



Tampa Cold Storage

Tampa, FL



Client

Tampa Cold Storage Venture, LLC - a partnership between Sansone Group, Bentall Green Oaks, and the Mandich Group

Situation

Changes in consumer behaviour during the pandemic have increased the demand for updated cold storage facilities. StarCap found the site and put the team together to develop the 109,000 sf, 40 ft. clear height building that could help meet that demand.

This 7.29-acre parcel has convenient access to major interstates, major arteries, the Port of Tampa, and new residential development near downtown Tampa. One of the major challenges in developing the site was the soil contamination dating back over 40 years on the site. We negotiated the acquisition of the land, entitled the property, and put a plan together to clean up the site. The design and permitting for the 109,000-sf refrigerated or frozen speculative facility took approximately ten months to complete, and construction commenced late 2023. The facility was completed in approximately one year in 2024 and is actively being leased.

Process

StarCap found the site, secured the equity for the partnership, helped managed the environmental issues, obtained final approvals from the City of Tampa, and was involved in the overall development of the facility. Leasing is underway for tenants in need of refrigerated or frozen space from 20,000 sf to 109,000 sf.