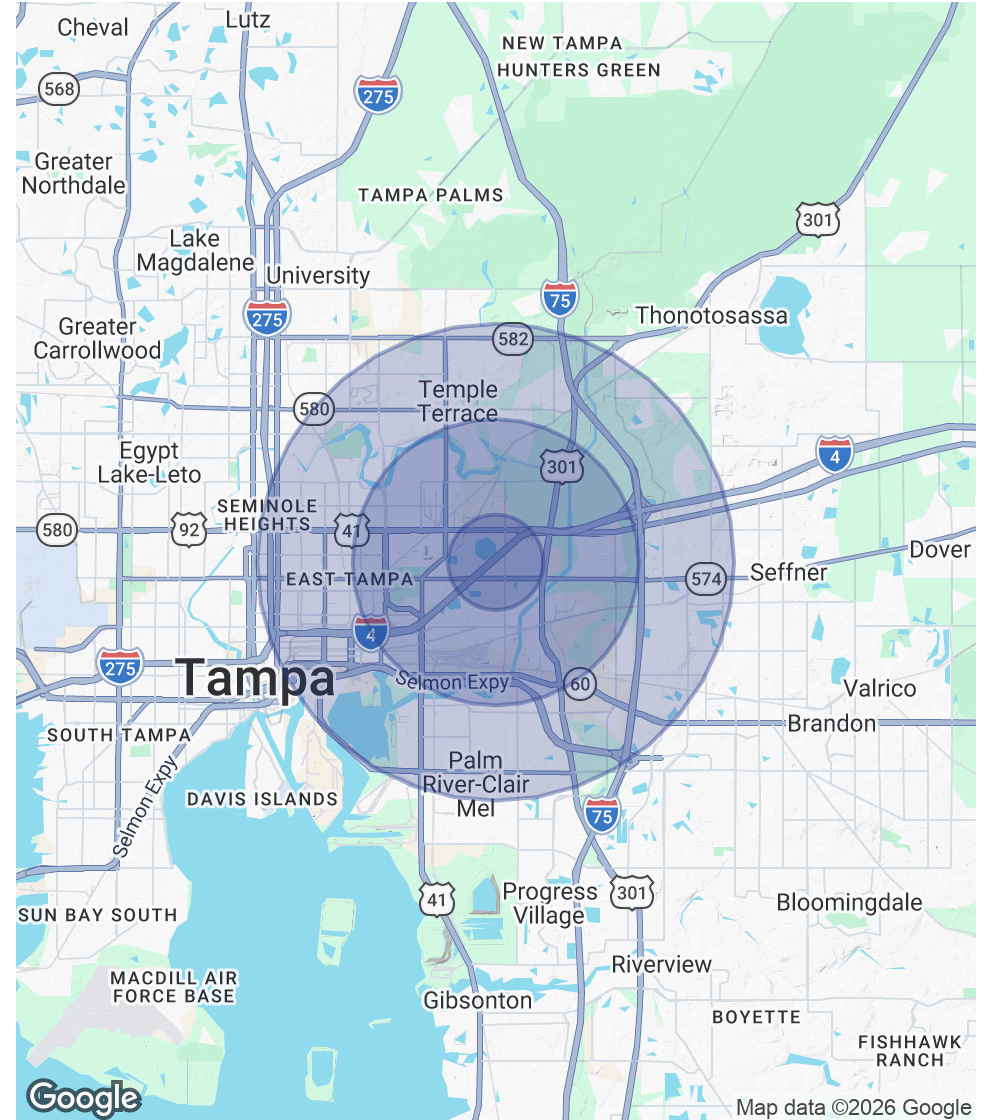
Demographics Map & Report

6920 E CHELSEA STREET TAMPA, FL | INDUSTRIAL PROPERTY FOR LEASE OR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,933	60,431	191,259
Average Age	38	37	38
Average Age (Male)	37	35	37
Average Age (Female)	40	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,737	21,306	70,982
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$58,382	\$58,633	\$66,458
Average House Value	\$205,098	\$225,191	\$261,786

2020 American Community Survey (ACS)



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