

Tredit Tire & Wheel Co.

1908 Industrial Park Drive, Plant City

Industrial Bulk Warehouse & Light Manufacturing Site



OFFERING MEMORANDUM

COASTAL
COMMERCIAL REAL ESTATE

Tredit Tire & Wheel Co.

CONTENTS

01 Executive Summary

Executive Summary	5
Location Summary	7

02 Property Description

Property Features	9
Aerial Map	10
Parcel Map	11
Property Images	12

03 Demographics

Demographics	17
Demographic Charts	18

Exclusively Marketed by:

David T Tower

Broker Associate

727-919-2350

License # BK3063430

dtower@coastalcre.com

COASTAL
COMMERCIAL REAL ESTATE

CONFIDENTIALITY AND DISCLAIMER:

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coastal Commercial Real Estate and it should not be made available to any other person or entity without the written consent of Coastal Commercial Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Coastal Commercial Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Coastal Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Coastal Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Coastal Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT COASTAL COMMERCIAL REAL ESTATE FOR MORE DETAILS.

Copyright © 2019 CREOP, LLC. All Rights Reserved.



01 Executive Summary

Offering Summary

Location Summary

OFFERING SUMMARY

ADDRESS	1908 Industrial Park Drive Plant City FL 33567
COUNTY	Hillsborough
MARKET	Tampa/St. Pete
SUBMARKET	Plant City
NET RENTABLE AREA (SF)	69,554
LAND SF	217,800 SF
YEAR BUILT	1972
YEAR RENOVATED	2007
APN	P-01-29-21-ZZZ-000005-98770.0
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$2,725,000
PRICE PSF	\$39.18

PROPOSED FINANCING

LOAN TYPE	Fully Amortized
DOWN PAYMENT	\$545,000
LOAN AMOUNT	\$2,180,000
INTEREST RATE	5.00 %
ANNUAL DEBT SERVICE	\$172,660
LOAN TO VALUE	80 %
NOTES	Proposed Conventional Financing For Owner/User

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2017 Population	2,144	39,911	73,973
2017 Median HH Income	\$62,219	\$46,598	\$47,358
2017 Average HH Income	\$97,009	\$64,228	\$64,097

- 3 Phase Power
- Fenced Outside Laydown Yard
- Nicely Appointed Office w/Breakroom
- Dock & Grade Level Loading
- Easy Access to I-4 & I-75



Property features a great opportunity to own this existing warehouse/manufacturing facility on 5 acres MOL at below replacement costs. The property consists three interconnected metal buildings with varying clear heights from 16'-26'. Approximately 3,500 SF of nicely appointed office buildout with oversize executive offices, large breakroom and conference rooms.

3 Phase Power, dock and grade level loading at both the northend and southend of the property. Approximately 1 acre MOL of outside fenced storage, ample employee parking with overflow unpaved surface parking available.

Approximately 800 SF of production office w/breakroom and warehouse employee restrooms.

Property will be available for occupancy in Q1 2019.

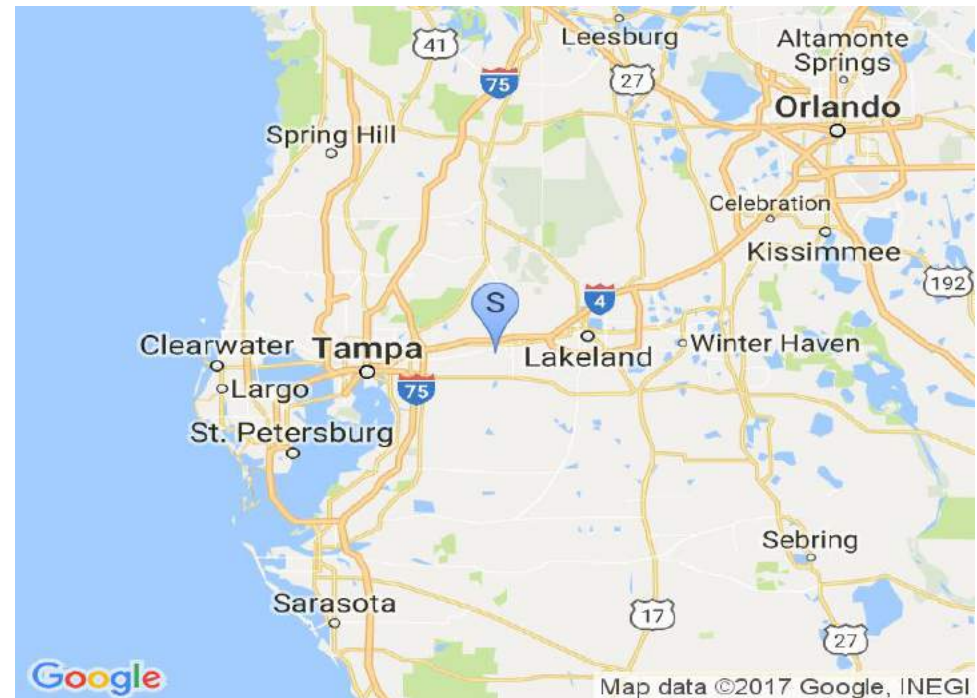


Regional Map

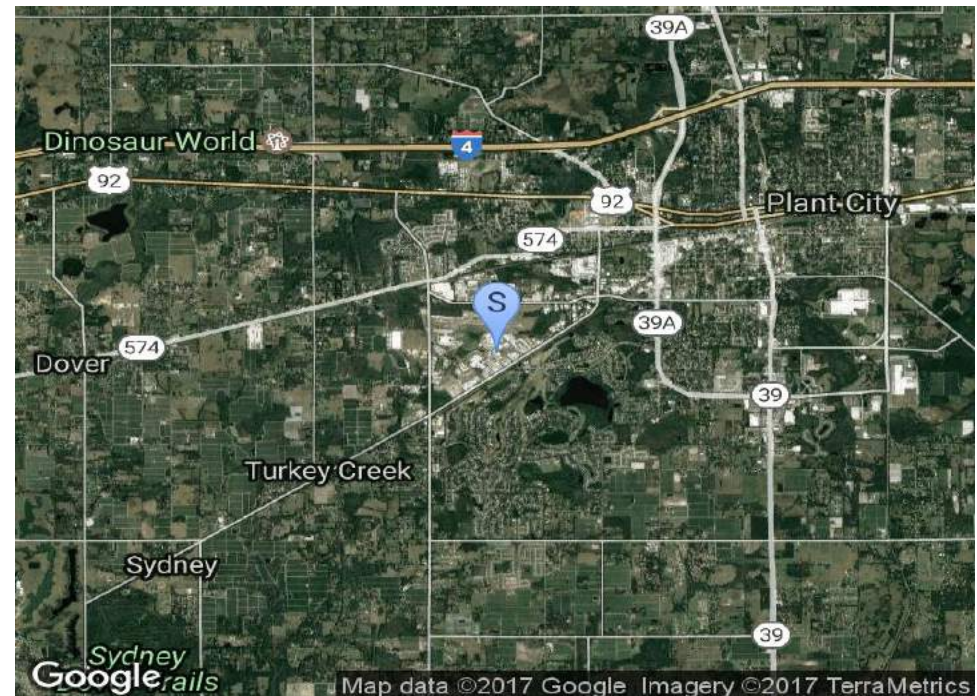
"PLANT CITY AT A GLANCE"

With Tampa just 25 miles west, Orlando 62 miles east and six convenient exits along Interstate 4, Plant City is truly in the heart of it all. With access to Tampa and Orlando International Airports as well as Port Tampa Bay and direct connection to CSX lines, our location gives businesses and consumers alike a unique edge on the competition."

Plant City Economic Development



Locator Map



02 **Property Description**

- Property Features
- Aerial Map
- Parcel Map
- Additional Maps
- Property Images

Site Description

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	69,554
LAND SF	217,800
LAND ACRES	5.00
YEAR BUILT	1972
YEAR RENOVATED	2007
# OF PARCELS	1
ZONING TYPE	M-AP (Airport Industrial)
BUILDING CLASS	B/C
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	Ample
CEILING HEIGHT	16-26
DOCK HIGH DOORS	6
GRADE LEVEL DOORS	2
FENCED YARD	Yes
OFFICE SF	3632/800 MEZ

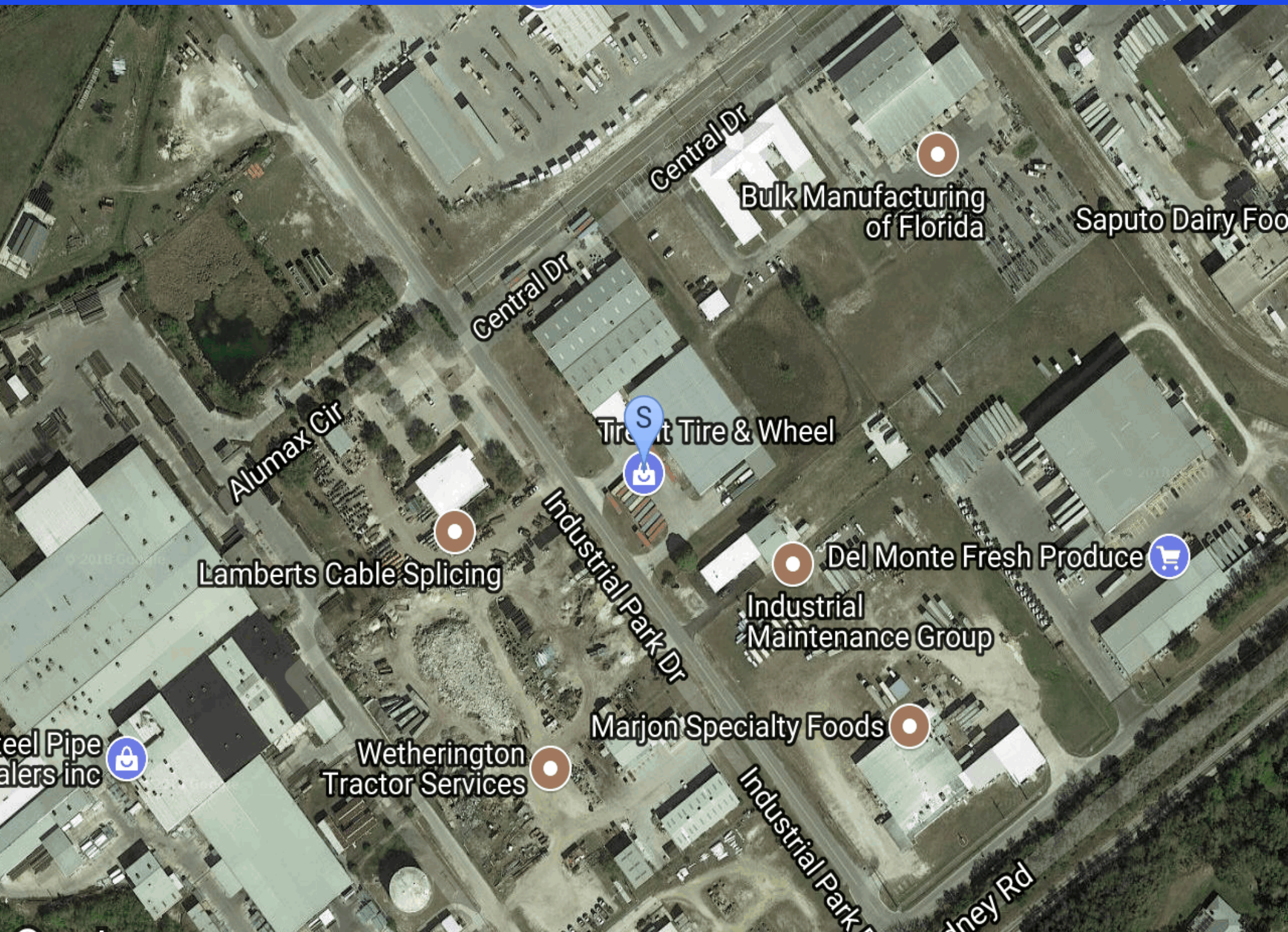
MECHANICAL

FIRE SPRINKLERS	None
-----------------	------

CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Steel
EXTERIOR	Corrugated Metal
PARKING SURFACE	Asphalt/Concrete
ROOF	Metal
LANDSCAPING	Minimal





Bulk Manufacturing of Florida

Saputo Dairy Food

Alumax Cir

Central Dr

Central Dr

Tredit Tire & Wheel

Lamberts Cable Splicing

Industrial Park Dr

Del Monte Fresh Produce

Industrial Maintenance Group

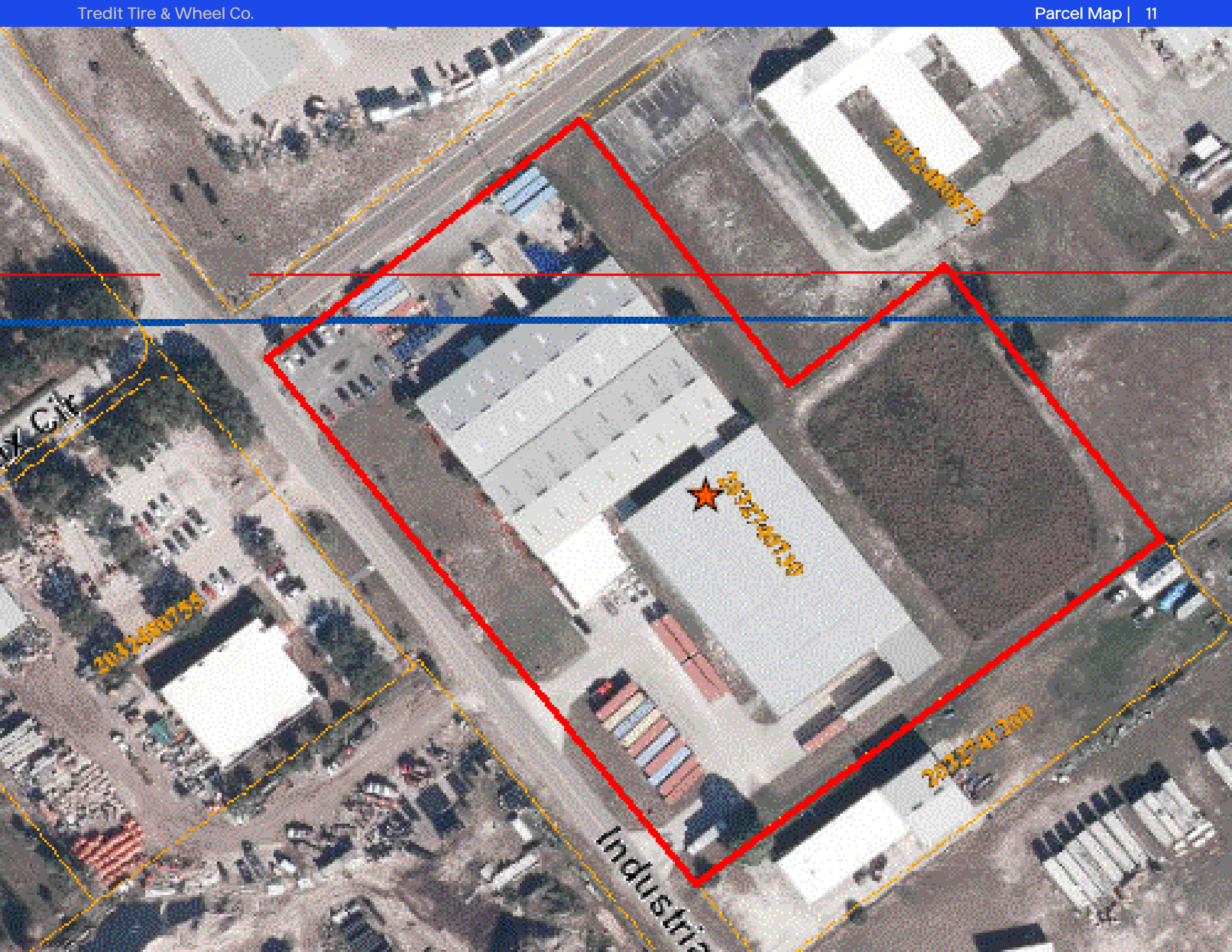
Steel Pipe Dealers Inc

Wetherington Tractor Services

Marjon Specialty Foods

Industrial Park Dr

Rodney Rd



2032480735

★ 2032480730

2032480735

2032541200

Industrial

City



Covered Truckwell Platform Loading



Covered Dockhigh Loading Platform



Office Conference Room



Large Executive Offices



Reception Window



Admin Office Breakroom



Warehouse/Production Office



Office Personnel Restrooms



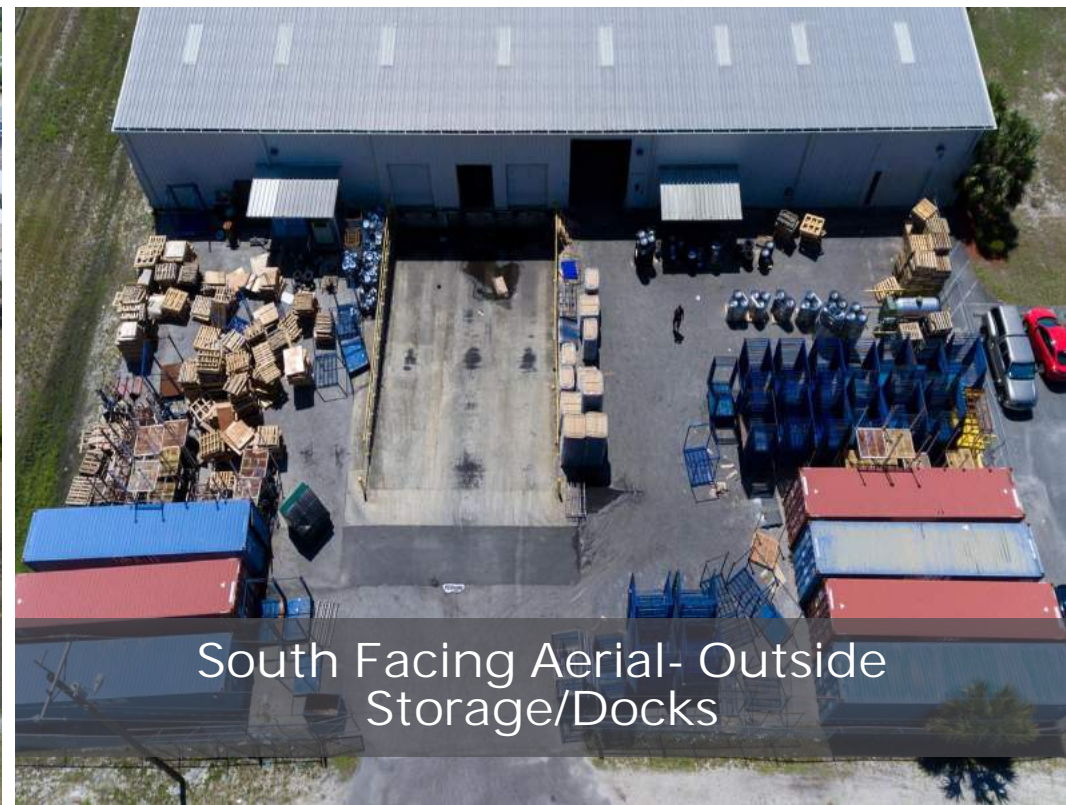
Production Area



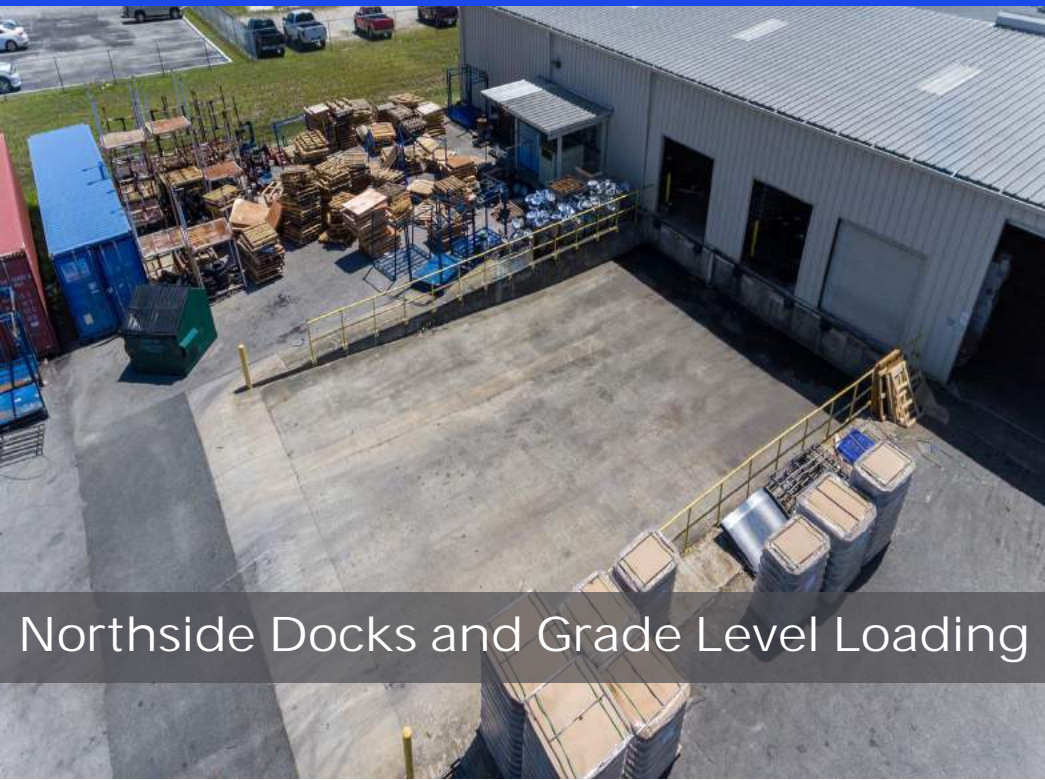
Warehouse Storage



North Facing Aerial



South Facing Aerial- Outside Storage/Docks



Northside Docks and Grade Level Loading



Property Boundaries Are Estimated



03

Demographics

Demographic Details

Demographic Charts

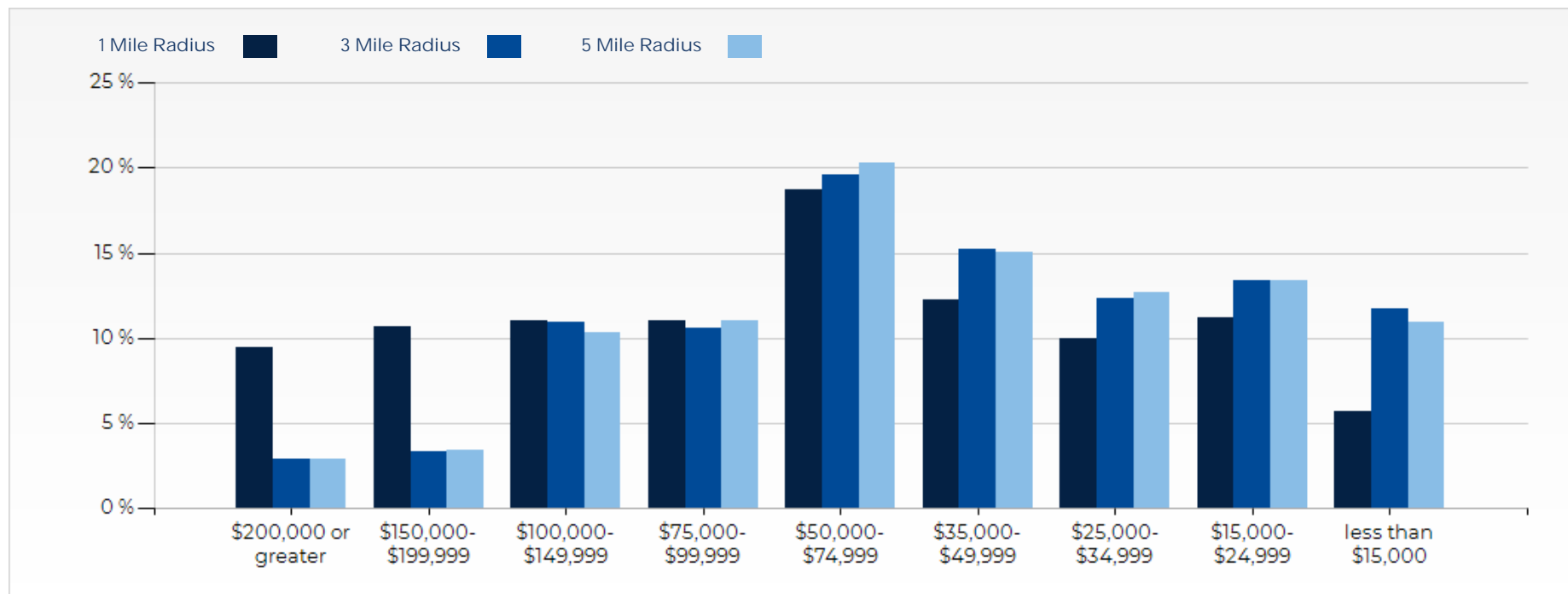
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,163	31,728	57,561
2010 Population	2,046	36,545	67,356
2017 Population	2,144	39,911	73,973
2022 Population	2,253	42,864	79,716
2017 African American	71	4,281	6,986
2017 American Indian	6	260	444
2017 Asian	97	717	1,245
2017 Hispanic	396	14,706	26,858
2017 White	1,814	28,129	53,320
2017 Other Race	112	5,293	9,670
2017 Multiracial	43	1,223	2,258
2017-2022: Population: Growth Rate	5.00 %	7.20 %	7.55 %

2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	47	1,592	2,714
\$15,000-\$24,999	92	1,828	3,309
\$25,000-\$34,999	82	1,678	3,130
\$35,000-\$49,999	101	2,076	3,733
\$50,000-\$74,999	154	2,672	5,037
\$75,000-\$99,999	91	1,435	2,734
\$100,000-\$149,999	91	1,490	2,560
\$150,000-\$199,999	88	451	840
\$200,000 or greater	78	395	706
Median HH Income	\$62,219	\$46,598	\$47,358
Average HH Income	\$97,009	\$64,228	\$64,097

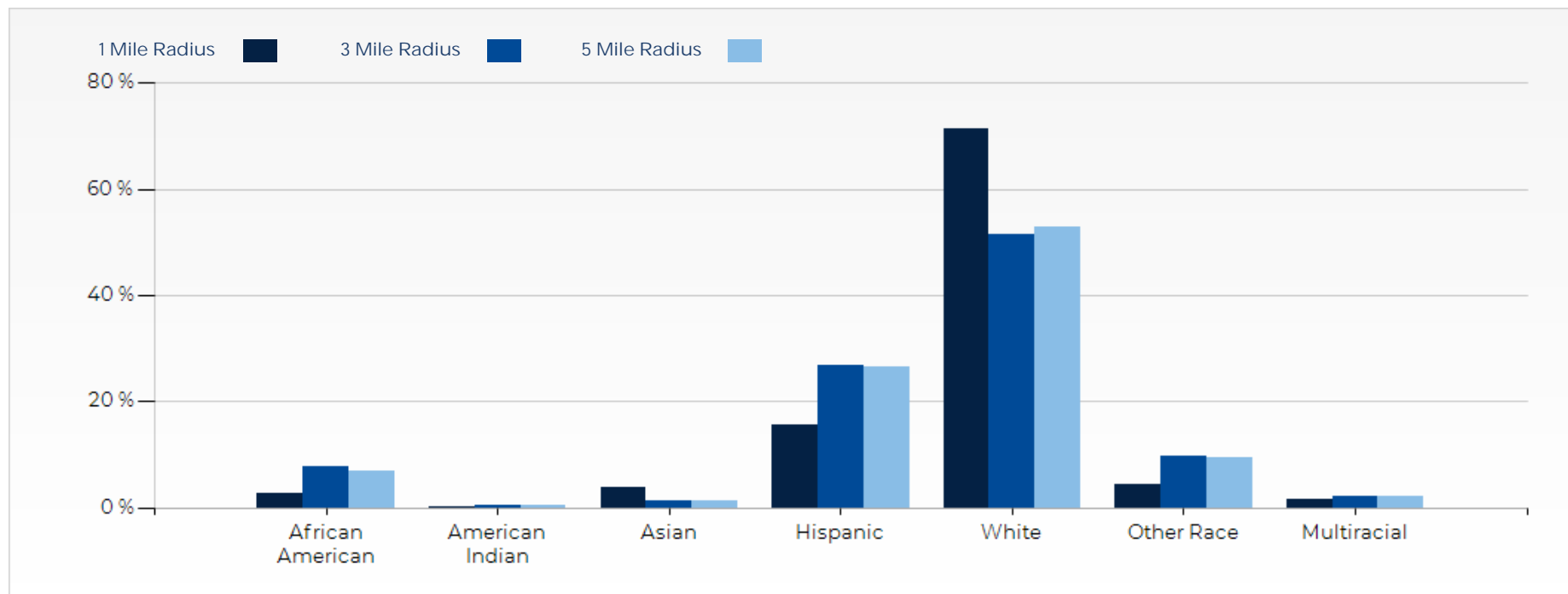
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	939	12,309	22,193
2010 Total Households	790	12,562	22,738
2017 Total Households	825	13,617	24,763
2022 Total Households	864	14,582	26,591
2017 Average Household Size	2.60	2.90	2.94
2000 Owner Occupied Housing	470	7,437	14,480
2000 Renter Occupied Housing	385	3,772	5,717
2017 Owner Occupied Housing	677	7,743	15,177
2017 Renter Occupied Housing	149	5,874	9,586
2017 Vacant Housing	31	1,404	2,640
2017 Total Housing	856	15,021	27,403
2022 Owner Occupied Housing	704	8,170	16,146
2022 Renter Occupied Housing	160	6,412	10,445
2022 Vacant Housing	31	1,501	2,825
2022 Total Housing	895	16,083	29,416
2017-2022: Households: Growth Rate	4.65 %	6.90 %	7.15 %



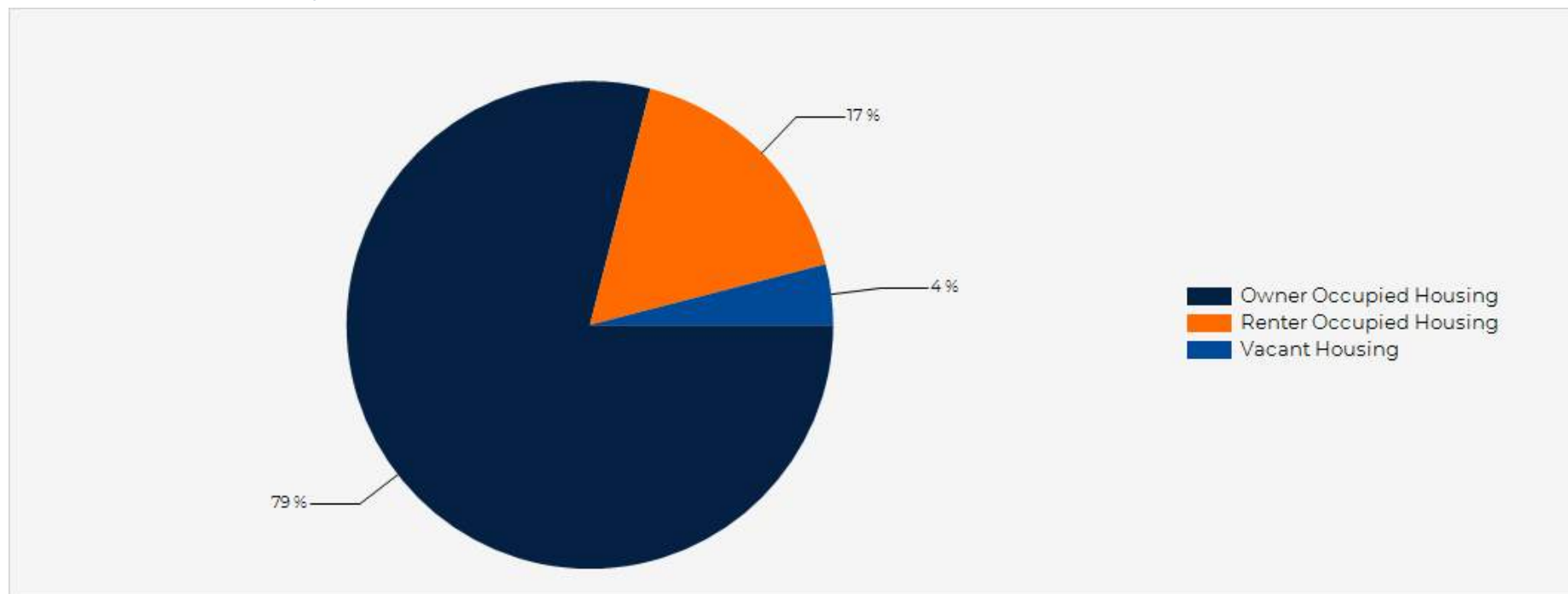
2017 Household Income



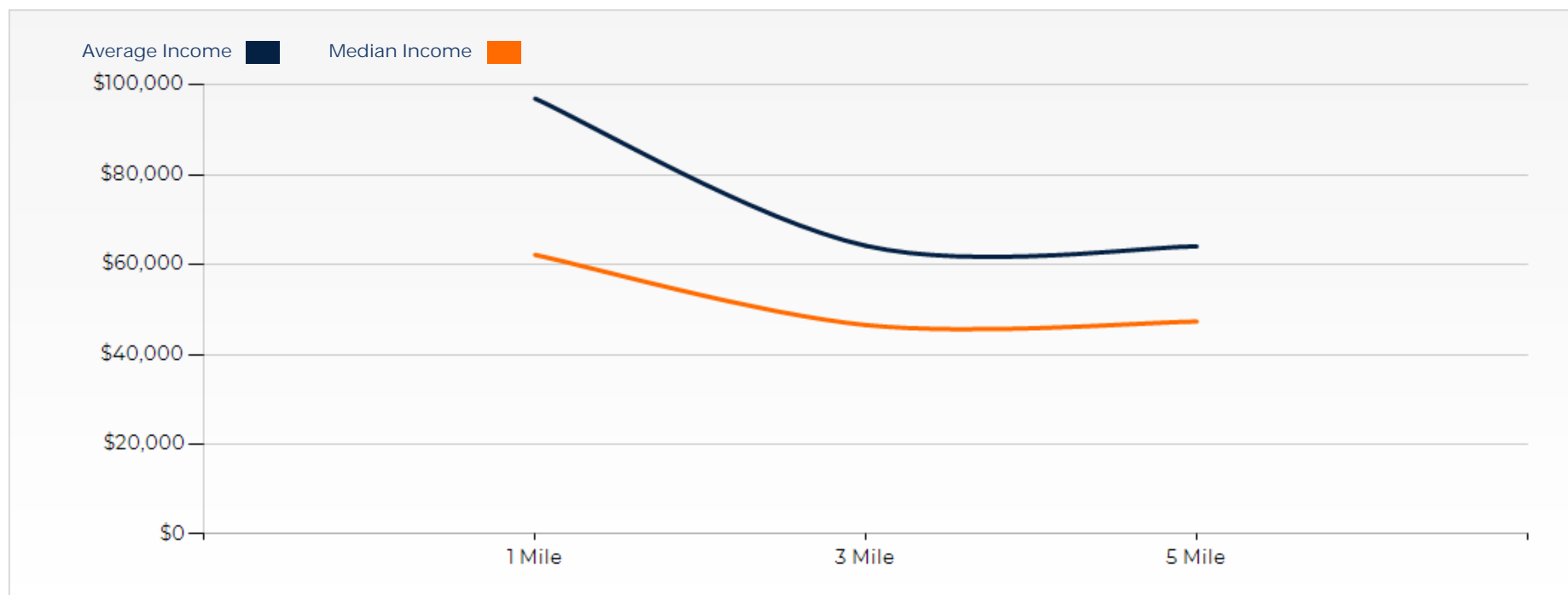
2017 Population by Race



2017 Household Occupancy - 1 Mile Radius



2017 Household Income Average and Median



Tredit Tire & Wheel Co.

Exclusively Marketed by:

David T Tower

Broker Associate

727-919-2350

License # BK3063430

dtower@coastalcre.com

COASTAL
COMMERCIAL REAL ESTATE

powered by CREOP