

Not One but TWO Industrial Buildings
West Pasco Industrial Park
11608 Prosperous Drive, Odessa, FL 33556



CREBossLadies
DYER-CARBONELLI TEAM
Commercial Real Estate Defined



For Sale

- Total: 7,200± SF Office/Warehouse Buildings
- Building 1: Built in 2001, is 4,200± SF of which 663± SF is Office with 4 Bathrooms, 2 with Showers
- Building 2: Built in 2004 is 3,000± and is Utilized for Storage
- Total of 8 Grade Level Overhead Doors
- Ceiling Height Ranges: Building 1: 11'7"-14'7"± and Building 2: 15'9"-17'9"±
- 3 Phase Power; Zoned II/Land Use IH
- Easy Access to SR 54, Suncoast Parkway, I-75, & US Hwy 19
- Price: \$1,395,000

**For More Information
Contact:**

RENEE' DYER, CCIM, ALC

Executive Associate
(727) 460-4901

Renee@CREBossLadies.com

JILL CARBONELLI, CCIM

Sr. Broker Associate
(727) 639-5713

Jill@CREBossLadies.com

Ranked Top 5 Teams Globally - Berkshire Hathaway Commercial Division 2018-2022

Teamwork | Integrity | Passion | Excellence

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

2300 4th Street N., St. Petersburg, FL 33704

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Building 2



Building 1

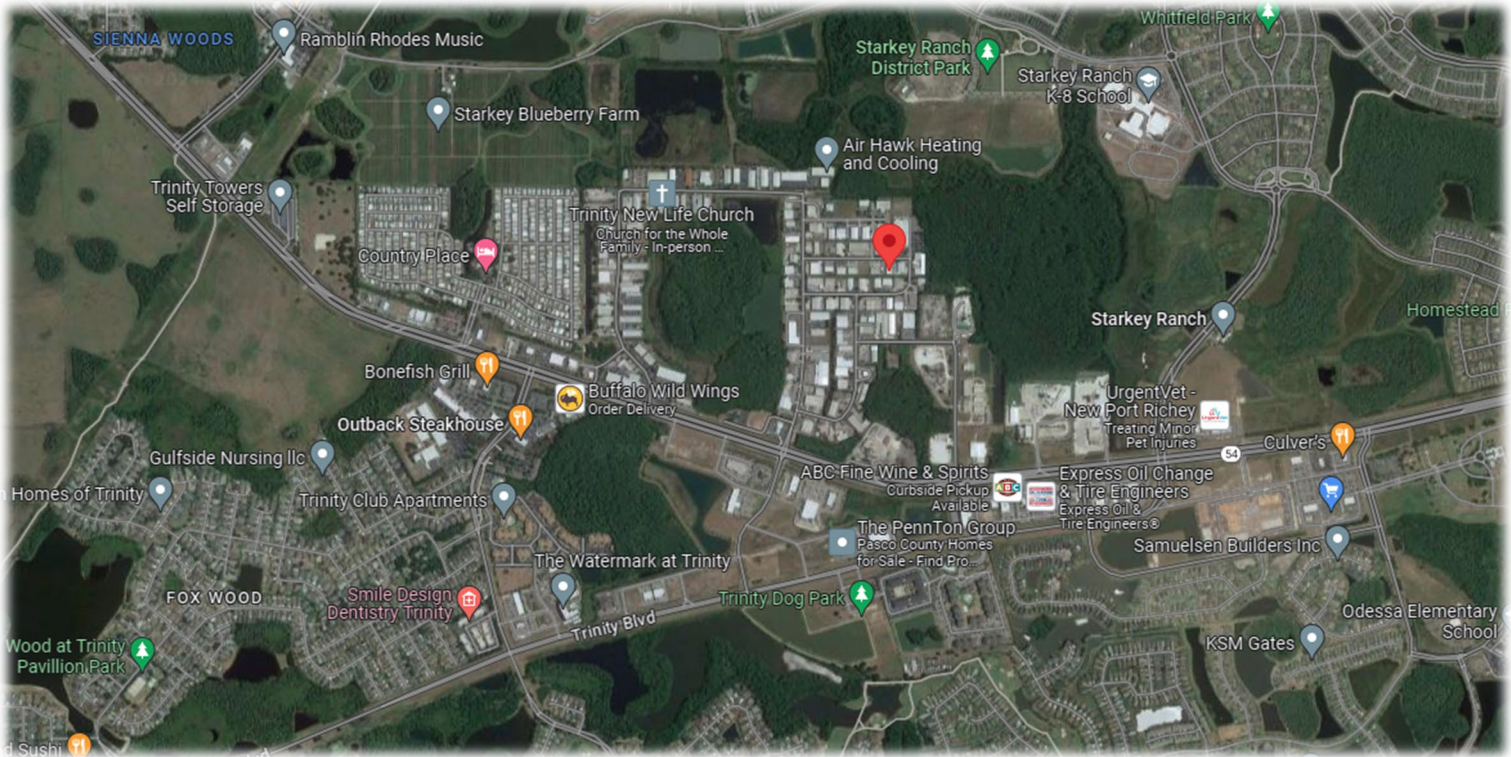
This offering includes 2 buildings on .48± acres. Building 1, built in 2001, is 4,200± SF of which 663± SF is office with 2 bathrooms including showers and addition 2 bathrooms in the warehouse. Ceiling heights range from 11'7"-14'7"±. Building 2, built in 2004 is 3,000± and is utilized for storage, as there currently is no water available. Ceiling heights range from 15'9"-17'9"±.

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DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	5,633	31,202	82,030
Avg. HH Income	\$128,319	\$124,170	\$116,888
Median Age	59.2	49.8	48.8
Total Households	2,467	12,280	32,798

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	5,794	53,943	140,351
Avg. HH Income	\$126,257	\$110,985	\$99,088
Median Age	48.2	48.9	46.4
Total Households	2,547	21,615	56,276

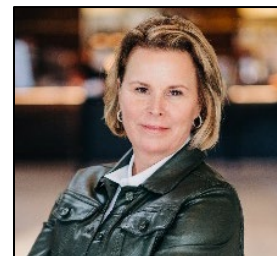


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