

*Showroom/Warehouse  
West Pasco Industrial Park  
11447 Challenger Avenue, Odessa, FL 33556*



**CREBossLadies**  
DYER-CARBONELLI TEAM  
Commercial Real Estate Defined



**For Lease**

- Ready for Immediate Occupancy
- 2,400± SF Warehouse/Office Condo
- 800± SF Office: 3 Private Offices, Large Reception/Office, Kitchen and Bathroom
- 1,600± SF Warehouse: 2 Grade Level 14' x 10' Overhead Doors
- 18' Ceiling Heights; Single Phase Power; Shared Dock Loading Ramp
- Zoned II/Land Use IH
- Easy Access to SR 54, Suncoast Parkway, I-75, & US Hwy 19
- \$16.00 PSF- Modified Gross

**For More Information  
Contact:**

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Ranked Top 5 Teams Globally - Berkshire Hathaway Commercial Division 2018-2023

**Teamwork | Integrity | Passion | Excellence**

7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

2300 4<sup>th</sup> Street N., St. Petersburg, FL 33704

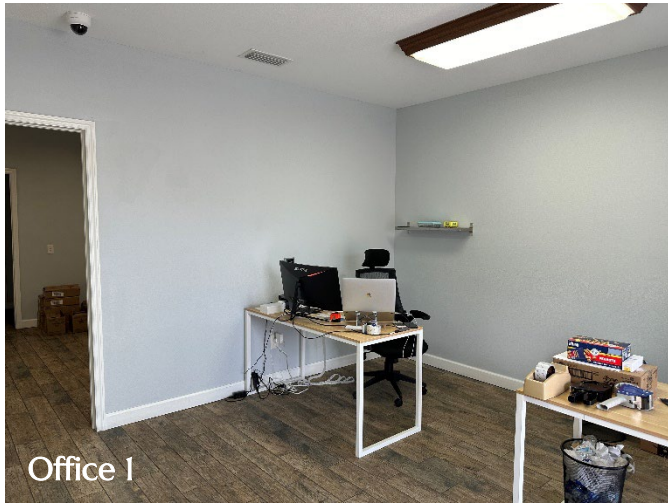
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**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLORIDA  
PROPERTIES  
GROUP

COMMERCIAL DIVISION



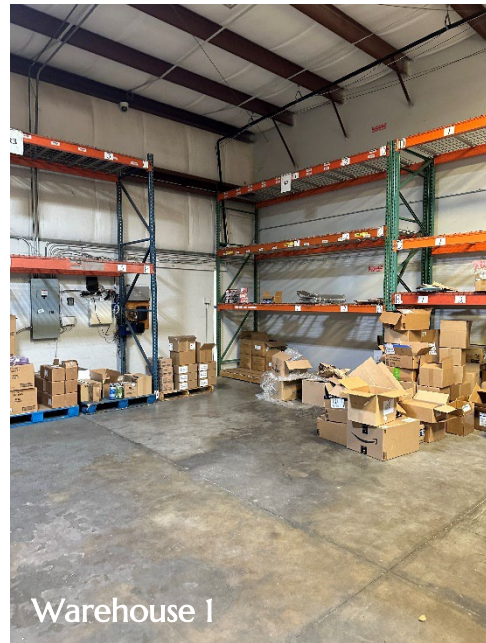
Office 1



Office 2



Office 3

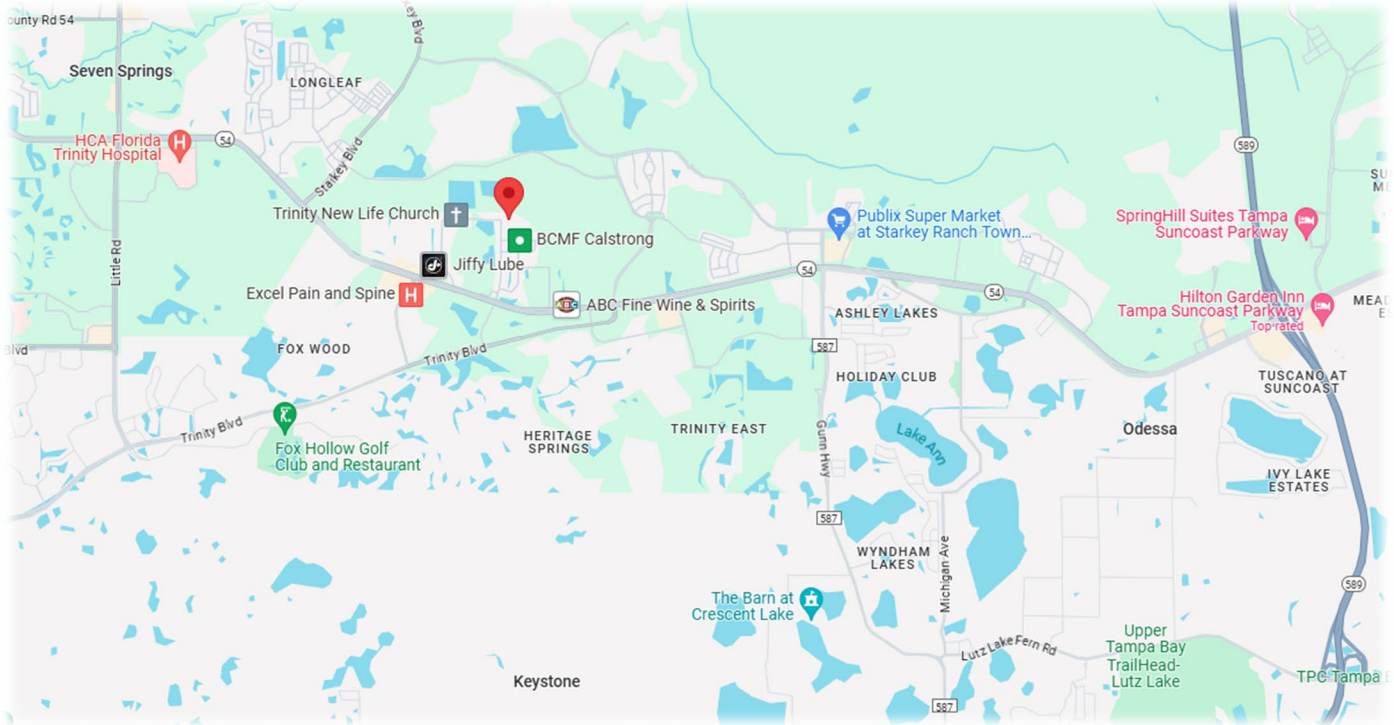


Warehouse 1



Warehouse 2

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## DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	3,695	35,064	83,462
Avg. HH Income	\$148,710	\$137,239	\$125,665
Median Age	39.9	44.3	44.8
Total Households	1,710	13,891	33,374

## DEMOGRAPHICS BY DRIVE TIME

	5 MIN	10 MIN	15 MIN
Total Population	1,620	30,426	91,312
Avg. HH Income	\$140,998	\$131,756	\$113,704
Median Age	46.7	42.8	44.3
Total Households	799	11,968	36,645



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