

FOR SALE – 9.18 ACRES OF WATERFRONT HEAVY INDUSTRIAL LAND

EXTREMELY RARE DEEP-WATER ACCESS WITH PORT BERTH

6101 Port Tampa Dr. Tampa, FL 33616



Old Tampa Bay

PROPERTY HIGHLIGHTS

Total Acres:	±9.18
Office Building:	±3,091 SF
Pitched Roof Warehouse Buildings (2):	±37,900 SF
Water Depth at Berth:	34'
Vessel Beam:	95' Max
Vessel Length:	650' Max
Airdraft:	45' from water line to top of hatch
Loadrate:	Roughly 400-450 metric tons net per hour
Zoning:	Heavy Industrial (IH)
Water & Sewer:	On-Site provided by City of Tampa
• There is 1 private rail line connecting the CSX yard to the subject site. The subject site has 2 rail spurs. One leading to/from unloading pits and one leading to/from loading shed. Both spurs terminate at the western boundary of the subject site. Warehouse roofs recently reskinned • Catwalks and a couple moorings recently replaced • Conveyor system recently replaced	

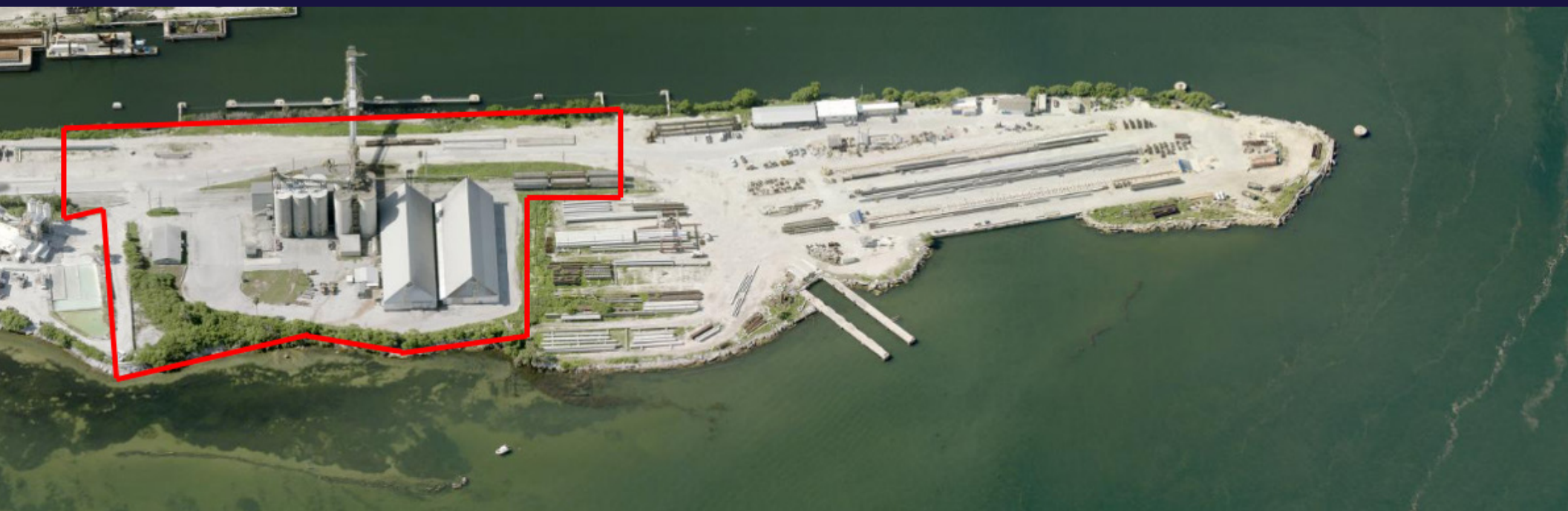
ADDITIONAL INFORMATION

Drafts are always subject to review by the Chief Pilot, given the analysis of Port Tampa Bay approaches and the Old Port Tampa channel soundings provided to their office by the channel bottom owner.

The channel bottom owner is obligated to maintain the 34 ft alongside the berth. The annual channel maintenance costs are distributed to the facilities according to individual formulae. As per the closing documents, the percentage share for this facility are calculated as the percentage of vessel Gross Register Tonnage (GRT) calling this berth vs. total vessel tonnage calling this channel.

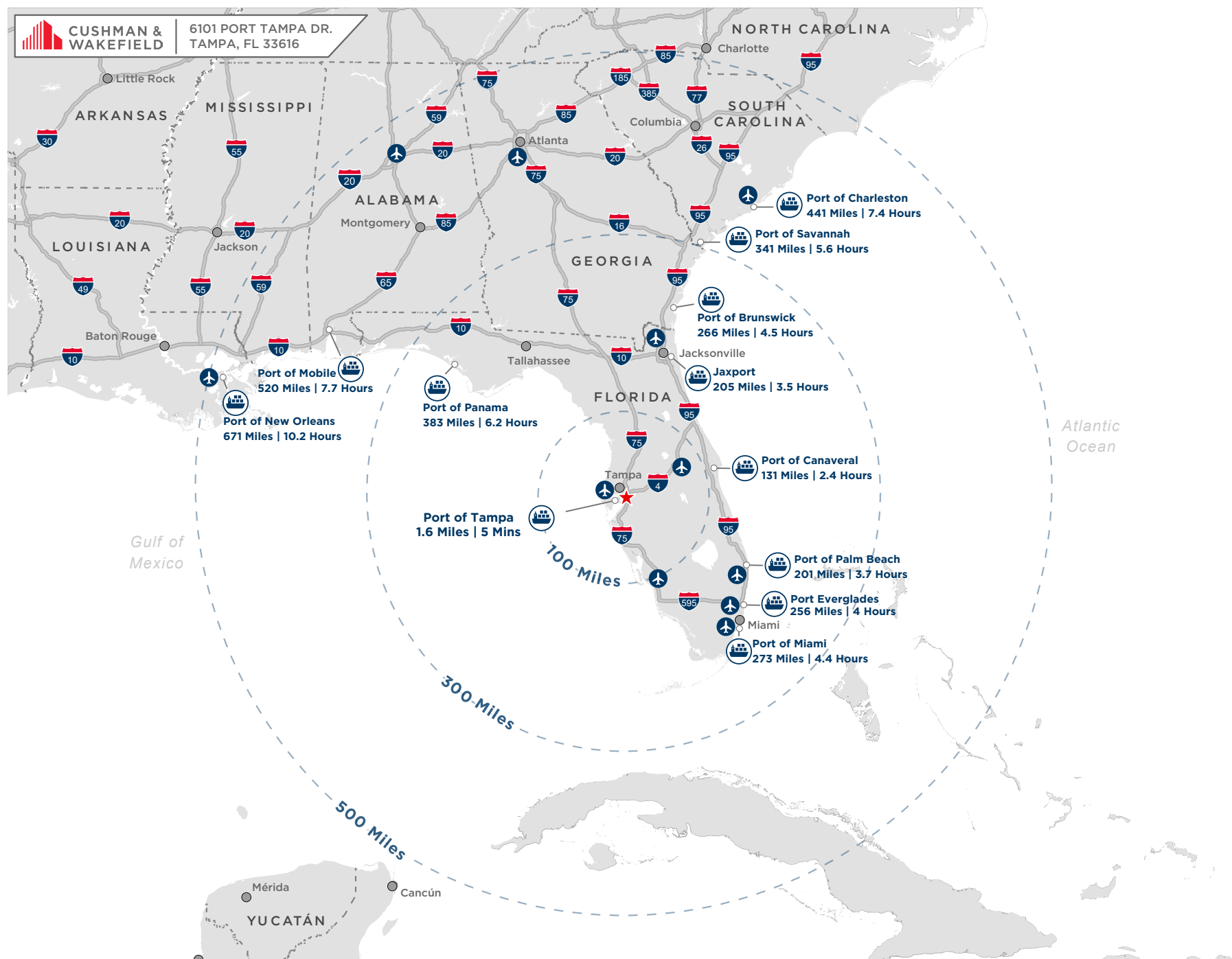
The structures at the dock (ship tower, dolphins, catwalks, etc.) belong to the subject property. Considering the channel bottom owner is a separate entity, there is a perpetual easement for the structures and use of the dock for the subject property. No lease or other payments associated with this.

There are perpetual easements through the neighbors' properties for the private road (Port Tampa Drive) and the facility owned railroad tracks from the CSX yard to the subject property. The neighbor to the west has a perpetual easement through the subject property too.



6101 Port Tampa Dr

LOCATION MAP





CONTACT

JOHN JACKSON, CCIM, SIOR
Executive Director
+1 813 424 3202
john.jackson@cushwake.com

JT FAIRCLOTH, SIOR
Director
+1 813 204 5362
jt.faircloth@cushwake.com

CASEY PERRY
Senior Associate
+1 813 465 7969
casey.g.perry@cushwake.com



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