

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

DADE CITY BUSINESS CENTER



CAPITAL IMPROVEMENTS UNDERWAY | TENANT INCENTIVES AVAILABLE

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PROPERTY OVERVIEW

PROPERTY FEATURES

Over 1 Million SF of Industrial Space Ranging from 2,000 SF to 100,000 SF for Lease

Dock-high, Grade-level, Rail-dock & Dock-well loading
Off-dock Trailer Parking Opportunities & Ample Car Parking

Excellent Visibility Along US Hwy 301

Secured & Gated Site with 24-Hour Manned Security

Outside Storage

Up to 480V, 3-phase Power Available Provided by TECO

CAPITAL IMPROVEMENTS UNDERWAY

Roof Replacement

New Guardhouse and Paved Entrance

Exterior Lighting Upgrades Throughout

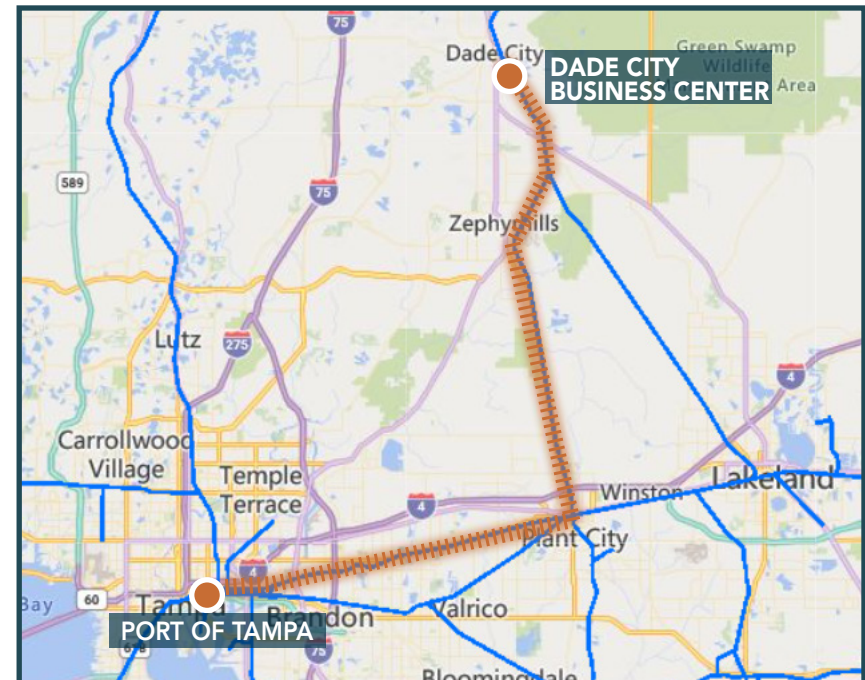
Parking Lot and Driveway Repairs Throughout



- Onsite industrial wastewater treatment facility
- Fresh water supplied by onsite deep water wells
- Large daily capacities for both wastewater treatment and fresh water supply
- Dedicated water utility infrastructure
- Abundance of deep water wells with excellent water quality and supply capacities
- Imperial water rights ensuring consistent water availability
- Superior water pressure from a upgraded 300,000 gallon capacity water tower
- Over 119 acres of dedicated spray fields

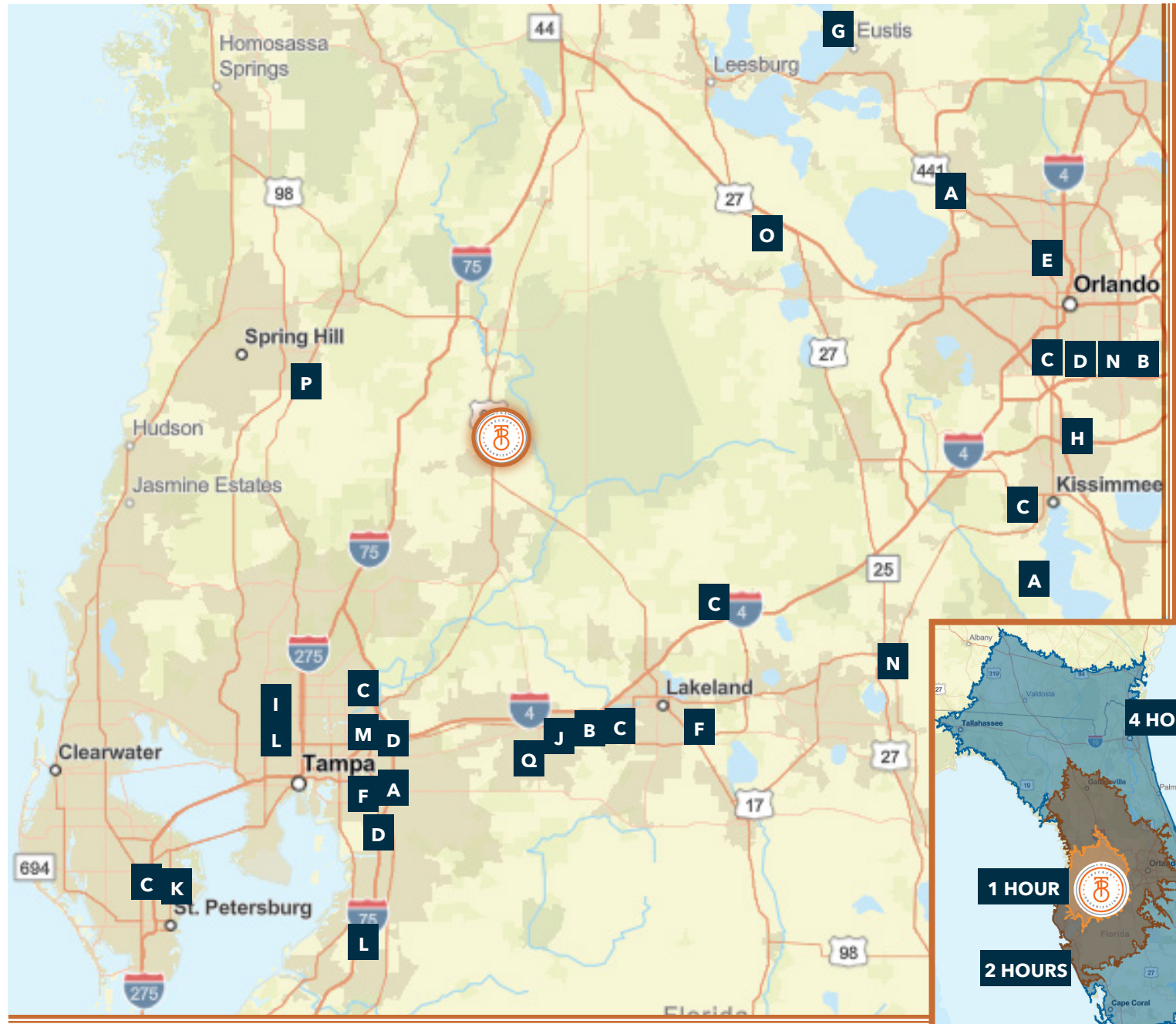


CSX RAIL SPUR WITH DIRECT ACCESS TO THE PORT OF TAMPA READY TO BE ACTIVATED



REGIONAL OVERVIEW

Local Beverage Occupiers	
A	The Coca-Cola Company
B	Southern Glazer Wine & Spirits
C	PepsiCo
D	Breakthru Beverages
E	Reyes Beer Division
F	Refresco
G	Florida Food Products
H	Maverick Beverage Company
I	Seven Up Snapple
J	The Country Malt Group
K	Mother Kombucha
L	Republic National Distribution Company
M	Ball Corporation
N	Lineage Logistics
O	NDCP
P	Micro Matic
Q	Lidworks





Dade City in Pasco County, Florida, presents a compelling location for industrial ventures with a range of strategic advantages. The area offers robust job creation incentives such as the PEDC Jobs Program and QTI Tax Refunds, designed to attract businesses with cash incentives and tax refunds for high-wage job creation in targeted industries. Additionally, businesses benefit from significant tax abatements, including Ad Valorem Tax Exemptions for up to a decade and sales tax exemptions on crucial equipment and purchases.

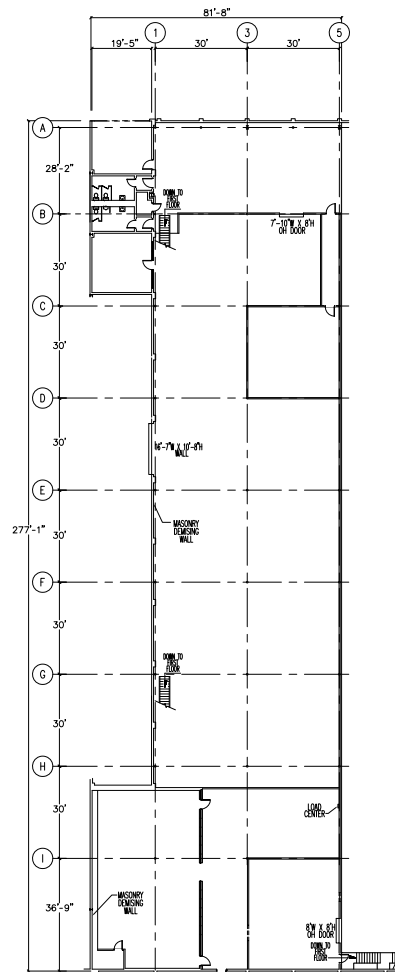
Infrastructure in Dade City further supports industrial growth, highlighted by initiatives like the Penny for Pasco program and a Revolving Loan Fund offering low-interest loans. These incentives are complemented by workforce development programs such as QRT and IWT grants, ensuring a skilled labor force tailored to industry needs. Strategically located near Interstate 75 and Interstate 4, Dade City enjoys efficient access to the Port of Tampa via CSX rail services, reducing transportation costs and facilitating seamless logistical operations. Combined with the port's extensive cargo handling capabilities and Dade City's role as a central distribution hub within Florida, the area offers an ideal environment for industrial expansion, underscored by a supportive business ecosystem poised for continued growth.

15026 RONNIE DR | 43,098 SF

DIVISIBLE TO 8,000 SF | AVAILABLE NOW

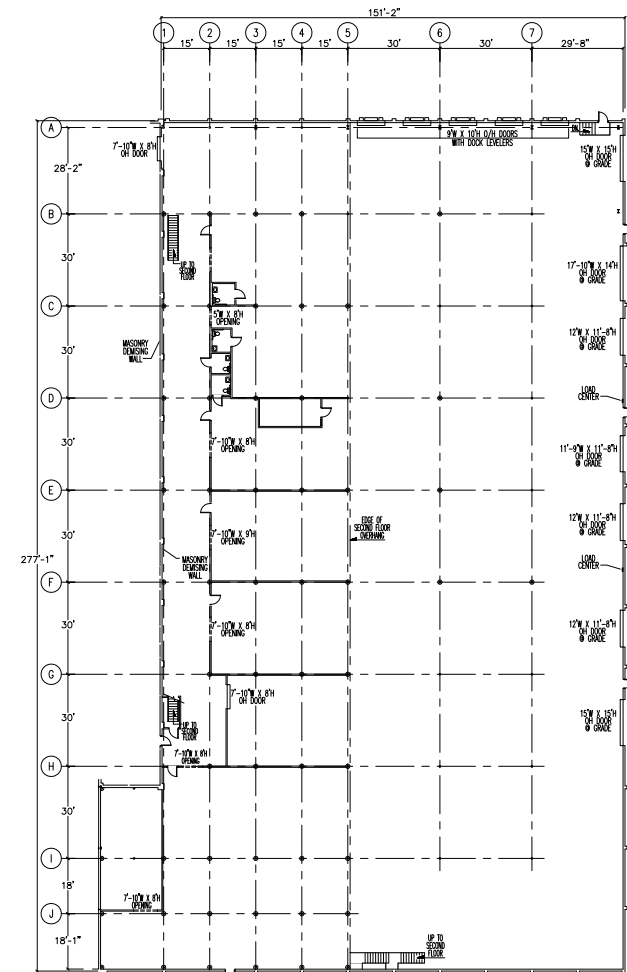
Warehouse SF:	43,098 SF
Office SF:	TBD
Loading:	5 Dock-High 6 Grade-Level
Clear Height:	22' - 24' 10' Under Mezz.

*MEZZANINE SQUARE FOOTAGE NOT INCLUDED IN THE RENTAL RATE



SECOND FLOOR

**19,404 SF MEZZANINE
(CLIMATE CONTROLLED)**



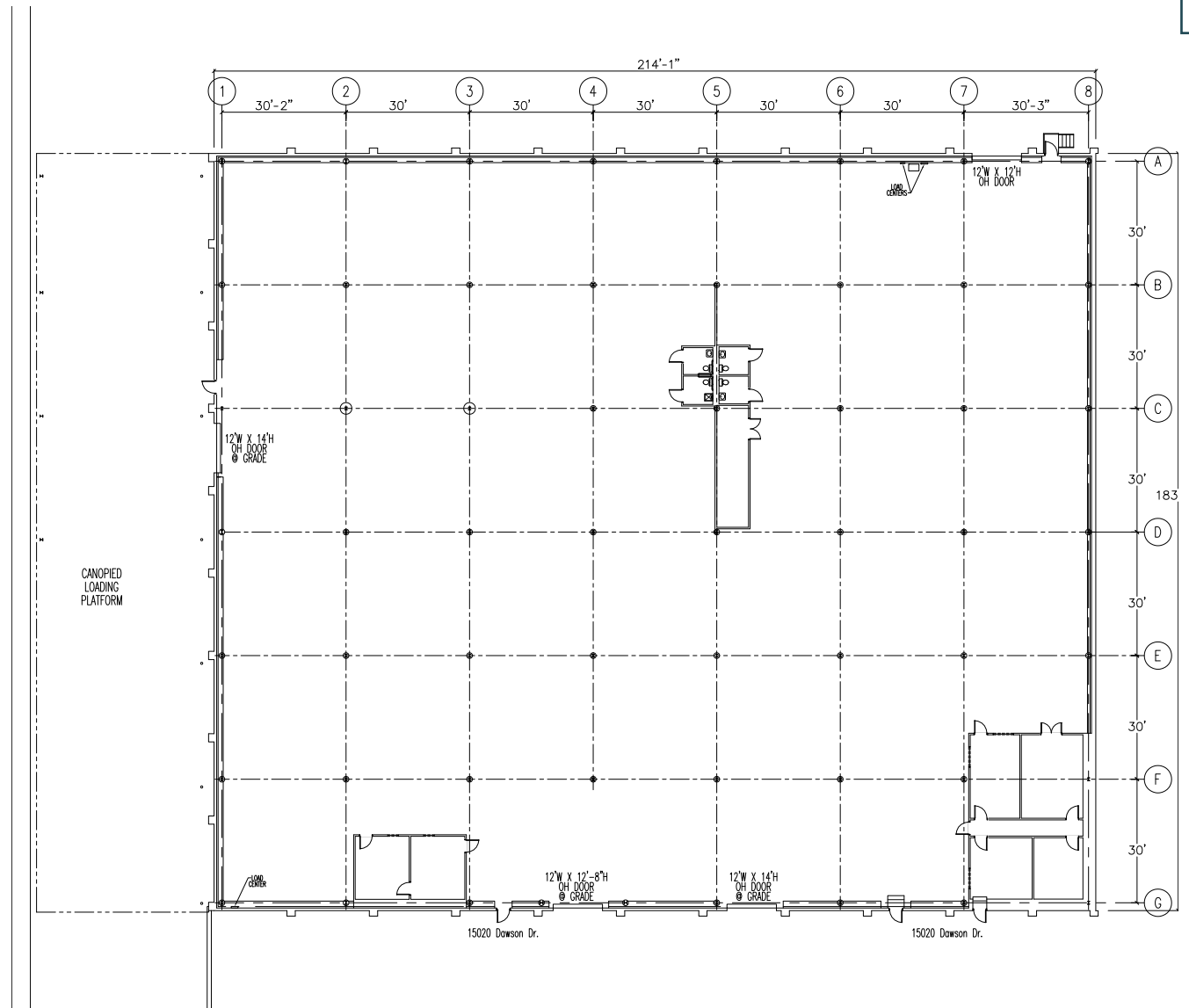
FIRST FLOOR

43,098 SF

15020 DAWSON DR | 38,477 SF

AVAILABLE NOW

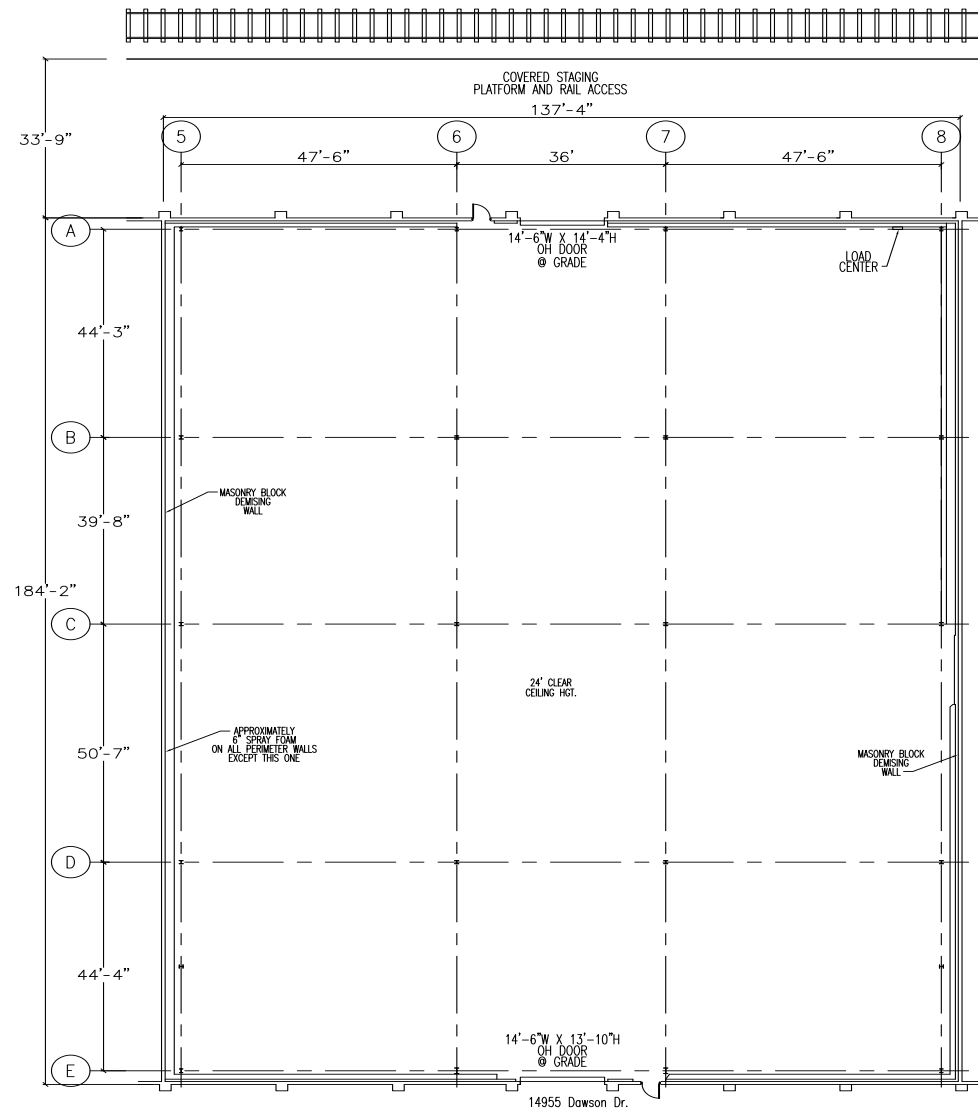
Warehouse SF:	36,751 SF
Office SF:	+1,726 SF
Loading:	3 Grade-Level Access to Shared Dock Well
Clear Height:	22' - 24'



14955 DAWSON DR | 25,281 SF

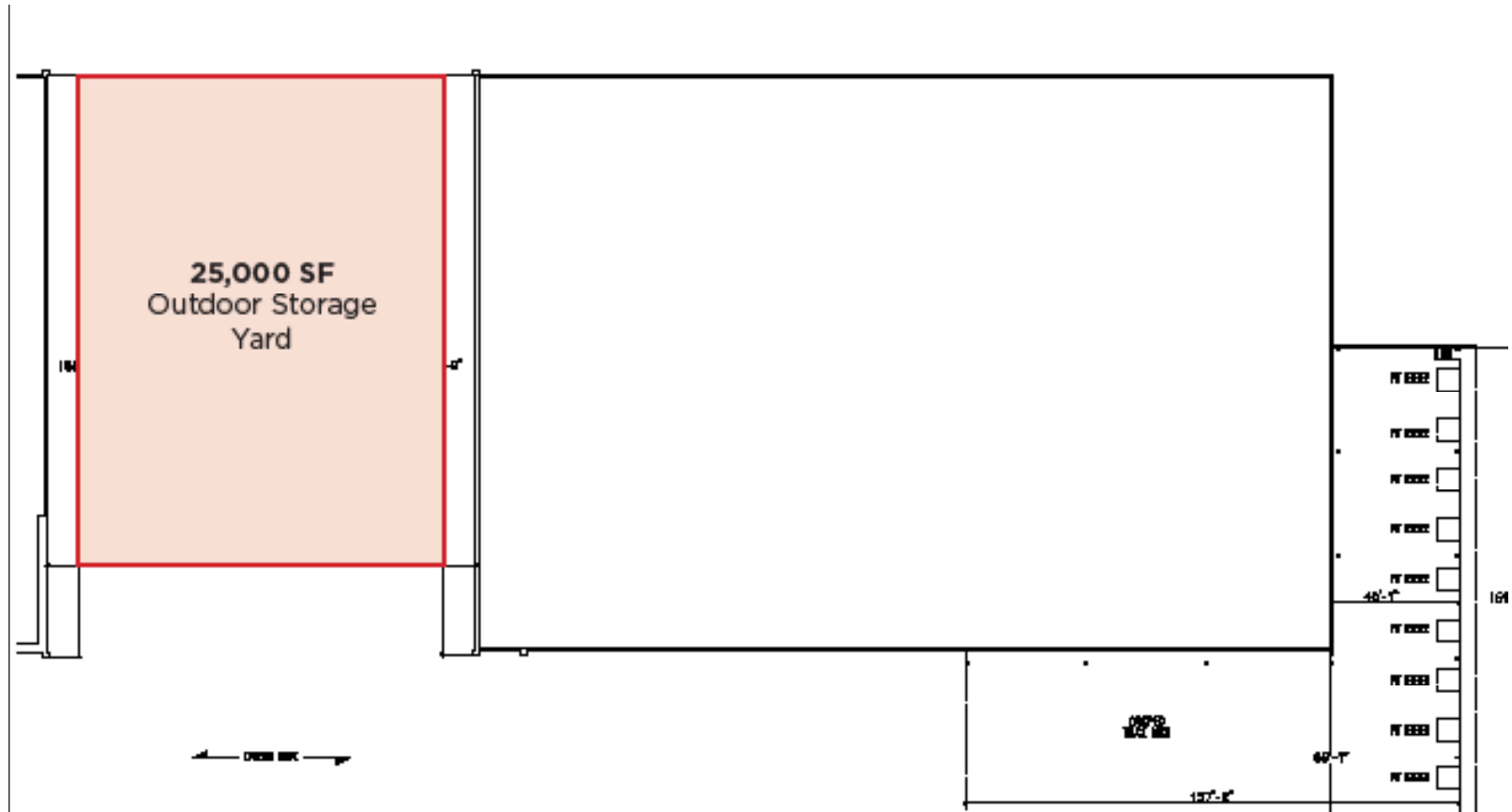
AVAILABLE NOW

Warehouse SF:	25,281 SF
Office SF:	0 SF
Loading:	2 Grade-Level w/ Covered Parking Access to Shared Dock Well
Clear Height:	24' - 27'



15000 RONNIE DR | 25,000 SF

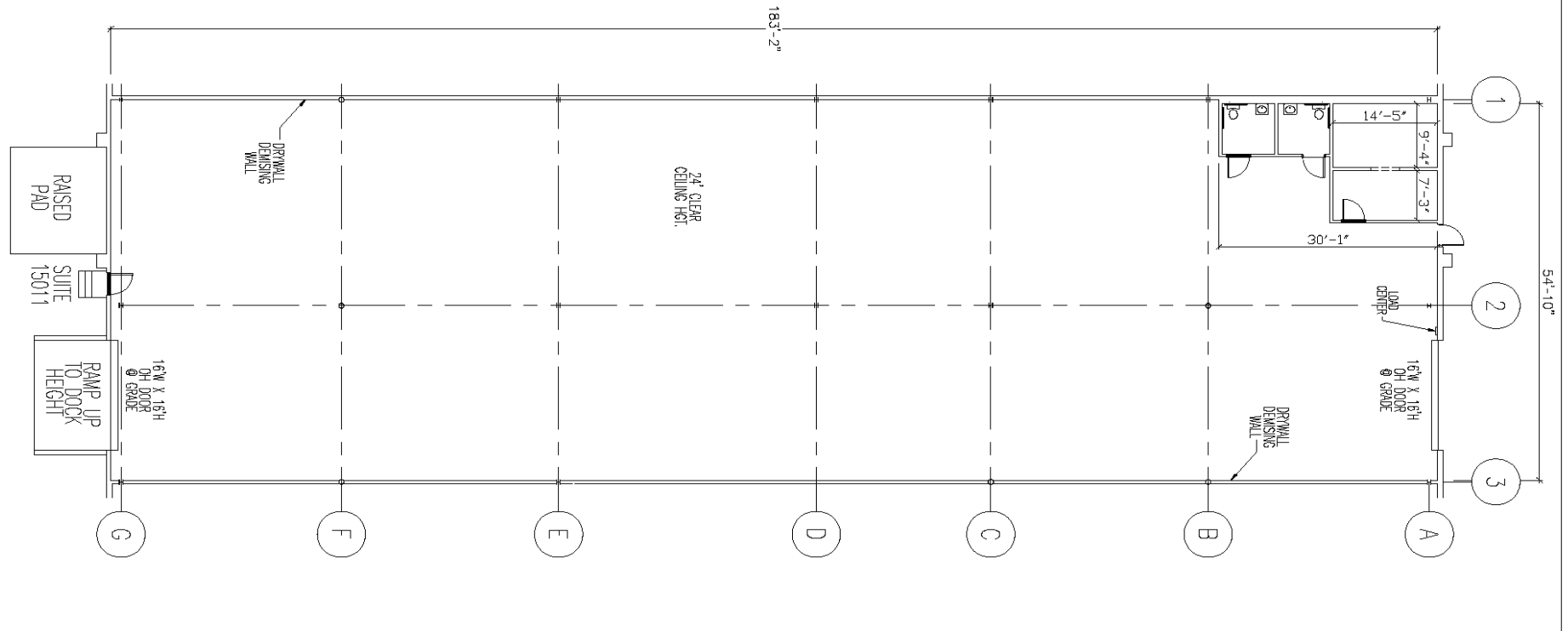
AVAILABLE NOW



Warehouse SF:	Concrete Lot
Loading:	Potential to Add Dock Well

15011 DAWSON DR | 10,148 SF

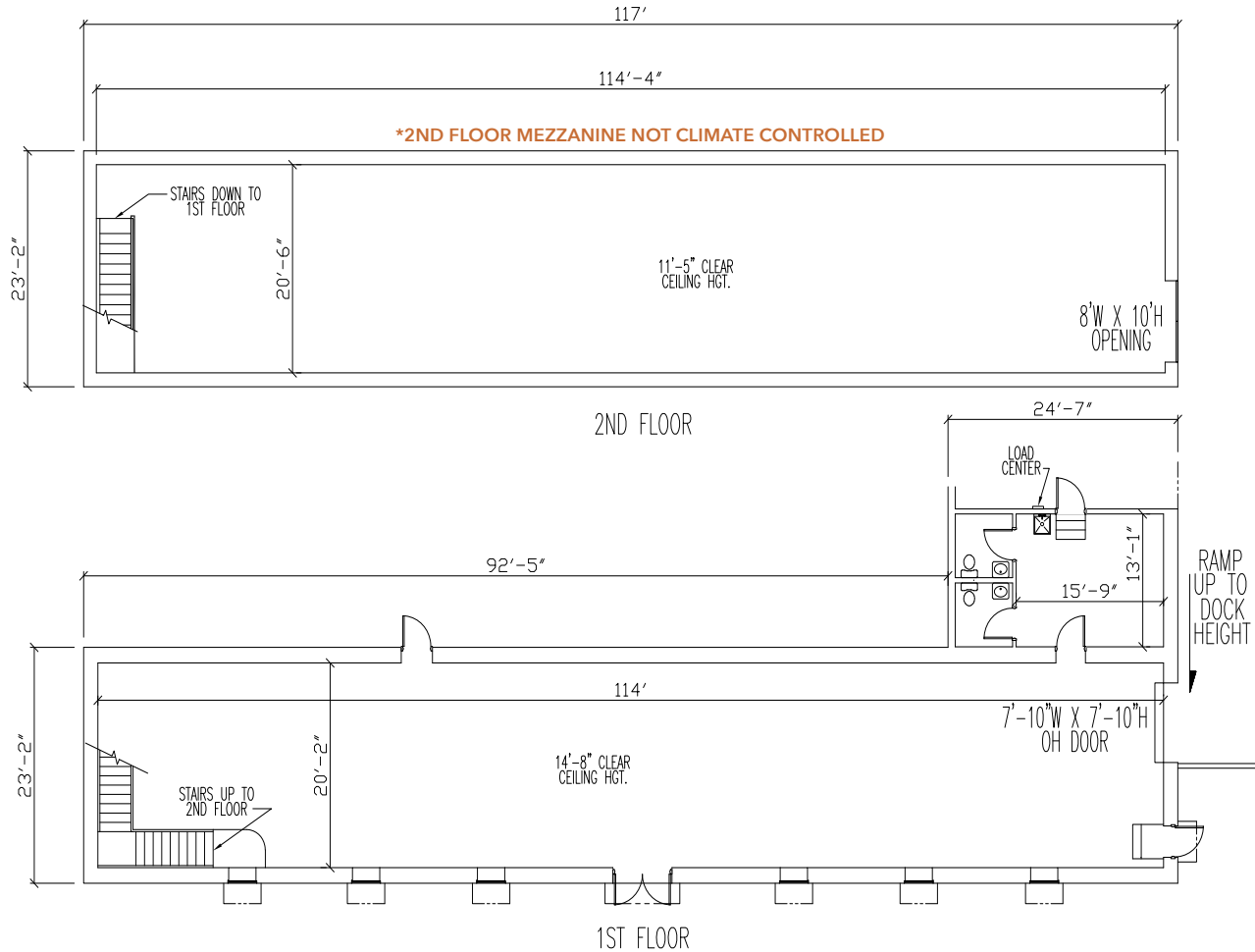
CONTIGUOUS TO 17,839 SF | AVAILABLE NOW



Warehouse SF:	9,748 SF
Office SF:	+400 SF
Loading:	1 Grade-Level Access to Shared Dock Well
Clear Height:	24'

15030 CITRUS COUNTY DR | 4,818 SF

AVAILABLE NOW



Warehouse SF:	4,818 SF
Office SF:	0 SF
Loading:	8'x8' Forklift Ramp 20' Lift Gate Barn Door off Grade

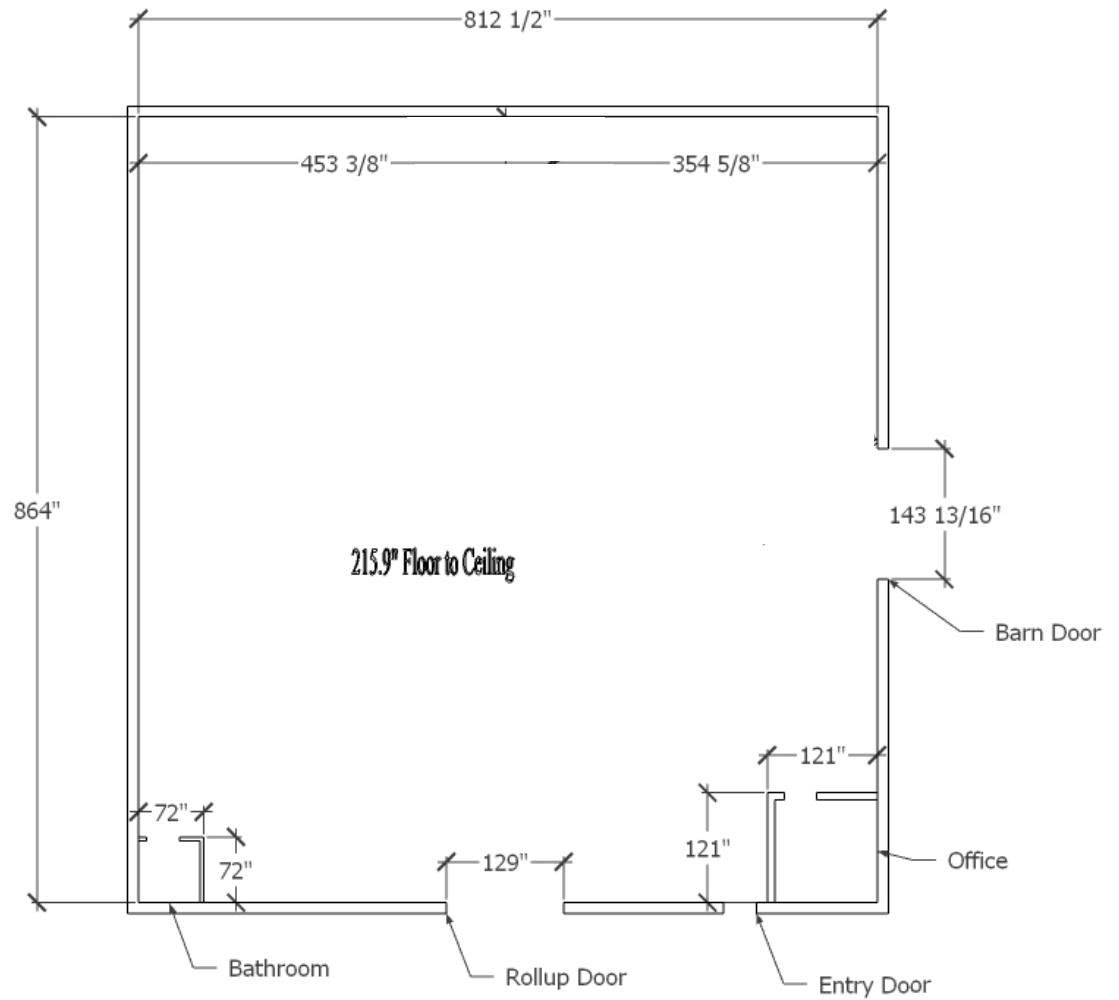
Clear Height:	1st Floor: 15'-16' 2nd Floor: 12.5'-13'
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*MEZZANINE SQUARE FOOTAGE NOT INCLUDED IN THE RENTAL RATE

37910 VITALITY WAY | 4,532 SF

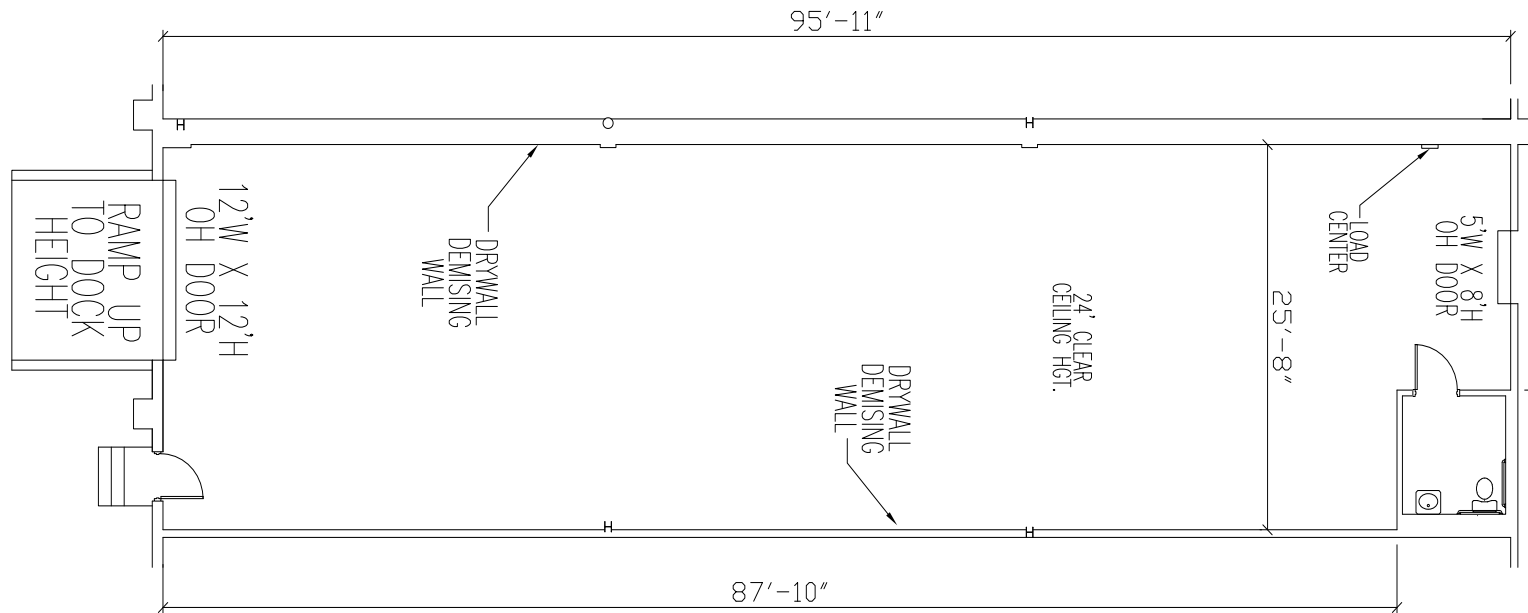
AVAILABLE NOW

Warehouse SF:	4,412 SF
Office SF:	+120 SF
Loading:	1 Ramp 1 Barn Door
Clear Height:	9'-18'



15019 DAWSON DR | 2,199 SF

CONTIGUOUS TO 17,839 SF | AVAILABLE 1/1/25



Warehouse SF:	2,199 SF
Office SF:	0 SF
Loading:	1 Grade-Level Access to Shared Dock Well
Clear Height:	25'-27'

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