

# LOCAL AREA SALE ANALYSIS INDUSTRIAL PROPERTIES

"We began our subleasing project by reviewing approximately 10 of the most successful commercial real estate brokers in our market. After a comprehensive review of each we determined that Lamm Properties best suited our requirements and had the most comprehensive success rate in achieving what we needed to accomplish. ... They had terrific ideas, were well connected and were a great team player. We would heartily recommend them to someone trying to achieve results similar to us."

- Stephen J. Halbrook, C.P.M, CPIM, CIRM

Jeff was great to work with. Very knowledgeable with the Tampa Bay market. He helped us secure a new commercial location so we can continue to grow our business. Highly recommend!!!

- John Redderson

Jeff Lamm  
502 E Ross Ave Unit 114  
Tampa, FL 33602



"Jeff was recommended to me and I can tell you I was not disappointed at any time! He listened to our needs, found us properties to review, and followed up on all inquiries in a very responsive manner! We were looking for sites to open a new location in the Tampa area. We knew very little about the area and needed contacts to start up our new business. I just can't say enough. If you have Jeff looking out for you, you will never be disappointed!"

-Bill Hounshell

Sell or Lease Your Tampa Industrial Property With Us  
And You'll Get...

## EXPOSURE EVERYWHERE



Industrial Properties will outperform all other property types in 2023.

**How Much Are Industrial Properties Selling or Leasing for In The Tampa Area? Find Out.**

Whether you have warehouse vacancies that need to be filled, an industrial property you're thinking of selling, or you're looking for a new industrial property to add to your portfolio, call me.

I have over 20 years of Industrial Real Estate experience in the Tampa Bay market with a proven ability to close high-volume multimillion-dollar industrial transactions:

- More than \$100 million in transactions closed
- Top 10 Tampa Industrial Real Estate Broker
- Crexi Platinum Broker Award 2022
- *FGCAR / "Million Dollar Producer" 2014 Pinnacle Award, Cushman & Wakefield of Florida*
- *FGCAR Regional Division Investment Sale Award 2014*
- *Costar Power Broker Tampa Bay Industrial Property (2006, 2007, 2008, 2009)*

Contact me if you want to learn more about your property's value. I'd be happy to chat anytime.

## Jeff Lamm



### Lamm Properties Inc.

502 E Ross Ave #114  
Tampa, FL 33602

Call or Text 813.300.5266

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## RECENT SALES ACTIVITY

Industrial properties in Tampa sold within the past 12 months ranging in size from 5,000 - 50,000 square feet.

Property Address	Zip	Zoning	Bldg SF	Year Built	Sale Date	Sale Price	Price Per SF
5704 W Sligh Ave	33634	M	15,570	2009	11/17/22	\$1,416,800	\$90
8659 Palm River Rd	33619	PD	5,990	2002	10/12/22	\$1,685,000	\$281
2305 N 35th St	33605	PD	14,405	1940	10/07/22	\$2,900,000	\$201
1402 Tech Blvd	33619	M	32,722	1985	10/07/22	\$3,715,000	\$113
2430 S 301st Hwy	33619	PD	8,394	1986	09/27/22	\$1,400,000	\$166
1401 N 301st Hwy	33619	M	42,764	1976	08/24/22	\$3,600,000	\$84
1704 N 17th St	33605	YC-1	9,870	1959	08/16/22	\$2,750,000	\$278
8419 Sunstate St	33634	PD	46,582	1980	07/29/22	\$8,256,700	\$177
5010 16th Ave S	33619	M	28,270	1970	07/22/22	\$2,150,000	\$76
3561 Queen Palm Dr	33619	M	22,764	2017	06/30/22	\$1,292,100	\$56
1301 N 26th St	33605	IH	18,960	1971	06/26/22	\$3,000,000	\$158
8605 Palm River Rd	33619	M	12,828	1983	05/31/22	\$1,300,000	\$101
2251 Massaro Blvd	33619	M	29,350	2002	05/10/22	\$3,300,000	\$112
6400 E Columbus Dr	33619	CI	12,647	1969	05/03/22	\$850,000	\$67
2102 Orient Rd	33619	IH	21,952	1973	04/27/22	\$1,650,000	\$75
811 N 50th St	33619	IH	25,258	1963	04/14/22	\$2,200,000	\$87
10120 Elizabeth Pl	33619	M	18,727	1973	04/14/22	\$3,000,000	\$160
1607 N 43rd St	33605	IH	12,970	1948	03/11/22	\$500,000	\$38

NOTE: All information is deemed accurate but not guaranteed.

### LAMM PROPERTIES INC. (RECENT TRANSACTIONS CLOSED)



**SUBLEASED (St. Petersburg)**  
**1615 118th Ave N, St. Petersburg, FL 33716**  
 27,105 SF Industrial facility situated on 6.52 acres with 1-2+/- acres of outside storage. Frontage visibility on 1-275 near the on/off ramp to Roosevelt Blvd North.



**SOLD \$950,000(Tampa)**  
**5823 E Columbus Dr, Tampa, FL 33619**  
 1 +/- acre industrial property zoned for Intense Commercial use.



**LEASE RENEWED (East Tampa)**  
**1212 N 50th Street, Tampa, FL 33605**  
 Negotiated a 7,500 SF lease renewal in Tampa Distribution Center, a 955,000 SF multi-tenant industrial distribution warehouse, for a 3-year term.

\*Disclaimer: Not all transactions listed above have been represented exclusively by Lamm Properties Inc. However, all have been completed by Jeff Lamm, managing broker and owner of Lamm Properties Inc.

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