

- Over 1M Square Feet of Industrial Space
- NEW Ownership | NEW Leasing | NEW Management
- Able to Accommodate Heavy Industrial, Light Industrial & Office/Flex Space

 CUSHMAN &
WAKEFIELD



DADE CITY

B U S I N E S S C E N T E R

15486 US-301 | DADE CITY, FL 33523 | PASCO COUNTY

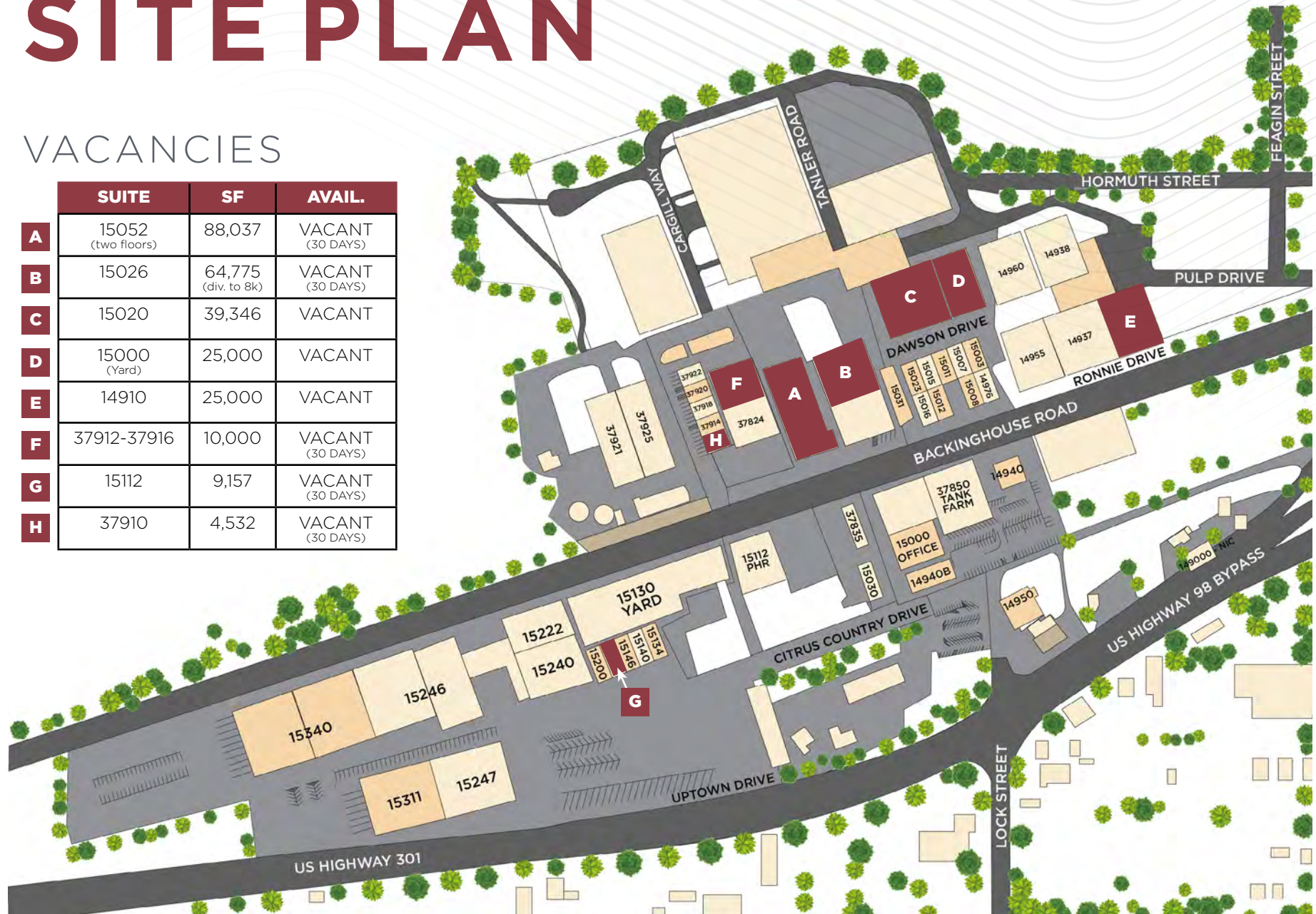


 **VIEW
DRONE
VIDEO**

SITE PLAN

VACANCIES

	SUITE	SF	AVAIL.
A	15052 (two floors)	88,037	VACANT (30 DAYS)
B	15026	64,775 (div. to 8k)	VACANT (30 DAYS)
C	15020	39,346	VACANT
D	15000 (Yard)	25,000	VACANT
E	14910	25,000	VACANT
F	37912-37916	10,000	VACANT (30 DAYS)
G	15112	9,157	VACANT (30 DAYS)
H	37910	4,532	VACANT (30 DAYS)



PROPERTY FEATURES



Secured & Gated Site with 24-hour Manned Security



Highly Visible Location on US-301



Strategically Positioned & Easily Accessible from Major Highways



Direct CSX Rail Access



Dock High, Grade Level, Rail Dock & Dock Well Loading / Truck Scale Onsite



Off-Dock Trailer Parking Opportunities & Ample Car Parking



Utility Providers: TECO Electric



Natural Gas Line Onsite

CAPITAL IMPROVEMENTS:

New ownership investing \$3M in roofing repairs/replacement to be installed on all buildings over the next 12 months



Property serviced by onsite industrial wastewater treatment facility. Fresh water supplied by onsite deep water wells. Both wastewater treatment and fresh water supply have large daily capacities available for new tenants.*



Outside Storage Opportunities

*From an operational and infrastructural standpoint offers it's own water utility, waste water treatment facility, an abundance of deep water wells with exceptional water quality and supply capacities/capabilities, imperial water rights, superior water pressure provided by our upgraded 300,000 gallon capacity water tower, over 119 acres of spray fields.

STRATEGIC LOCATION

DRIVE TIMES	
Zephyrhills Municipal Airport	12 mi.
Tampa International Airport	48 mi.
Port of Tampa	45 mi.



CSX Rail Access



301
US HWY

DEMOGRAPHICS



Located in Pasco County, Dade City Business Center is a superb location to provide same-day distribution access to many key markets throughout Florida including Tampa, Orlando, Ocala and South Florida. The site benefits from a labor rich market with strong demographics regarding local population growth, targeted blue collar demographic within a 30-minute drivetime commute with reported warehouse wages 8% below the US average.



CONTACT:

For more information, please contact:

JESSICA MIZRAHI, SIOR

Managing Director
813 204 5323
jessica.mizrahi@cushwake.com

LISA ROSS, SIOR

Managing Director
813 424 3211
lisa.ross@cushwake.com

TREY CARSWELL, SIOR

Managing Director
813-230-6131
trey.carswell@cushwake.com

SAM KOROLOS

Associate
704 989 1327
sam.korolos@cushwake.com



**15486 US-301 | DADE CITY, FL 33523 | PASCO COUNTY
OVER 1M SQUARE FEET OF INDUSTRIAL SPACE**

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.