

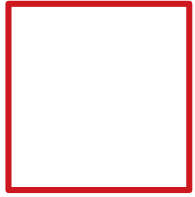


**Hillsborough
County Florida**

SEALED BID SALE

Industrial Maintenance Facility
4115-4157 South 66th Street, Tampa, FL 33619

October 2018



SUBJECT PROPERTY HIGHLIGHTS

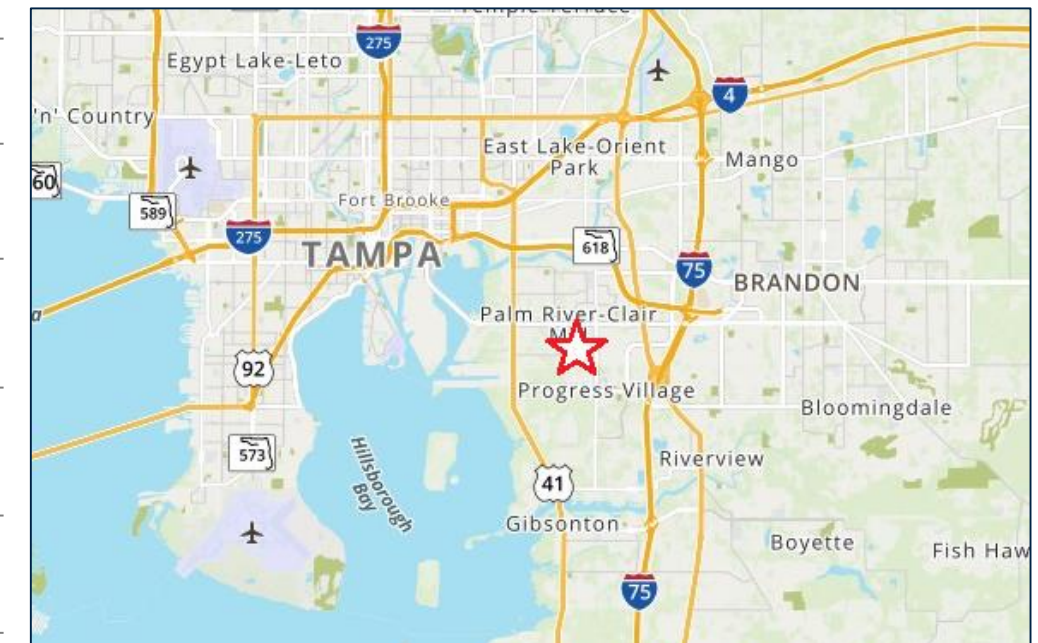


Hillsborough
County Florida



Industrial Maintenance Facility – 4115-4157 South 66th Street, Tampa, FL 33619

MIN BID PRICE	\$1,157,000 (\$2.74 PSF – Land)
SEALED BID DUE DATE	Friday, December 14, 2018 (12:00 PM)
LOCATION	Hillsborough County; Eastside Industrial Submarket Unincorporated Hillsborough County Tax District
PARCEL FOLIOS	047352-0000; 047353-0000
LAND SIZE	9.7+/- Acres (422,532 square feet)
BUILDING SIZE	Bldg #1 – Main Office/Shop (Built 1985) – 15,812+/- SF Bldg #2 – Storage Bldgs (Built 1985 & 2010) – 3,510+/- SF Bldg #3 – Covered Concrete Area (Built 2010) – 9,676+/- SF Bldg #4 – Manufactured Office (Built 1990) – 2,160+/- SF
ZONING / FUTURE LAND USE	CI (Commercial Intensive) / LI (Light Industrial)
TOPOGRAPHY	Above grade with slight slope from NE to SW
FRONTAGE	645'+/- on Hartford St. / 631'+/- on South 66 th St.
ACCESS	Full cut off Hartford St. & South 66 th St.
FLOOD / EVACUATION ZONES	Zone X (min flood hazard) & Zone A / Zone B
UTILITIES	Water & Sewer – City of Tampa; sewer lift station on-site



PROPERTY & SEALED BID OVERVIEW



Hillsborough
County Florida



PROPERTY OVERVIEW

The subject property is comprised of two square-shaped parcels totaling approximately 9.7+/- acres. The property is currently zoned CI (Commercial Intensive) by Hillsborough County, and has a future land use of LI (Light Industrial). The site is improved with four industrial buildings throughout the property. The main office/shop facility was built in 1985 and then the shop area was converted to office/mezzanine in 2010. This building contains a total of 15,812 square feet with 7,592 SF of HVAC office space, 2,432 SF of mezzanine area and 5,788 SF of shop storage. West of the main facility is a manufactured office building which contains 2,160 SF built in 1990. South and east of the main building are two storage buildings containing a total of 3,510 SF of enclosed area and 720 SF of canopied area built back in 2010. A covered concrete transfer area containing approximately 9,676 SF of concrete slab with a 20 foot clear height canopy built in 2010 is located along Hartford Street frontage. This improvement was constructed in 2010 as part of the contamination remediation plan for the former stockpiling of sediment that is routinely removed from county maintained drainage right of way. The site also includes an on-site well (non-potable), an above ground fuel storage tank

AREA OVERVIEW

The subject property is located in a mixed industrial/residential neighborhood between the Port of Tampa and the residential development of Clair-Mel City / Progress Village in south eastern Hillsborough County. The subject property is part of the area commonly referred to as the Palm River community. There are numerous distribution arteries serving the neighborhood including US Highway 41, State Road 618 (Selmon Crosstown Expressway) which is 2.5 miles NW of the subject site, and a full interchange with Interstate 4 approximately 3.5 miles NW of the subject property.

SEALED BID SALE

The minimum acceptable bid is **\$1,157,000**. Any bids less than the minimum bid amount will be considered counterproposals and will be deemed non-responsive and rejected. The bid shall be accompanied by an earnest money deposit in the amount of 10% of the bidder's bid amount. For more information including the Bid Conditions and Sales Contract please visit www.myhillsboroughlands.com.

The subject property is being sold "as is", "where is". Bids will be accepted until **12:00 NOON, EST, FRIDAY, DECEMBER 14, 2018**. Neither Hillsborough County or Savills Studley Occupier Services are not responsible for bids mailed but not received by **12:00 NOON, EST, FRIDAY, DECEMBER 14, 2018**. All bids received by the bid submission deadline will be publicly opened at **1:00 PM EST, FRIDAY, DECEMBER 14, 2018**.

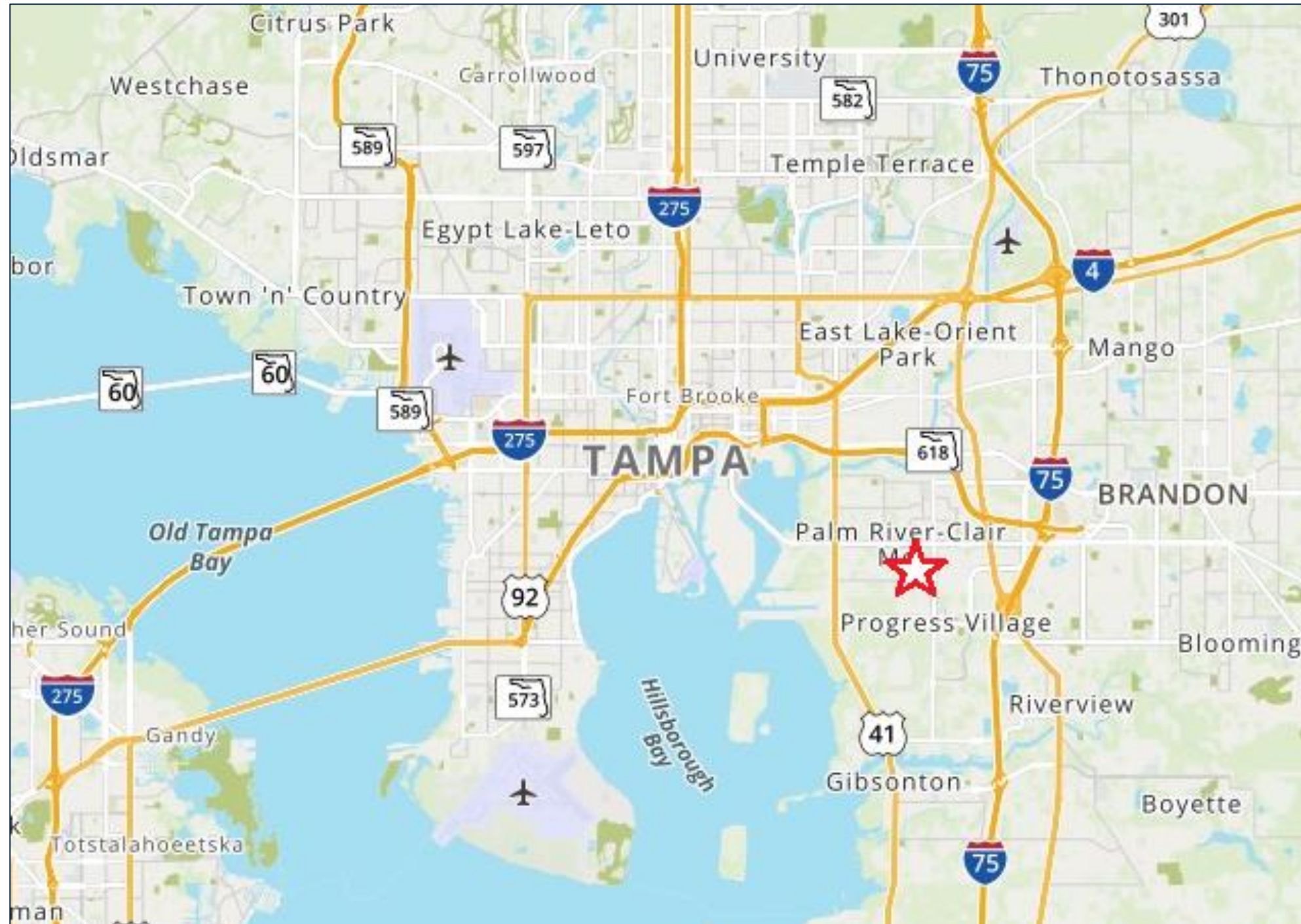
LOCATION MAP



Hillsborough
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4115-4157 SOUTH 66TH STREET, TAMPA, FL 33619



Location in the U.S. state of Florida

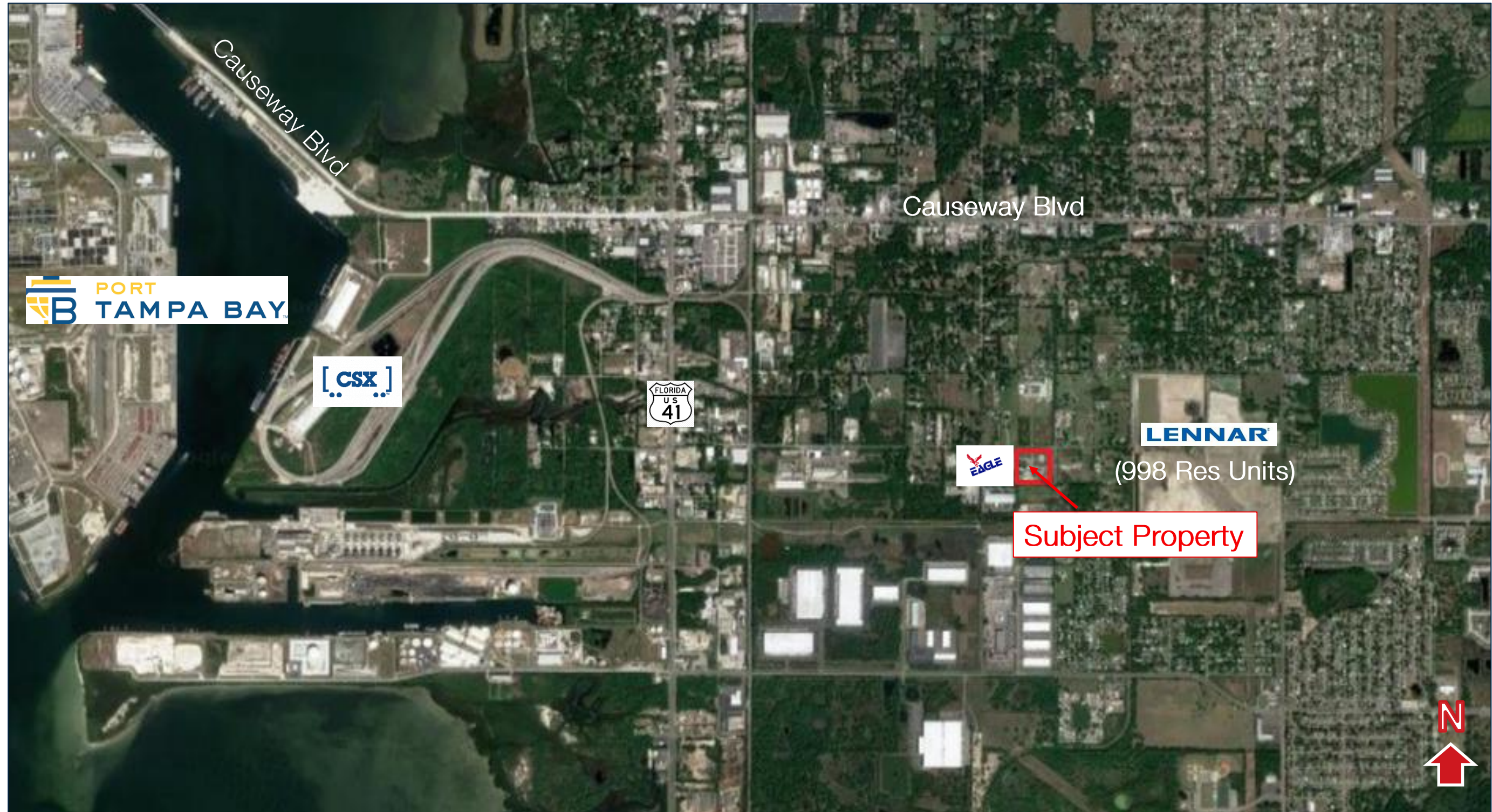


Florida's location in the U.S.

AERIAL MAP



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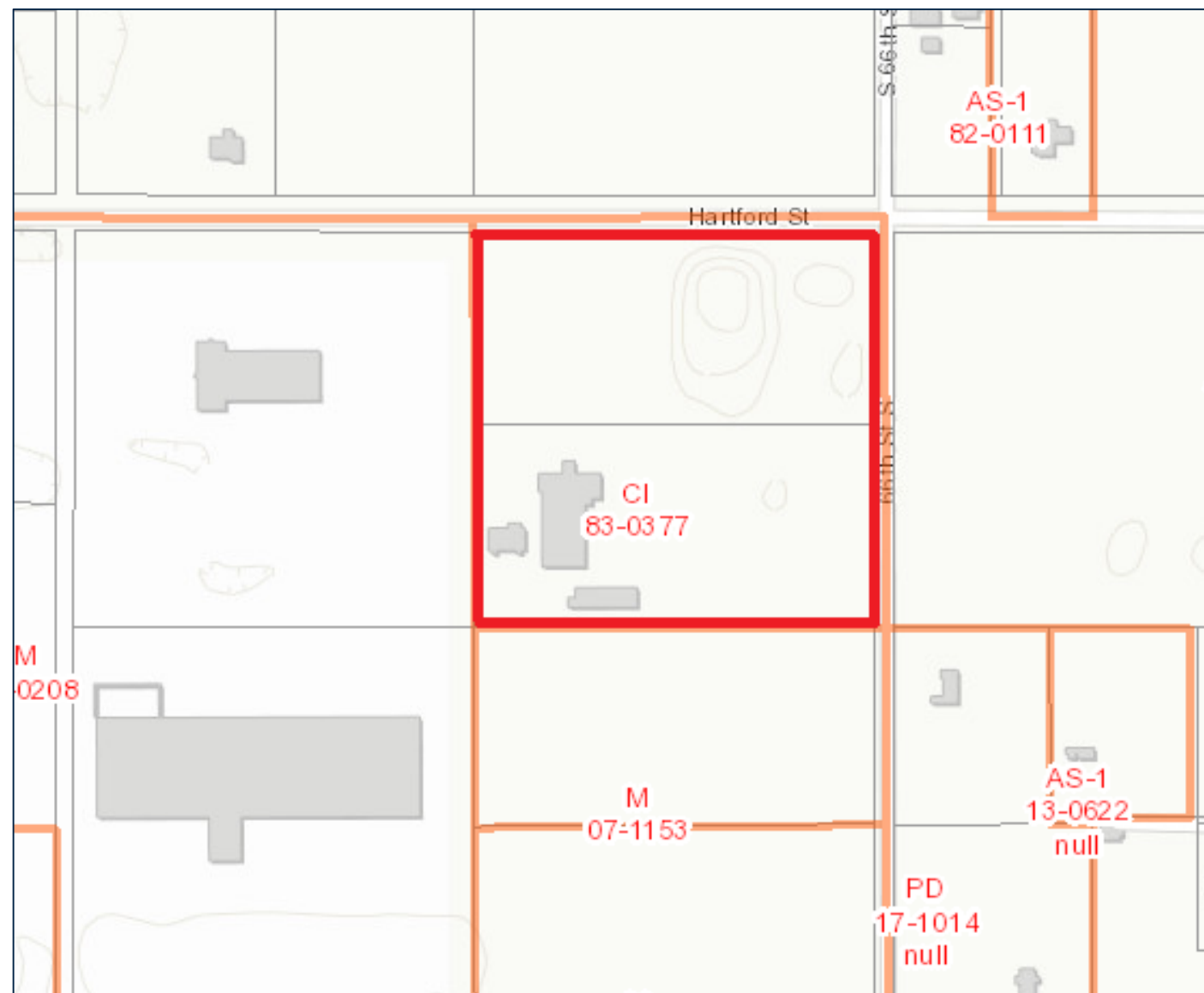
ZONING / FUTURE LANDUSE MAPS



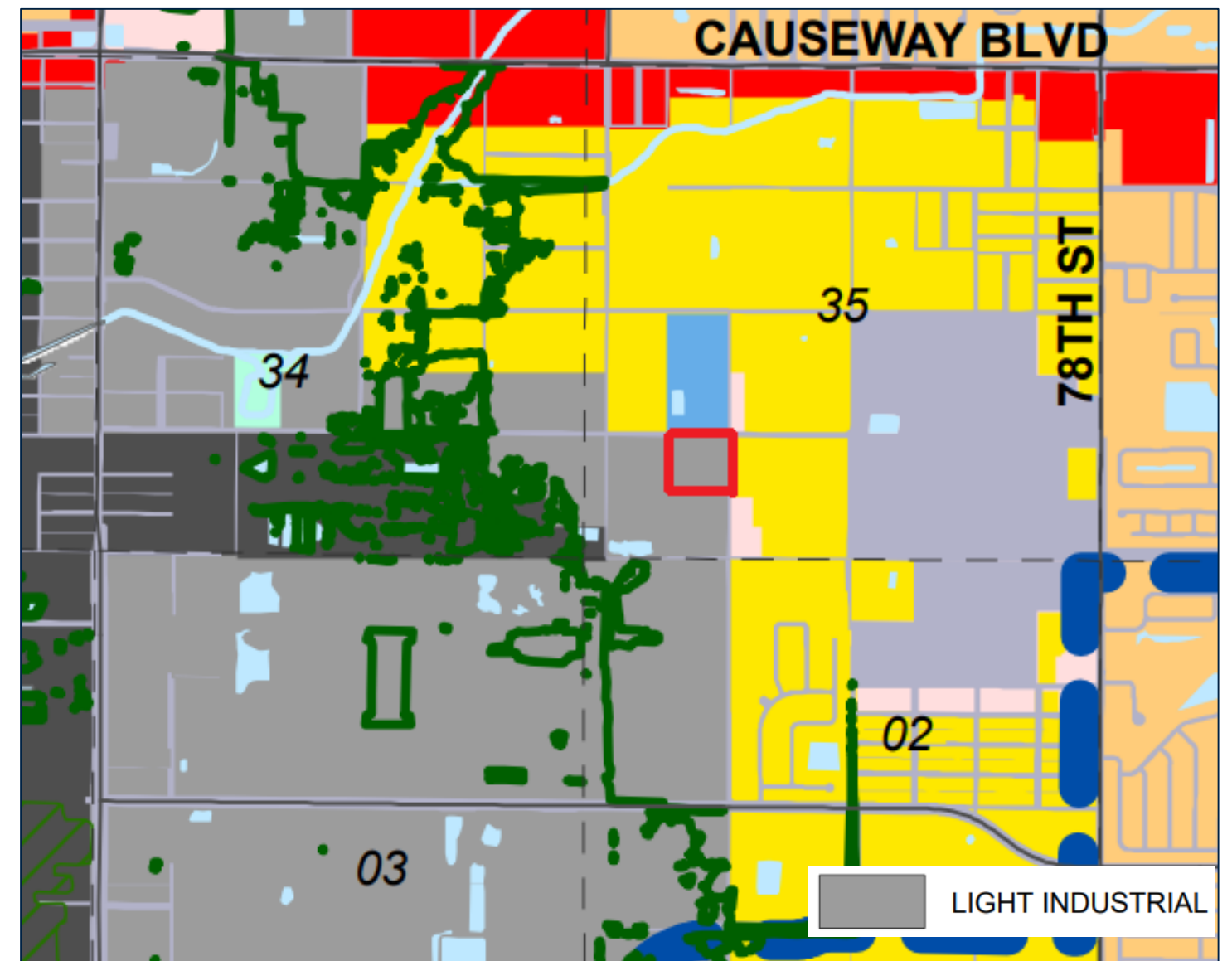
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ZONING



FUTURE LAND USE



FLOOD ZONE / EVACUATION MAPS



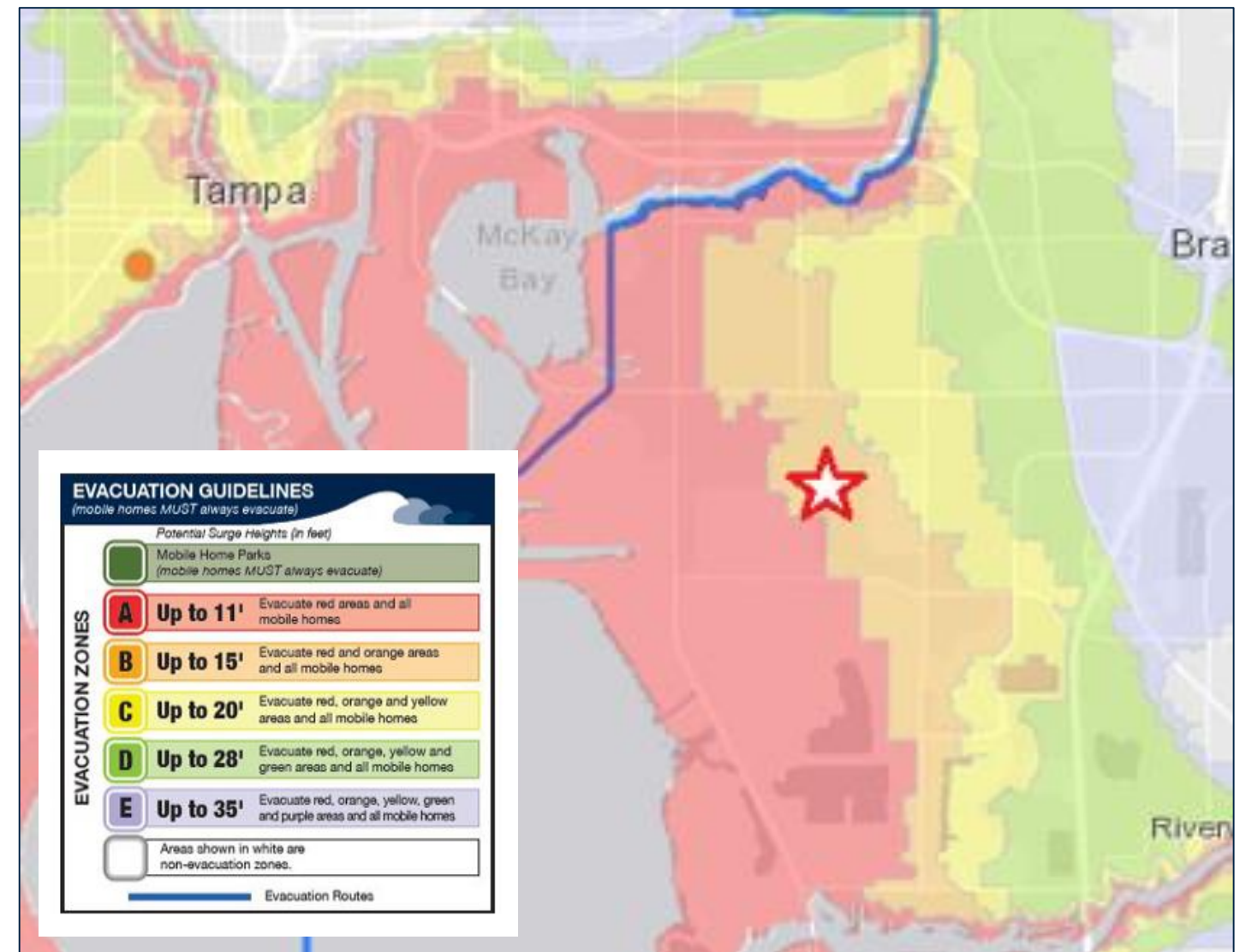
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FLOOD ZONE



EVACUATION ZONE



DEMOGRAPHIC SNAPSHOT



Hillsborough
County Florida



Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	2,085	41,854	130,681
2023 Population:	2,275	46,249	143,523
Pop Growth 2018-2023:	9.11%	10.50%	9.83%
Average Age:	37.10	35.20	35.70
Households			
2018 Total Households:	678	15,698	52,700
HH Growth 2018-2023:	9.14%	10.62%	9.96%
Median Household Inc:	\$35,646	\$49,209	\$54,847
Avg Household Size:	3.10	2.70	2.40
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$94,999	\$145,916	\$167,866
Median Year Built:	1980	1996	1996

Source: CoStar

BUILDING HIGHLIGHTS



Hillsborough
County Florida



Building #1 – Main Office / Shop (Built 1985)

OFFICE (1 ST Floor)	5,012+/- SF
OFFICE (2 ND Floor)	2,580+/- SF
SHOP (20' clear height)	5,788+/- SF
MEZZANINE	<u>2,421+/- SF</u>
TOTAL =	15,812+/- SF

CONSTRUCTION:	Metal panels and roof
DOORS:	Three 14'w x 16'h grade level metal overhead doors
HVAC:	Office areas are 100% air conditioned and heated

EXTERIOR: The building has skylights & exhaust vitalization in shop area, steel frame for a 1,000 lbs overhead crane, bronzed aluminum frame windows in the office area and exterior mounted security lighting.

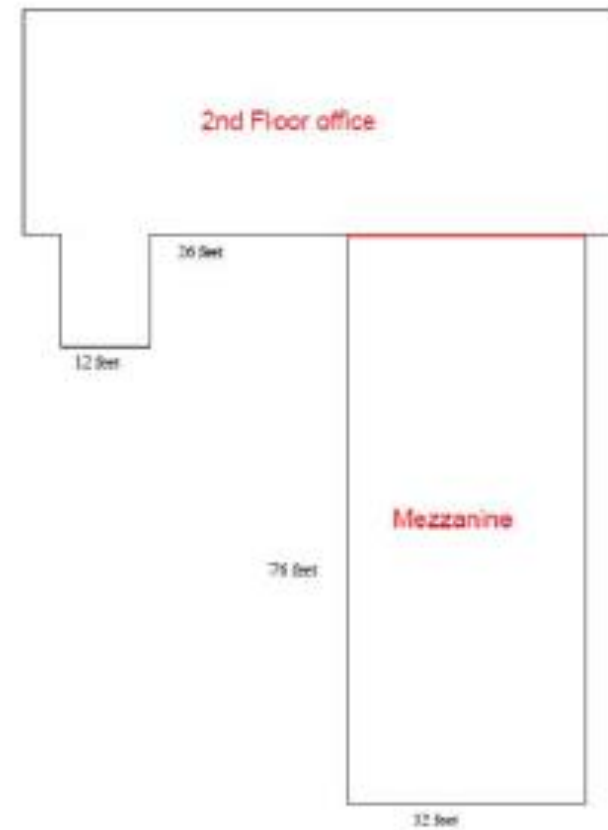
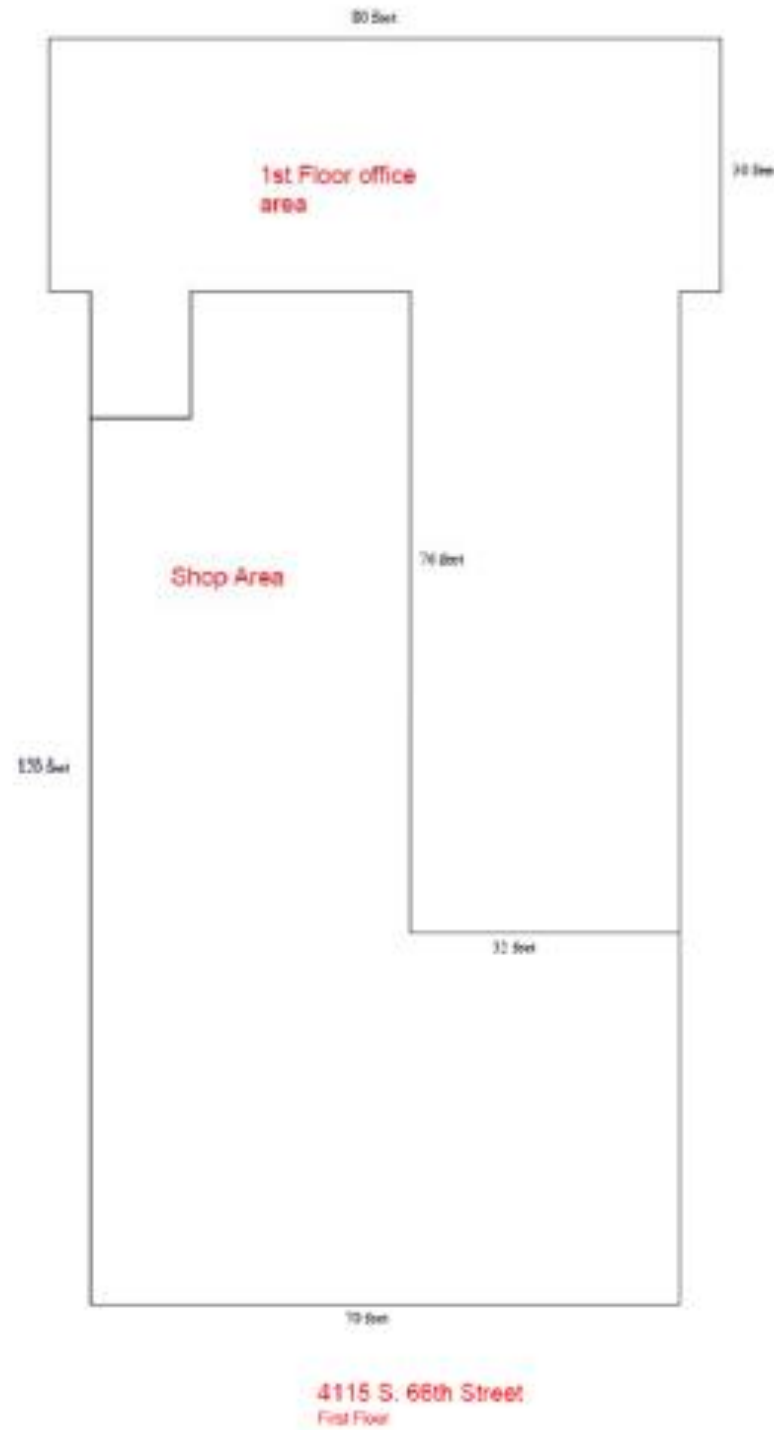
INTERIOR: Portions of the original warehouse/shop area (2,432+/- SF) have been remodeled into office space with a mezzanine on the 2nd floor. The original office area is two stories, a center corridor with office area on either side. The first floor remodeled area is a large meeting room with full restrooms (Men – 13 fixtures including a shower; Womens – 7 fixtures including a shower). There are four additional 2 fixture baths and one three fixture (shower) bath located in the building. The interior has a mixed tile and carpet floor coverings, 8 to 10 foot ceiling heights drop acoustical ceiling, and generally typical office build-out. There is an interior circular staircase near the NE corner of the office area and an interior stairwell near the SW corner of the office area. There are two open metal staircases inside the shop area providing access to the mezzanine. The southern end of the shop area has 10 storage areas (7' x 20' with 12 foot clear ceiling heights).



BUILDING #1 – SKETCH / PHOTOS



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BUILDING HIGHLIGHTS



Hillsborough
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Building #2 – Storage Buildings (Built 1985 & 2010)

SOUTHERN BLDG (enclosed)	2,460+/- SF
SOUTHERN BLDG (canopy)	720+/- SF
EASTERN BLDG	<u>1,050+/- SF</u>
TOTAL =	3,510+/- SF

SOUTHERN BLDG

CONSTRUCTION:

DIMENSIONS:

HEIGHT:

DOORS:

HVAC:

Concrete slab steel frame with metal siding & roof
30' x 100' (concrete slab) with 2 storage areas

12 feet at rear and 14 feet on the front

Three – 10' x 16' OH doors

None



EASTERN BLDG

CONSTRUCTION:

DIMENSIONS:

HEIGHT:

DOORS:

HVAC:

Concrete slab steel frame with metal siding & roof
21' x 50'

12 feet at rear and 14 feet on the front

Two – 12' x 16' OH doors

None



BUILDING HIGHLIGHTS



Hillsborough
County Florida



Building #3 – Sediment Management Building (Built 2010)

CONCRETE FLOOR AREA (covered) 9,676+/- SF

CONSTRUCTION: Wood frame with tie downs
DIMENSION: 36' x 60'
DOORS: Three exterior pedestrian doors
HVAC: 3 mounted wall units
OTHER: This improvement was constructed in 2010 as part of a contamination remediation plan for the former stockpiling of sediment that is routinely removed from county maintained drainage right of way.



Building #4 – Manufactured Office Building (Built 1990)

HVAC (area) 2,160+/- SF

CONSTRUCTION: Wood frame with tie downs
DIMENSION: 36' x 60'
DOORS: Three exterior pedestrian doors
HVAC: 3 mounted wall units



EXISTING SITE CONTAMINATION



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This site is currently subject to a Consent Order between Hillsborough County and the Florida Department of Environmental Protection (DEP OGC File No. 01-1651) dated December 2, 2005. The latest modification to this Consent Order is the Third Modification dated May 3, 2018. In accordance with paragraph 11 of the Third Modification a Site Assessment Report will be submitted by the County to DEP no later than January 28, 2019. The sole remaining issue in the Consent Order is delineation of the level of arsenic in groundwater along the southern boundary of the property, and such further tasks related to arsenic levels as may be required by DEP

OTHER STRUCTURES



Hillsborough
County Florida



FUEL STORAGE TANK



ON-SITE WELL

FOR MORE INFORMATION PLEASE CONTACT:

RANDALL C. MILLS / 727.421.8789 / rcmills@savills-studley.com / www.myhillsboroughlands.com

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