

**FOR SALE**

Industrial Buildings

**4214 W Virginia Ave**  
Tampa, FL 33614



# OFFERING SUMMARY

**4214 W VIRGINIA AVE, TAMPA, FL 33614**

Located just five minutes from Tampa International Airport, 4214 W Virginia Ave presents a rare opportunity to acquire a well-located, multi-tenant industrial asset in one of Tampa's most strategic logistics corridors. Surrounded by major roadways and transportation infrastructure, the site offers excellent connectivity and long-term positioning in a rapidly growing submarket.

This 45,560 SF freestanding industrial building sits on a 1.9-acre lot and features a mix of dock-high and grade-level loading, 15-foot clear ceiling heights, and a flexible layout suited to a range of users. With multiple established tenants already in place, the property provides immediate functionality and long-term utility.

Currently configured with nine units and yard space for parking or operations, the property is ideal for a range of industrial users, owner-operators, or investors focused on long-term hold strategies. The building's physical features and central location also make it well suited for logistics, light manufacturing, or distribution.

Several suites are currently vacant and available for immediate lease-up, creating additional flexibility for repositioning. The largest tenant, occupying 30,000 SF, has a lease expiring in January 2026-offering optionality for re-tenanting or future redevelopment.

Whether you're looking for a stabilized industrial asset or a strategic long-term play, 4214 W Virginia Ave offers a compelling footprint in the heart of Tampa's industrial core.



**TOTAL BUILDING SIZE** 45,560 SF

**TOTAL LOT SIZE** 1.9 Acres

**TOTAL LEASABLE SPACES** 9 Units

**CURRENT USE** Multi-Tenant Industrial

**ZONING** Industrial

**LOADING** 4 Dock-High + Multiple Grade-Level Doors

**PRICE PER SF** \$87.80

**ASKING PRICE** **\$4,000,000**



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# PROPERTY HIGHLIGHTS

## Prime Location

Positioned just minutes from Tampa International Airport, this industrial property offers unmatched logistical connectivity and accessibility. With close proximity to major highways and thoroughfares, including Veterans Expressway, Dale Mabry Hwy, and I-275, the site is ideally suited for users requiring efficient regional access and visibility in one of Tampa's most active industrial hubs.

## Established Industrial Corridor

Located within a well-established industrial district, the property is surrounded by a mix of manufacturing, warehouse, and logistics users. The area is recognized for its central positioning and ability to support a range of operational needs, making it highly attractive to tenants and end users alike.

## Functionality & Access

The 45,560 SF building offers a combination of dock-high and grade-level loading, 15-foot clear ceiling heights, and a highly functional layout across nine distinct units. With multiple points of ingress and on-site yard space, the property accommodates both operational flexibility and tenant comfort. Ample parking and truck maneuverability further enhance usability.

## Proximity to Key Markets & Amenities

Just 5 minutes from Tampa International Airport and less than 10 minutes from Raymond James Stadium, the property's location allows for immediate access to regional business centers, event venues, and key transportation infrastructure. Whether servicing the metro area or functioning as a last-mile facility, this address supports efficient distribution and operations.

## Investment & Repositioning Potential

4214 W Virginia Ave is a flexible asset with strong upside in a growth market. The current asking price of \$87.80 per square foot is significantly below market for comparable industrial product in the area, offering a compelling basis for long-term investors



# WEST TAMPA: CONNECTED, GROWING, AND FULL OF CHARACTER



West Tampa is more than a commercial zone—it's a community on the rise. Just minutes from Tampa International Airport and Raymond James Stadium, the area blends logistical convenience with rich cultural roots and strong local pride. Investing in this location means tapping into a market that balances accessibility, authenticity, and long-term upside.

## Historic Character

West Tampa is one of the city's oldest neighborhoods, known for its blend of early 20th-century architecture, cigar factory history, and strong cultural identity. The area retains its charm through preserved streetscapes, community events, and a deep-rooted pride in its past.

## Local Flavor

From iconic Cuban cafés to new-wave breweries and BBQ joints, the local food scene around West Tampa is vibrant and evolving. Within minutes of the property, tenants and visitors can enjoy a mix of old-school comfort food and trend-forward eateries.

## Community Energy

The neighborhood continues to see revitalization and reinvestment, with a growing number of small businesses, creative spaces, and adaptive reuse projects fueling renewed energy. The blend of long-time residents and new arrivals creates a welcoming, dynamic community.

## Proximity to Key Destinations

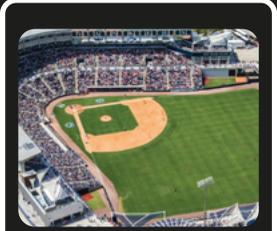
Strategically positioned less than 10 minutes from both Tampa International Airport and Raymond James Stadium, West Tampa connects businesses and residents to the city's major infrastructure, economic centers, and entertainment venues with ease.



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# RETAIL MAP



TAMPA TARPONS



HILLSBOROUGH COUNTY TAX COLLECTOR



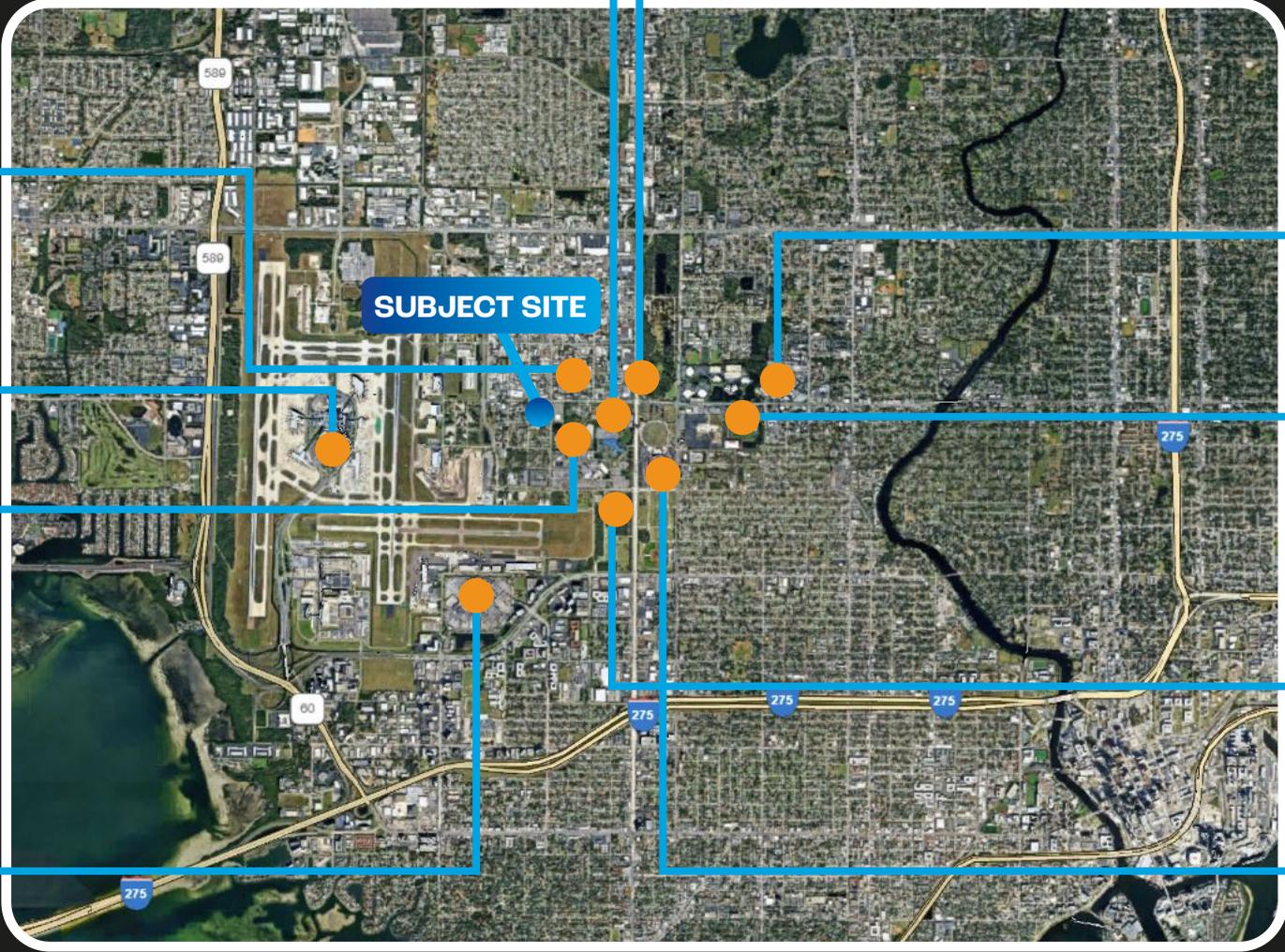
TAMPA INTERNATIONAL AIRPORT



FLORIDA DEPARTMENT OF LAW ENFORCEMENT



INTERNATIONAL PLAZA AND BAY STREET



SUBJECT SITE



MERCEDES BENZ OF TAMPA



ST. JOSEPH'S CHILDREN'S HOSPITAL



TAMPA BAY BUCCANEERS



TAMPA POLICE DEPARTMENT



RAYMOND JAMES STADIUM

# EXTERIOR PHOTOS



# BIRD'S EYE VIEW



# COMPARABLE SALES OVERVIEW

The following comparable sales showcase recent trades of similar industrial properties in the Tampa market and highlight the upside potential of 4214 W Virginia Ave. With significantly lower pricing on a per-square-foot basis, this asset offers a compelling opportunity for investors to create value through lease-up, re-tenanting, or long-term hold strategies. These comps illustrate where the market is trending and the room this property has to appreciate.

PROPERTY ADDRESS	PROPERTY TYPE	SALE DATE	LAND AREA SF	YEAR BUILT	PRICE PER SF LAND	BUILDING SF	PRICE PER SF	SALE PRICE
5607 Johns Rd, Tampa, FL 33634	Industrial	2/25/2025	58,458	1991	\$30	14,454	\$122	\$1,767,800
7219 Benjamin Rd, Tampa, FL 33634	Industrial	10/31/2024	36,621	1987	\$47	10,560	\$162	\$1,710,000
6018 W Emma St, Tampa, FL 33634	Industrial	8/3/2024	45,881	1984	\$38	17,530	\$98	\$1,725,000
4715 N Grady Ave, Tampa, FL 33614	Industrial	10/21/2024	25,560	1988	\$80	11,430	\$179	\$2,050,000
7001 Benjamin Rd,, Tampa, FL 33634	Industrial	2/6/2025	114,434	1999	\$31	14,229	\$253	\$3,600,000
1102 N Rome Ave, Tampa, FL 33607	Industrial	11/4/2024	30,732	1999	\$119	47,386	\$77	\$3,650,000
5312 W Crenshaw St, Tampa, FL 33634	Industrial	6/13/2024	19,840	1975	\$83	9,613	\$172	\$1,650,000
1701 w arch st., tampa, FL 33607	Industrial	6/5/2024	10,355	1961	\$159	10,160	\$162	\$1,650,000
5001 W Nassau St, Tampa, FL 33607	Industrial	11/1/2024	21,924	1960	\$87	21,924	\$160	\$3,500,000
4419 N Hesperides St, Tampa, FL 33614	Industrial	6/20/2024	13,680	1965	\$99	8,254	\$164	\$1,350,000
5126 W Cypress St, Tampa, FL	Industrial	8/30/2024	30,751	1969	\$85	21,912	\$119	\$2,600,000
1717 W Arch St, Tampa, FL 33607	Industrial	10/15/2024	14,250	1925	\$123	7,354	\$238	\$1,750,000
			<b>140,960</b>			<b>194,806</b>		<b>\$27,002,800</b>
<b>AVERAGE</b>					<b>\$192</b>		<b>\$193</b>	
<b>SUBJECT PROPERTY</b>								
4214 W Virginia Ave, Tampa, FL 33614	Industrial	10/10/2018	83,760	1959	\$18	45,659	\$33	\$1,500,000

## ESTIMATION OF SUBJECT SITE VVALUE

CRITERIA	AVG PS/SF	VALUE ESTIAMTE
Based on average of all sales	\$139	\$6,328,968
<b>AVERAGE OVERALL</b>	<b>\$139</b>	<b>\$6,328,968</b>



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# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



## CONTACT US

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