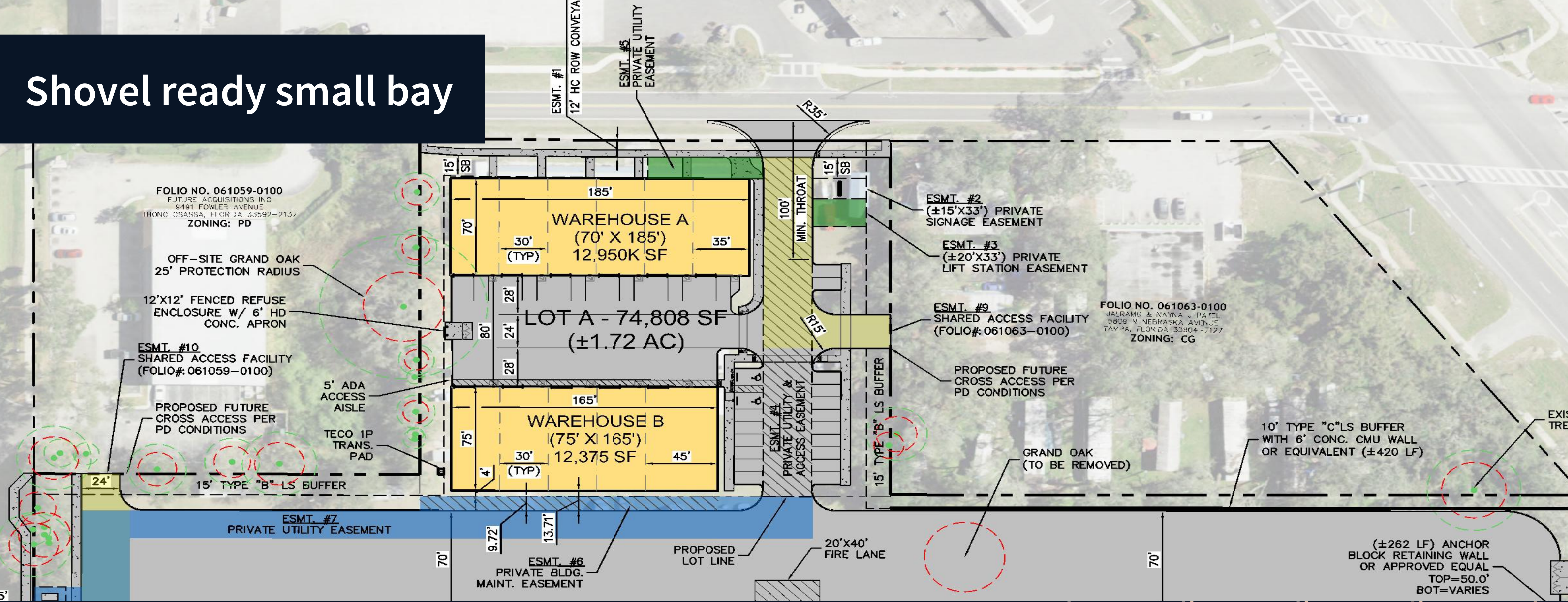
Shovel ready small bay



For sale

±1.72 AC of entitled & graded land with utilities for two small bay warehouses

9401 E Fowler Avenue
Thonotosasssa, FL 33592

JLL SEE A BRIGHTER WAY

Overview

01

01 Overview

Location	9401 E Fowler Avenue, Thonotosassa, Hillsborough County, Florida
Site size	± 1.72 acres
Buildable size	25,325 SF
Entitlements	Within the New Tampa Business Center PD; Lot A civil permit pending issuance
Site Condition	Delivered graded with utilities - mass grading, roadwork, and subsurface utilities (fire, water, sanitary, storm) run under Trammell Crow Company's site work permit; work underway now
Zoning	PD (Planned development)
The plan	Two PEMB (pre-engineered metal building) warehouses (Buildings A & B)
Potential buyer	Investor or owner-user

25,325
total SF

2
small bay warehouses

± 1.72
acres

in place
entitlements and utilities

direct access
US 301

11,813,000
people within 3 hours

Due diligence information: Full due diligence package available upon request.

01 Overview

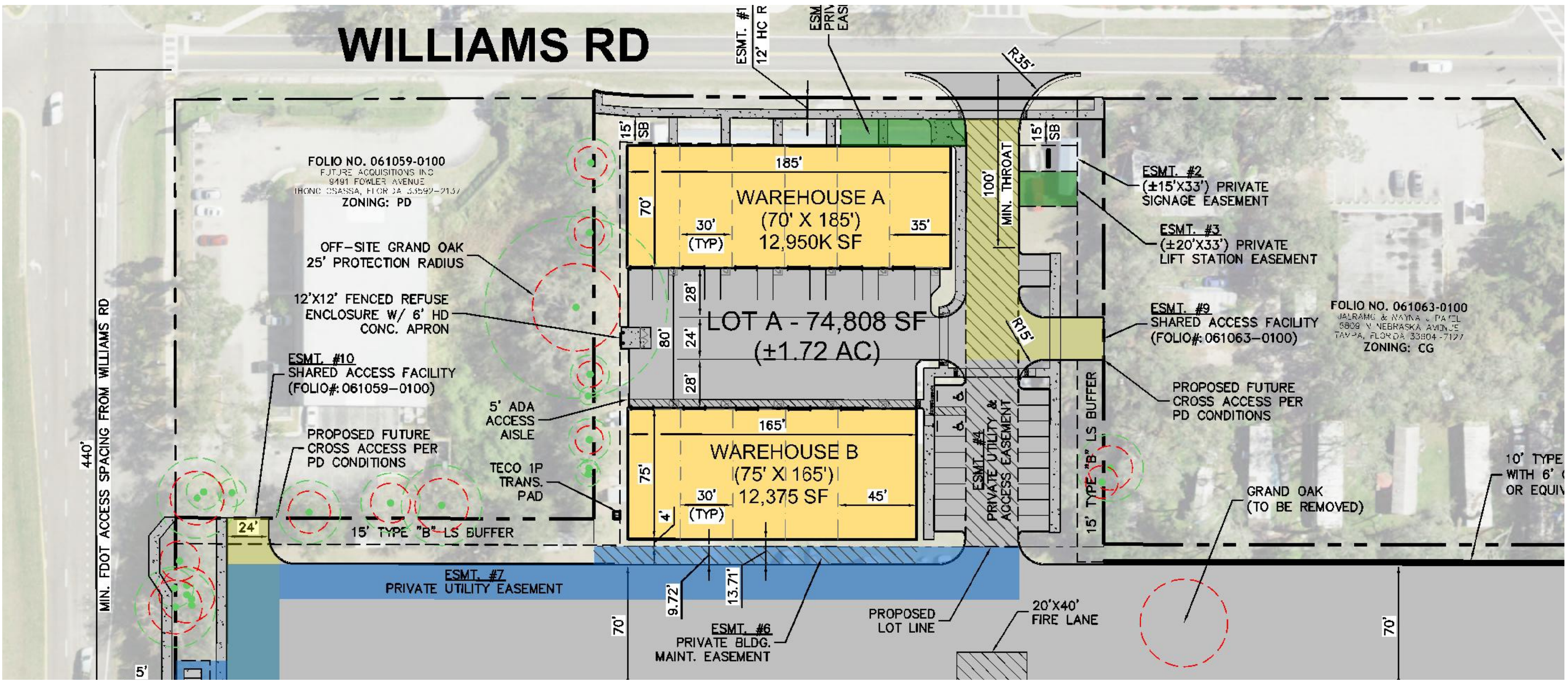
Building A

Size	12,950 SF
Building size	185' w x 70'd
Loading	Six (6) overhead doors
Truck court	80' shared
Unit sizes	624 - 2,275 SF

Building B

Size	12,375 SF
Building size	165' w x 75'd
Loading	Five (5) overhead doors
Truck court	80' shared
Unit sizes	624 - 2,275 SF

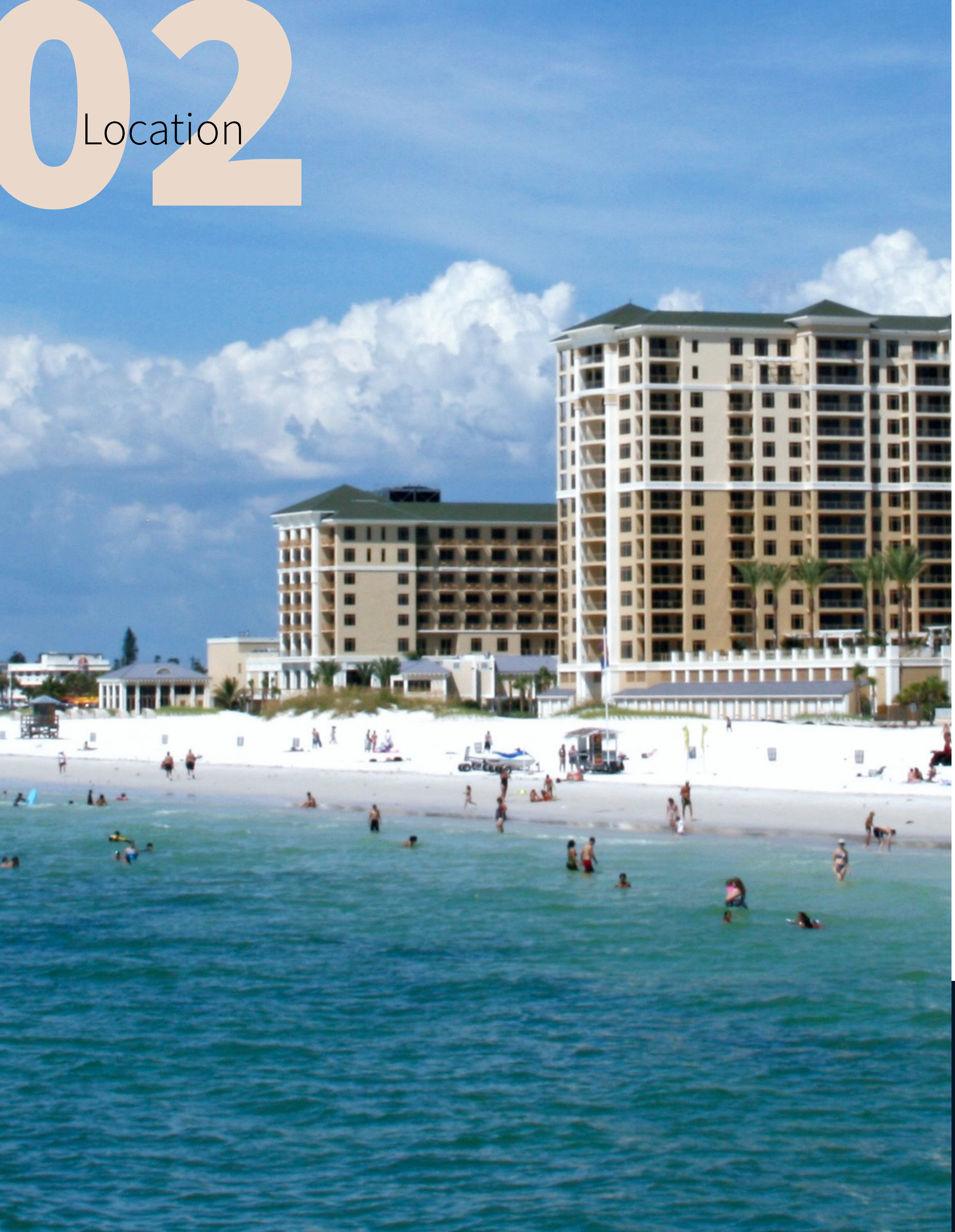
Site plan


WILLIAMS RD
WAREHOUSE A
(70' X 185')
12,950K SF
WAREHOUSE B
(75' X 165')
12,375 SF
LOT A - 74,808 SF
(±1.72 AC)
FOLIO NO. 061059-0100
ZONING: PD
OFF-SITE GRAND OAK
25' PROTECTION RADIUS
12'X12' FENCED REFUSE
ENCLOSURE W/ 6' HD
CONC. APRON
ESMT. #10
SHARED ACCESS FACILITY
(FOLIO#: 061059-0100)
5' ADA
ACCESS
AISLE
PROPOSED FUTURE
CROSS ACCESS PER
PD CONDITIONS
TECO 1P
TRANS.
PAD
15' TYPE "B" LS BUFFER
ESMT. #7
PRIVATE UTILITY EASEMENT
ESMT. #6
PRIVATE BLDG.
MAINT. EASEMENT
PROPOSED
LOT LINE
20'X40'
FIRE LANE
ESMT. #4
PRIVATE UTILITY &
ACCESS EASEMENT
100'
MIN. THROAT
ESMT. #2
(±15'X33') PRIVATE
SIGNAGE EASEMENT
ESMT. #3
(±20'X33') PRIVATE
LIFT STATION EASEMENT
ESMT. #9
SHARED ACCESS FACILITY
(FOLIO#: 061063-0100)
FOLIO NO. 061063-0100
ZONING: CG
PROPOSED FUTURE
CROSS ACCESS PER
PD CONDITIONS
15' TYPE "B" LS BUFFER
GRAND OAK
(TO BE REMOVED)
MIN. FDOT ACCESS SPACING FROM WILLIAMS RD
440'
ESMT. #1
12' HC R
R35'
R15'
15' SB
185'
165'
70'
75'
30' (TYP)
35'
45'
28'
24'
80'
4'
9.72'
13.71'
24'
5'
10' TYPE
WITH 6'
OR EQUIV

Location

02

02 Location



Tampa Bay

Located on the central west coast of Florida, the Tampa Bay MSA is home to more than 3.4 million people and is widely considered one of the top places to live in the U.S. Tampa, which was recently named the most livable city in America, includes professional sports teams, a vibrant arts and culture scene, world-class restaurants, and dozens of craft breweries. The region has undergone dramatic growth as residents and businesses have been drawn by its affordable cost of living, low tax environment with zero state income tax, excellent year-round weather, and quintessential waterfront locations. Such growth has put Tampa at the forefront of being both a top vacation destination and an economic hotbed headlined by multiple Fortune 500 companies. The Tampa Bay region is also home to a robust higher education system, which sees an average of 75% of graduates remain within the MSA, creating an immense talent pipeline.

Tampa's strong job growth and industry diversity is achieved by a trifecta of influences, from the in-migration of young, skilled workers, investment from well-established local firms, and a robust local university pipeline. Since 2010, Tampa Bay's population has welcomed more than 600,000 new residents. This has helped the market become an ideal environment for established companies to continue to grow and has attracted a wide range of new-to-market firms. Population growth and the creation of new jobs have allowed employment growth in Tampa Bay to more than double the national average over the past decade. Beyond a diverse array of natural employment drivers, Florida's tax advantages and incentives attract firms, as it is more affordable to operate in Florida than in other peer states for the following reasons:

No corporate income tax on limited partnerships or S-corps, as well as no state income tax.

Florida offers Targeted Industry and Workforce Training incentives that provide tax credits or refunds for jobs created within the state.

Sales and Use Tax exemptions on machinery, R&D labor, electricity used for manufacturing, aerospace and more.

Tampa Bay MSA Spotlight	
Total Households	1,406,545
Median Net Worth	$291,476
Labor Force	1,709,923
Proj. 5-Year Population Growth	5.6%
State Income Taxes	0%
Population	3,385,153

Tampa Bay MSA Q2 Market Fundamentals YTD	
Metrics	Total/Average
Inventory (SF)	162,074,683
Total Net Absorption (SF)	1,882,616
Total Vacancy Rate (%)	8.10%
Average Total Rent ($ PSF)	$11.10
Completions (SF)	1,459,745
Under Construction (SF)	3,850,301

3.4 million
total population

top 15
fastest growing
msa 2020-2025

4.7%
unemployment rate

130 residents
added daily

Location

Tampa Bay Statistics (Q2 2026)

	Inventory (SF)	Quarterly total net absorption (SF)	YTD total net absorption (SF)	YTD total net absorption (% of stock)	Total vacancy (%)	Total availability (%)	Average total asking rent ($ PSF)	Quarterly completions (SF)	YTD completions (SF)	Under construction (SF)
Warehouse & Distribution	131,057,500	1,468,258	1,775,601	1.4%	9.1%	12.9%	$11.19	1,027,426	1,299,745	3,850,301
Manufacturing	31,017,182	27,716	107,015	0.3%	3.5%	4.2%	$10.03	160,000	160,000	0
Overall Total	**162,074,682**	**1,495,974**	**1,882,616**	**1.2%**	**8.1%**	**11.3%**	**$11.10**	**1,187,426**	**1,459,745**	**3,850,301**

Total market

162M square feet

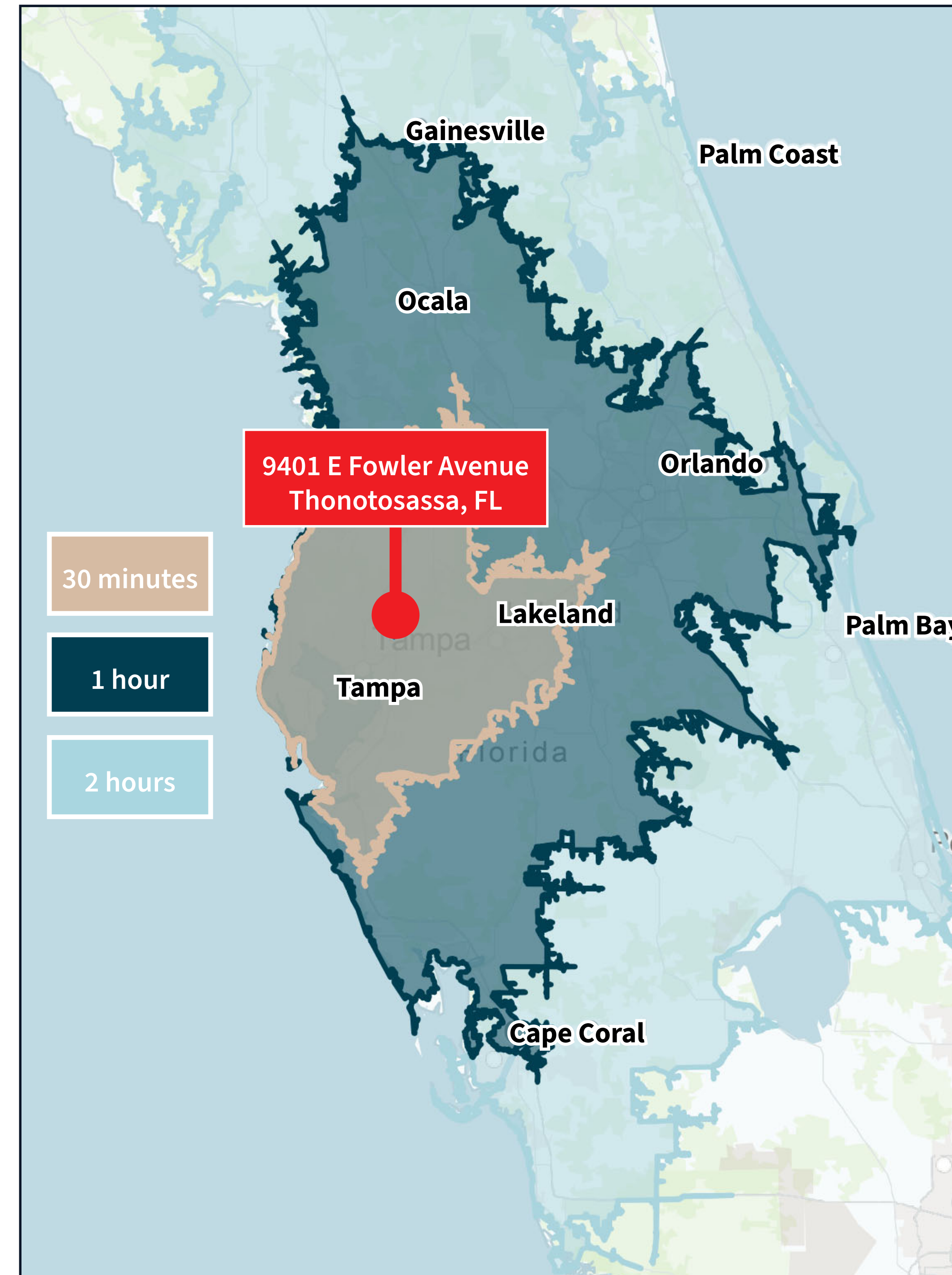
8.1% vacancy

11.3% total availability

2026 demographics by drive time

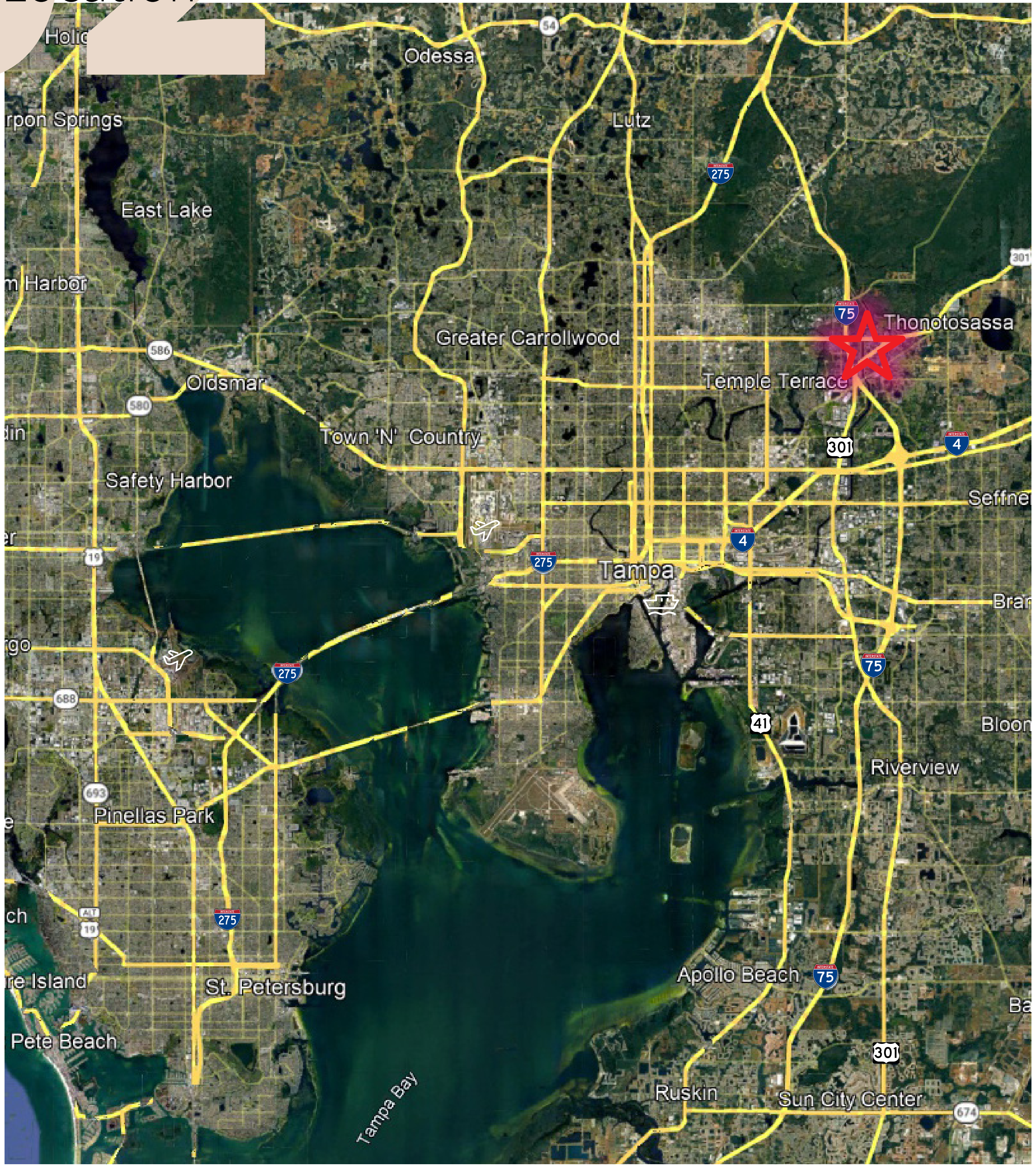
	1 hour	2 hours	3 hours
Population	4,445,969	10,157,289	13,911,747
Households	10,157,289	4,136,547	5,696,787
Average HH income	13,911,747	$113,452	$114,365
Businesses	1,832,618	370,420	510,013
Employees	4,136,547	3,706,108	4,959,012

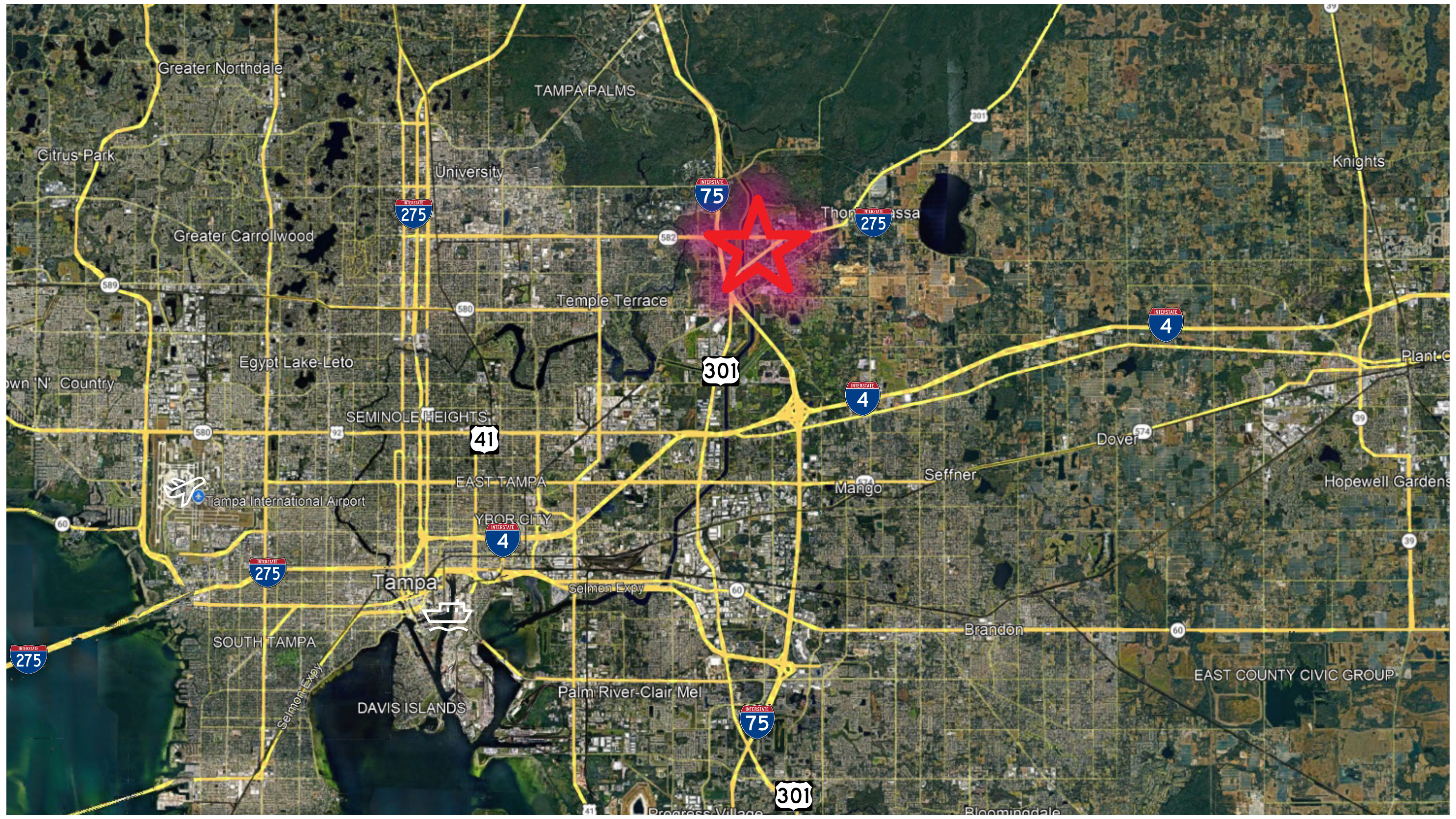
Area drive times



02

Location


Odessa
Lutz
East Lake
Greater Carrollwood
Thonotosassa
Temple Terrace
Oldsmar
Town 'N' Country
Safety Harbor
Tampa
Pinellas Park
Riverview
St. Petersburg
Apollo Beach
Pete Beach
Ruskin
Sun City Center
Tampa Bay


Greater Northdale
TAMPA PALMS
Greater Carrollwood
Temple Terrace
SEMINOLE HEIGHTS
EAST TAMPA
YBOR CITY
Tampa
SOUTH TAMPA
DAVIS ISLANDS
Palm River-Clair Mel
Mango
Seffner
Dover
Brandon
EAST COUNTY CIVIC GROUP


E Fowler Ave

Adjacent to class A industrial development

03

03 The Neighbor

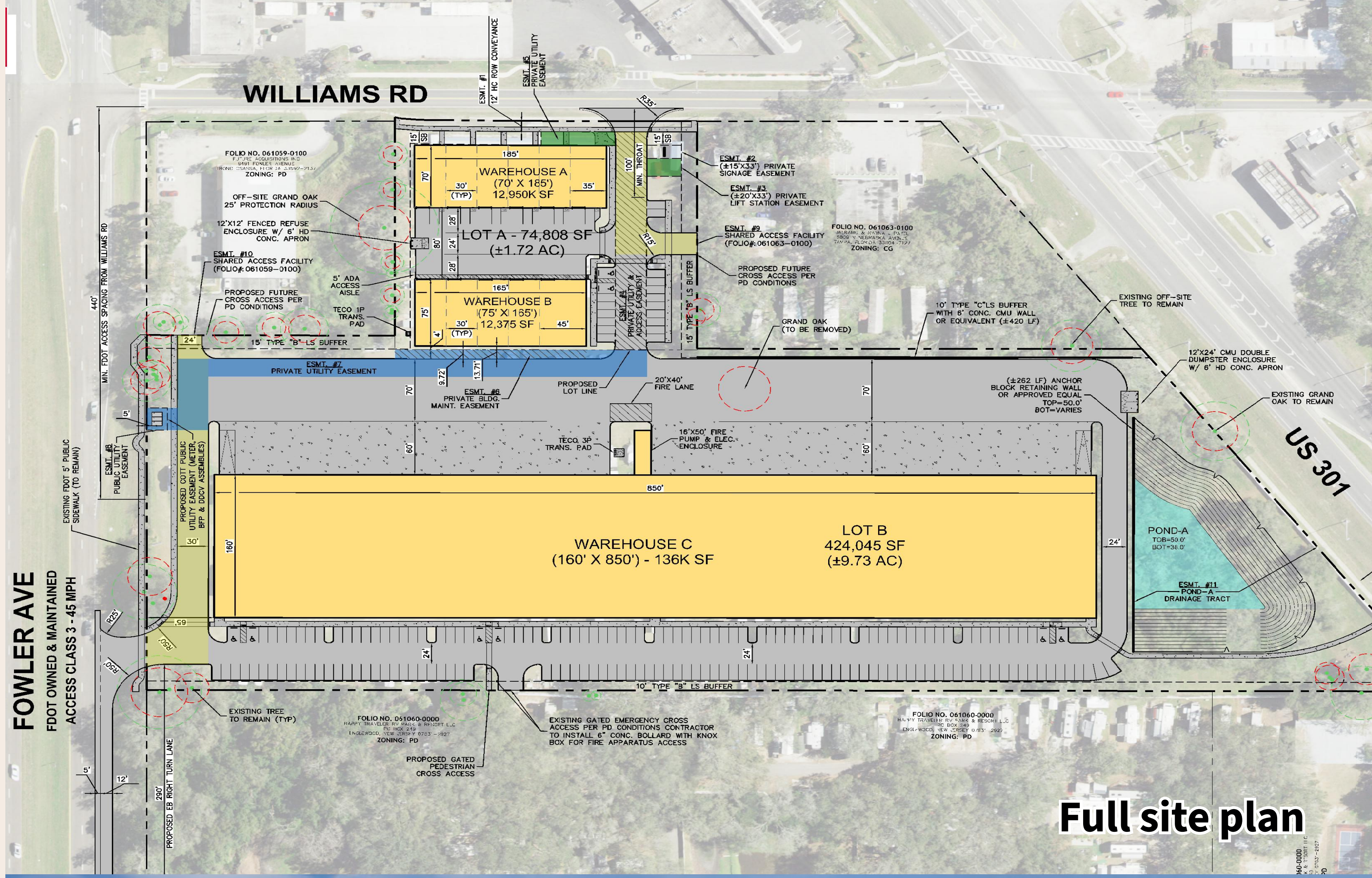
New Tampa Business Center

Trammell Crow Company (TCC) owns and is developing the adjacent lot at New Tampa Business Center and serves as Development Manager for the shared infrastructure under a Development Infrastructure and Cost Sharing Agreement (DICSA).

- **Adjacent development:** ± 136,000 SF tilt-up warehouse (Warehouse C) under construction next door; CO targeted mid-December 2026.
- The share driveway connecting Williams Road to the TCC development is being constructed and completed by the seller. Work will be completed by the close of 2026 and is currently underway.

Trammell Crow Company

NEW TAMPA BUSINESS CENTER



Full site plan

JLL SEE A BRIGHTER WAY

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