

5710 HOOVER BLVD

OWNER/USER OPPORTUNITY
SINGLE-STORY RESEARCH & DEVELOPMENT FACILITY
47,357 SF | TAMPA, FLORIDA



FOR SALE OR LEASE

PROPERTY OVERVIEW

Located immediately north of Tampa International Airport, **5710 Hoover Blvd** (the "Property") presents a rare opportunity for an owner/user to acquire a single-story research & development (R&D) building in one of Tampa's most sought-after submarkets. The Property offers the unique advantage of generating rental income through February 2027, providing income in the short term while designing the space for future occupancy. If needed, the existing owner can negotiate a buy out to provide for immediate occupancy.

The building features a distinctive mix of laboratory, warehouse, and office space, including an 8,000-square-foot nuclear pharmacy and a 7,700-square-foot pain-management pharmacy. It is equipped with Class 10,000 / ISO Class 7 clean rooms and includes one loading door to support logistical needs. Over the past five years, the Property has undergone significant upgrades, including a full roof replacement in 2023 and enhancements to the HVAC systems to meet the standards required for specialized lab operations. Strategically situated along Hoover Boulevard, just off Hillsborough Avenue, the Property offers effortless connectivity to Tampa International Airport (TPA), Veterans Expressway, and I-275. The surrounding area boasts strong demographics and a robust amenity base, further enhancing the Property's appeal to businesses seeking a long-term, well-connected presence in Tampa's highest barriers to entry submarket.



BRAND NEW ROOF INSTALLED IN 2023 WITH A 20-YEAR WARRANTY



OFFERING HIGHLIGHTS

RARE PHARMECUTICAL LABORATORY SPACE

- » 5710 Hoover Blvd includes a 503A compounding pharmacy which is a traditional pharmacy that prepares customized medications for individual patients
- » Over 15,700 square-feet of pharmacy space; two sterile ISO Class 7 rooms, two sterile Hazardous (-) pressure rooms, three non-sterile Hazardous (-) pressure rooms and two non-sterile areas
- » Lab filtration system through a series of HEPA and gel cell HEPA filters.
- » Class 10,000/ISO Class 7 cleanrooms. These cleanrooms are work areas in which the air quality, temperature, and humidity are highly regulated in order to protect sensitive medication from contamination. No more than 10,000 particles larger than 0.5 microns exist in any given cubic foot of air. 5710 Hoover Blvd has one of the largest Class 10,000 cleanrooms in the country

RECENT UPGRADES TO MAJOR BUILDING SYSTEMS

- » The Property features a brand new TPO roof installed in 2023 with 20-year warranty
- » Major HVAC upgrades include:
 - Installation of new fiberglass ductwork and reconnection to existing air diffusers
 - Installation of a new Loren Cook 2,700 CFM roof-mounted exhaust fan with VFD and curb
 - Installation of two new AAON 100% Outside Air AHU (3,000 CFM, 4 HP fan, 35 kW heater, dual-circuited evaporator coil with hot gas reheat)
 - Installation of seven new fan-powered HEPA modules (Price 99.99% efficiency)
 - New ductwork connections
 - New power connections for AAON condensing unit (80 Amp / 480V / 3PH) and AHU (60 Amp / 480V / 3PH)

HIGH BARRIERS TO ENTRY MARKET

- » Construction costs and lack of available development sites within the submarket make inventory expansion unlikely
- » The need for infill, distribution facilities near businesses and population centers continues to grow, and with the need to minimize the supply chain disruptions, space is at a premium

Available with 90 days' notice

 +/-47,357 TOTAL SQUARE FEET	 +/-4.43 TOTAL ACREAGE	 1980 YEAR BUILT
 156 PARKING SPACES	 3.3/1,000 PARKING	 2023 ROOF AGE



4 AADT 176,500

PORT TAMPA BAY

TAMPA CBD

MACDILL AIR FORCE BASE

GANDY BRIDGE 48,500 AADT

ST PETERSBURG CBD

275 259,000 AADT

275 HOWARD FRANKLAND 220,000 AADT

COURTNEY CAMPBELL CAUSEWAY 76,000 AADT



DALE MABRY BLVD 73,500 AADT

HILLSBOROUGH AVE 65,000 AADT

5710 HOOVER BLVD

VETERANS EXPY 98,600 AADT

ANDERSON BLVD 15,900 AADT

WATERS AVE 43,500 AADT



OFFERING HIGHLIGHTS

ROBUST MARKET FUNDAMENTALS

- » Tampa Bay ranks as the 4th fastest-growing metropolitan statistical area (MSA) in the U.S., with a population of 5.24 million and a growth rate of 2.03%
- » The Tampa MSA boasts an unemployment rate of 4.1%, outperforming the national rate by 20 bps

UNRIVALED INFILL LOCATION & ASSESSIBILITY

- » Convenient proximity to nearby major transportation arteries including the Veterans Expressway, I-275, and I-4, providing seamless connectivity to the broader Tampa Bay region, including downtown Tampa and Tampa International Airport
- » Located within a 10-minute drive of Tampa International Airport and a 20-minute drive of Tampa's CBD making the property a viable target for Tampa's key decision-makers
- » Proximity to a diverse and skilled labor force

Veterans Expressway 1.1 Miles 4 minutes



2.6 Miles 7 minutes

275 4.8 Miles 8 minutes

4 10 Miles 14 minutes

Downtown Tampa 9.3 Miles 13 minutes

75 18.5 Miles 24 minutes



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