

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

DADE CITY BUSINESS CENTER



CAPITAL IMPROVEMENTS UNDERWAY | TENANT INCENTIVES AVAILABLE

Jessica Mizrahi, SIOR
Founding Principal
jmizrahi@lee-associates.com
D 813.804.0886

Ed Killmer
Founding Principal
ekillmer@lee-associates.com
D 813.309.2805

Benjamin Ewers
Jr. Associate
bewers@lee-associates.com
D 352.362.8535



PROPERTY OVERVIEW

FEATURES

Over 1 Million SF of Industrial Space Ranging from 2,000 SF and Up 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

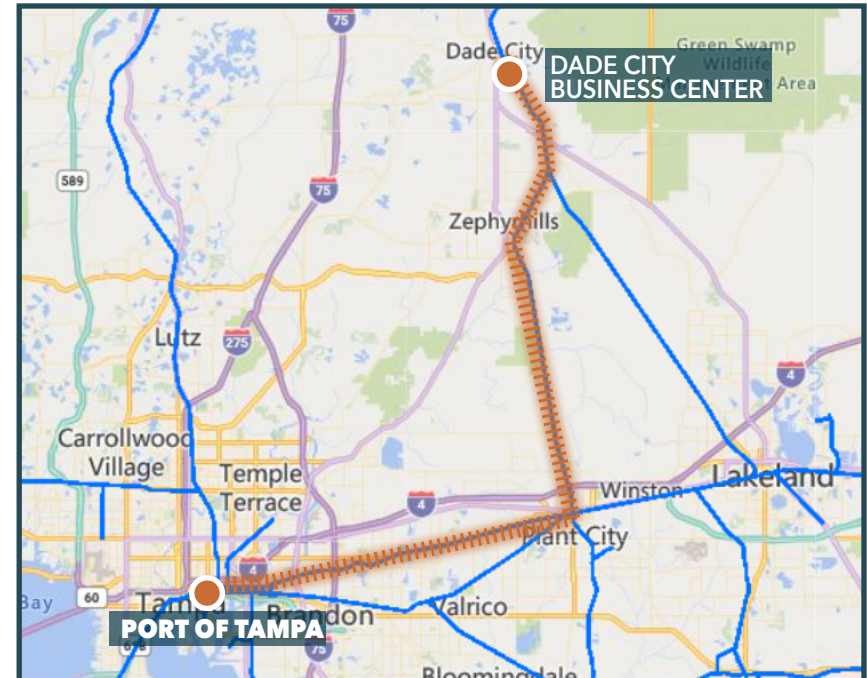
Parking Lot and Driveway Repairs Throughout



- 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

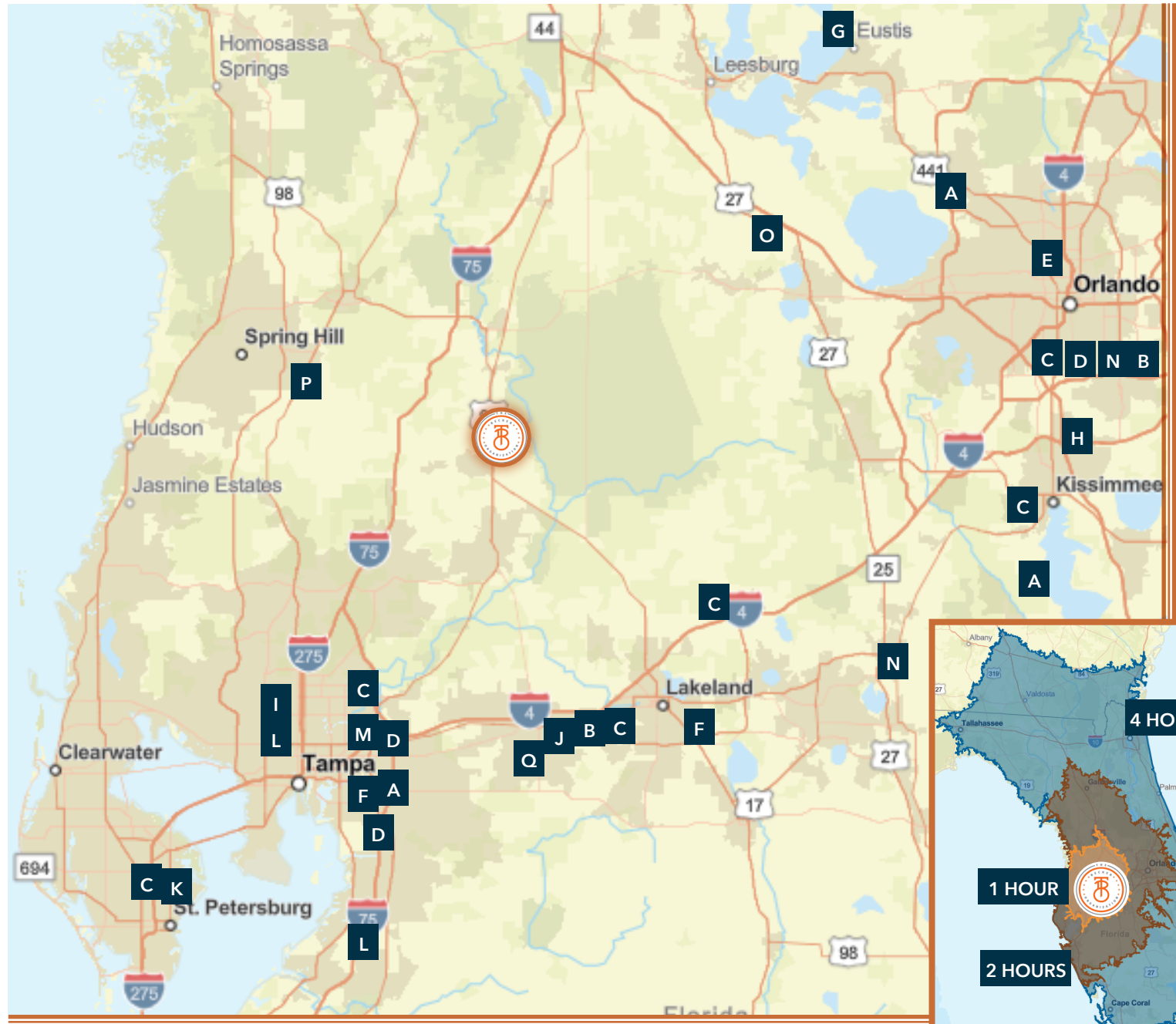


CSX RAIL SPUR WITH DIRECT ACCESS TO THE PORT OF TAMPA READY TO BE ACTIVATED



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





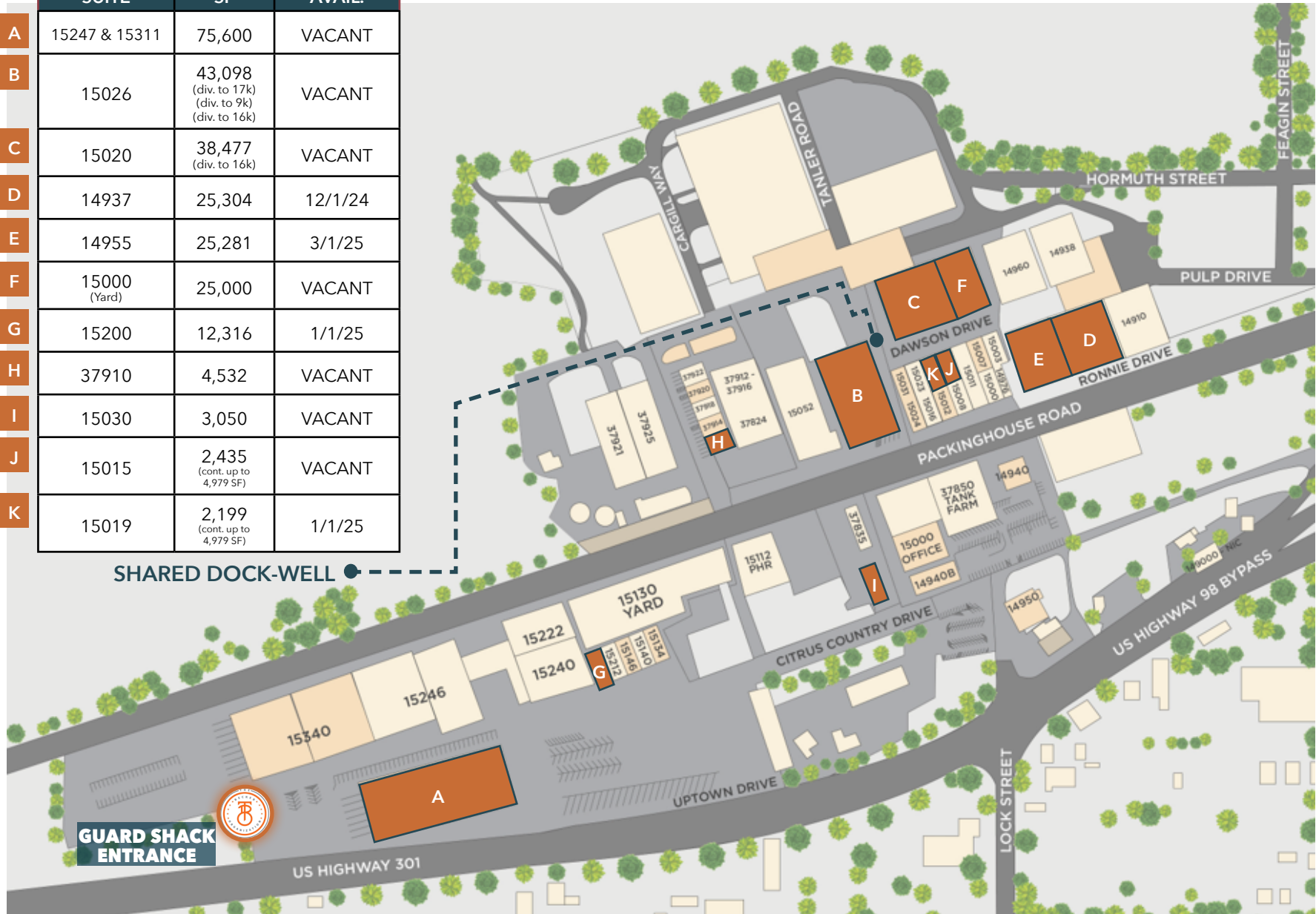
Destination	Distance
US 98	4 miles
SR 50	9 miles
I-75	8 miles
I-275	21 miles
Toll 589	23 miles
I-4	24 miles
Tampa Int'l Airport	39 miles
Port of Tamo	43 miles

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.

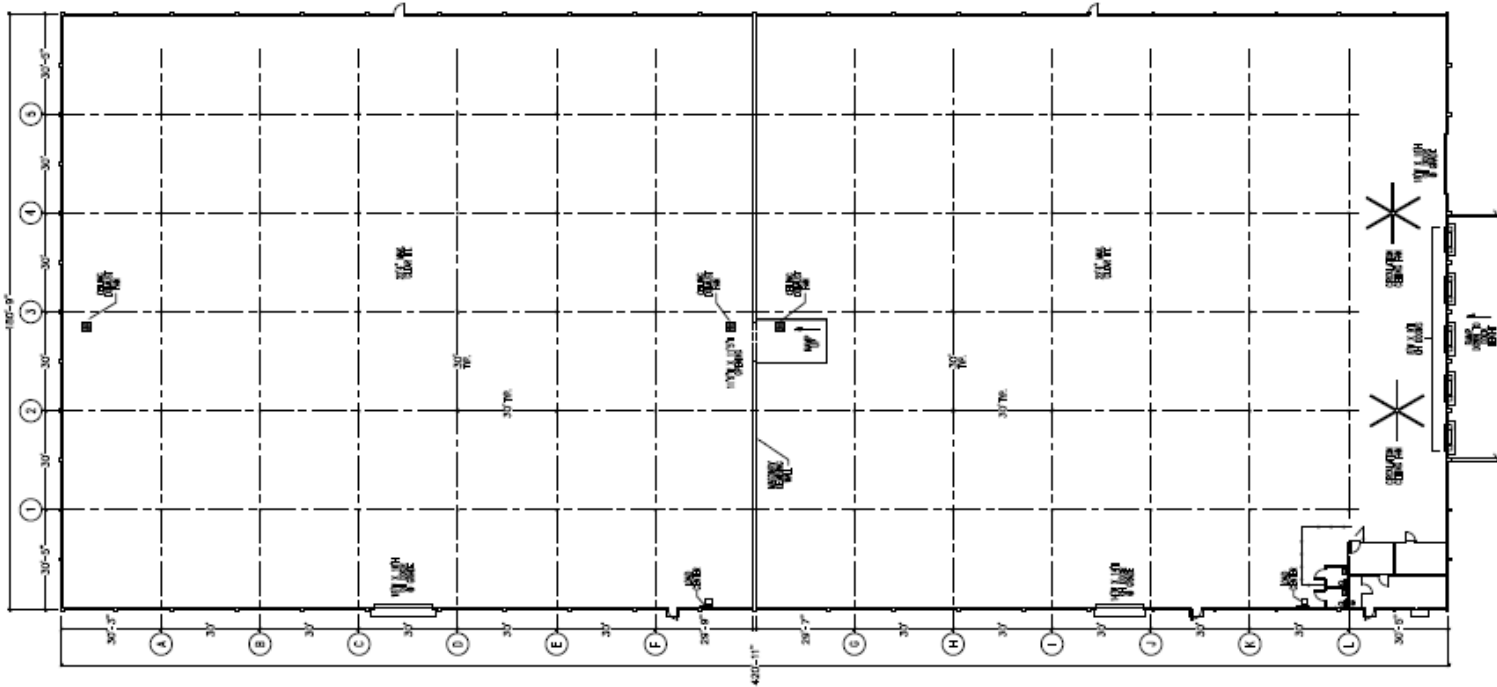
VACANCIES

	SUITE	SF	AVAIL.
A	15247 & 15311	75,600	VACANT
B	15026	43,098 (div. to 17k) (div. to 9k) (div. to 16k)	VACANT
C	15020	38,477 (div. to 16k)	VACANT
D	14937	25,304	12/1/24
E	14955	25,281	3/1/25
F	15000 (Yard)	25,000	VACANT
G	15200	12,316	1/1/25
H	37910	4,532	VACANT
I	15030	3,050	VACANT
J	15015	2,435 (cont. up to 4,979 SF)	VACANT
K	15019	2,199 (cont. up to 4,979 SF)	1/1/25



15247-15311 CITRUS COUNTY DR | 75,600 SF

AVAILABLE NOW



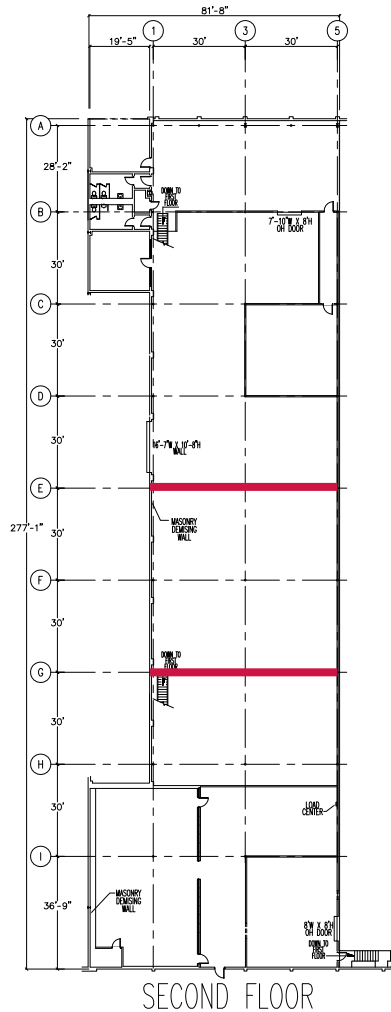
Warehouse SF:	74,908 SF
Office SF:	692 SF
Loading:	5 Dock-High 1 Grade-Level
Clear Height:	22'4"

15026 RONNIE DR | 9,060 SF - 43,098 SF

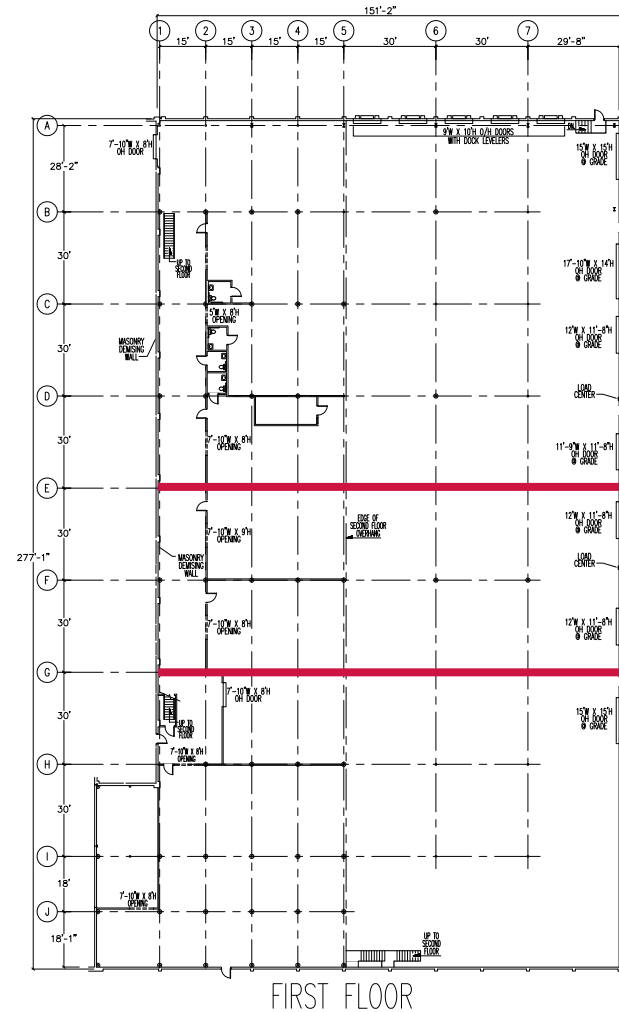
DIVISIBLE TO 9,060 SF | AVAILABLE NOW

Warehouse SF:	43,098 SF
15026-A SF:	17,818 SF
15026-B SF:	9,060 SF
15026-C SF:	16,220 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

15026-A
17,818 SF

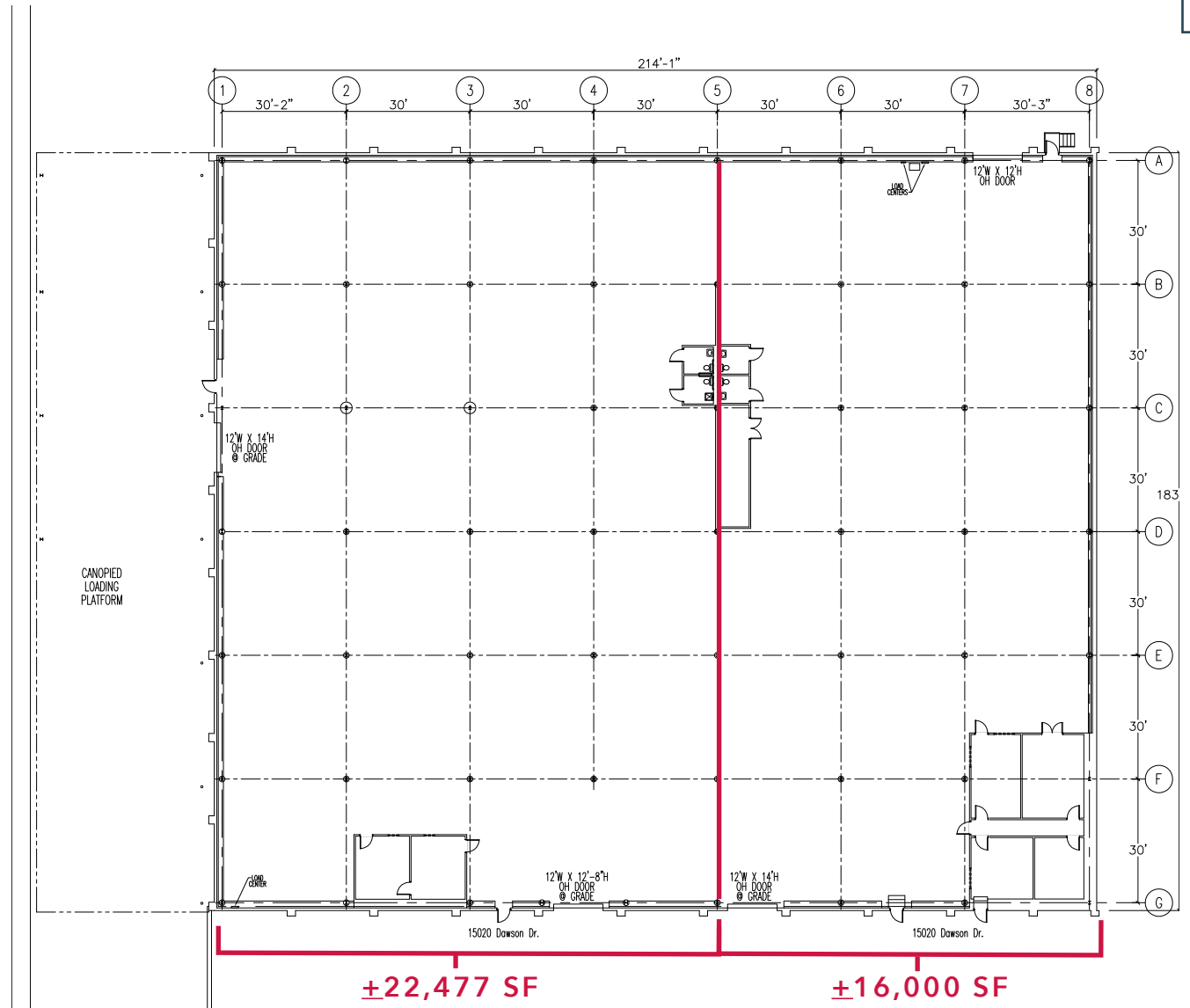
15026-B
9,060 SF

15026-C
16,220 SF

15020 DAWSON DR | 16,000 SF - 38,477 SF

DIVISIBLE TO 16,000 SF | AVAILABLE NOW

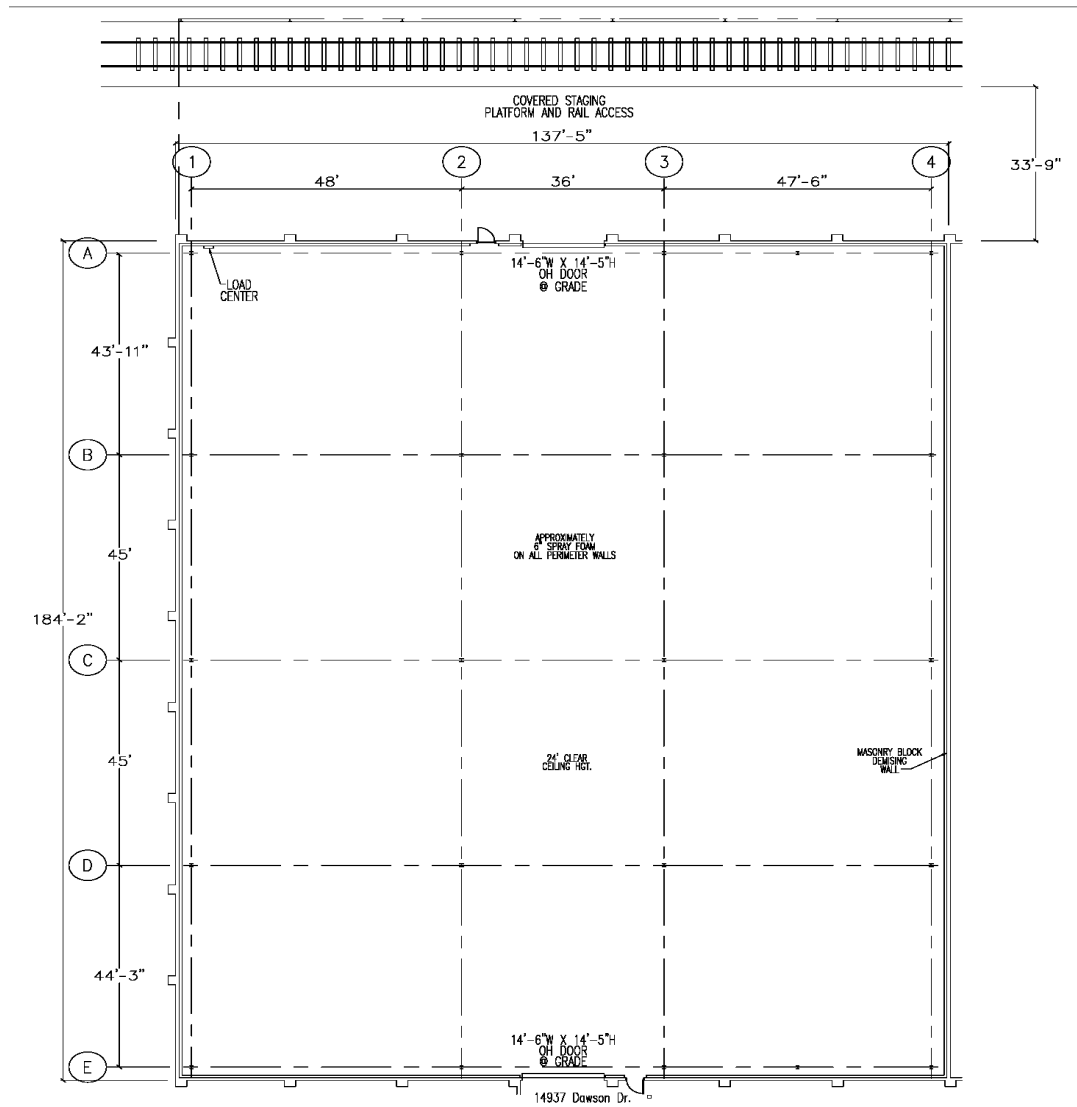
Warehouse SF:	36,751 SF
Office SF:	±1,726 SF
Loading:	3 Grade-Level Access to Shared Dock Well
Clear Height:	22' - 24'



14937 DAWSON DR | 25,304 SF

AVAILABLE 12/1/24

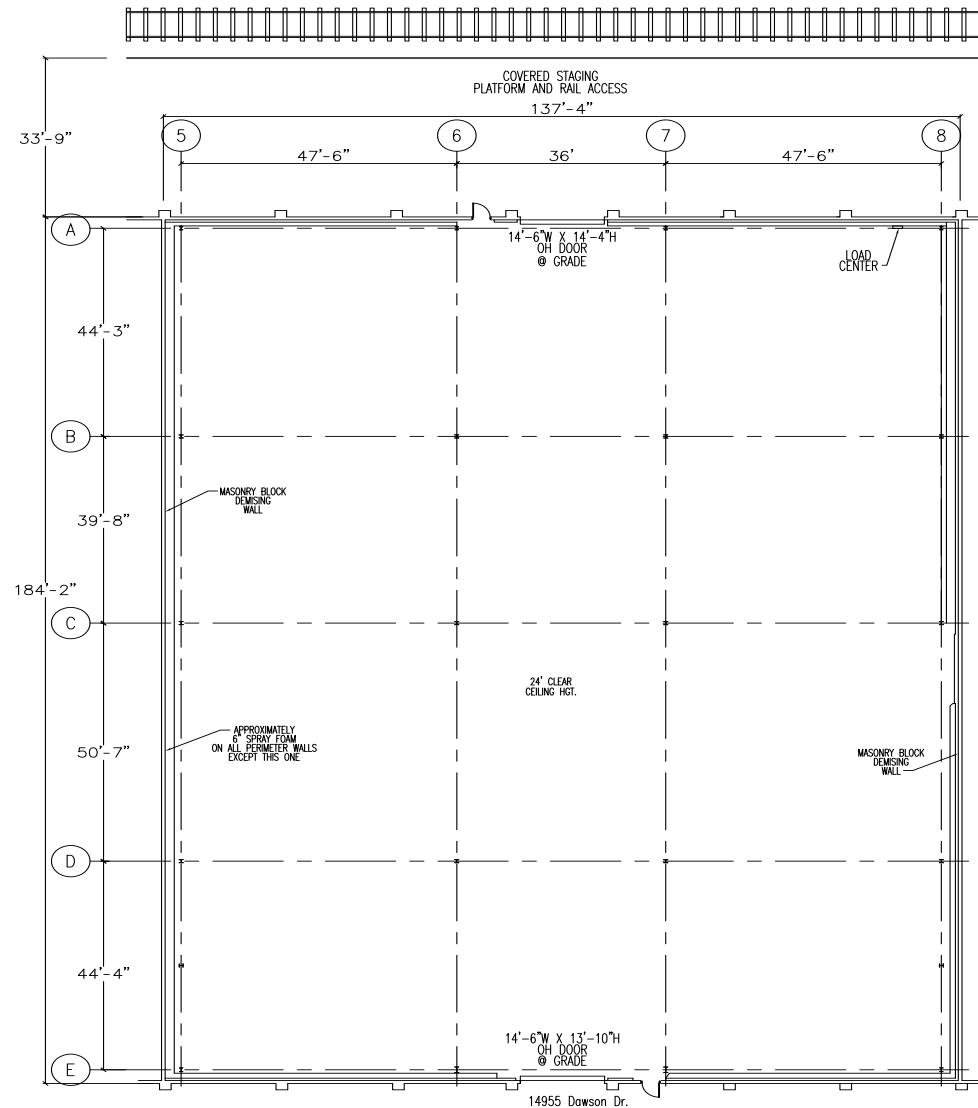
Warehouse SF:	25,304 SF
Office SF:	0 SF
Loading:	2 Grade-Level w/ Covered Parking Access to Shared Dock Well
Clear Height:	24' - 27'



14955 DAWSON DR | 25,281 SF

AVAILABLE 3/1/25

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

15200 CITRUS COUNTY DR | 12,316 SF

AVAILABLE 1/1/25

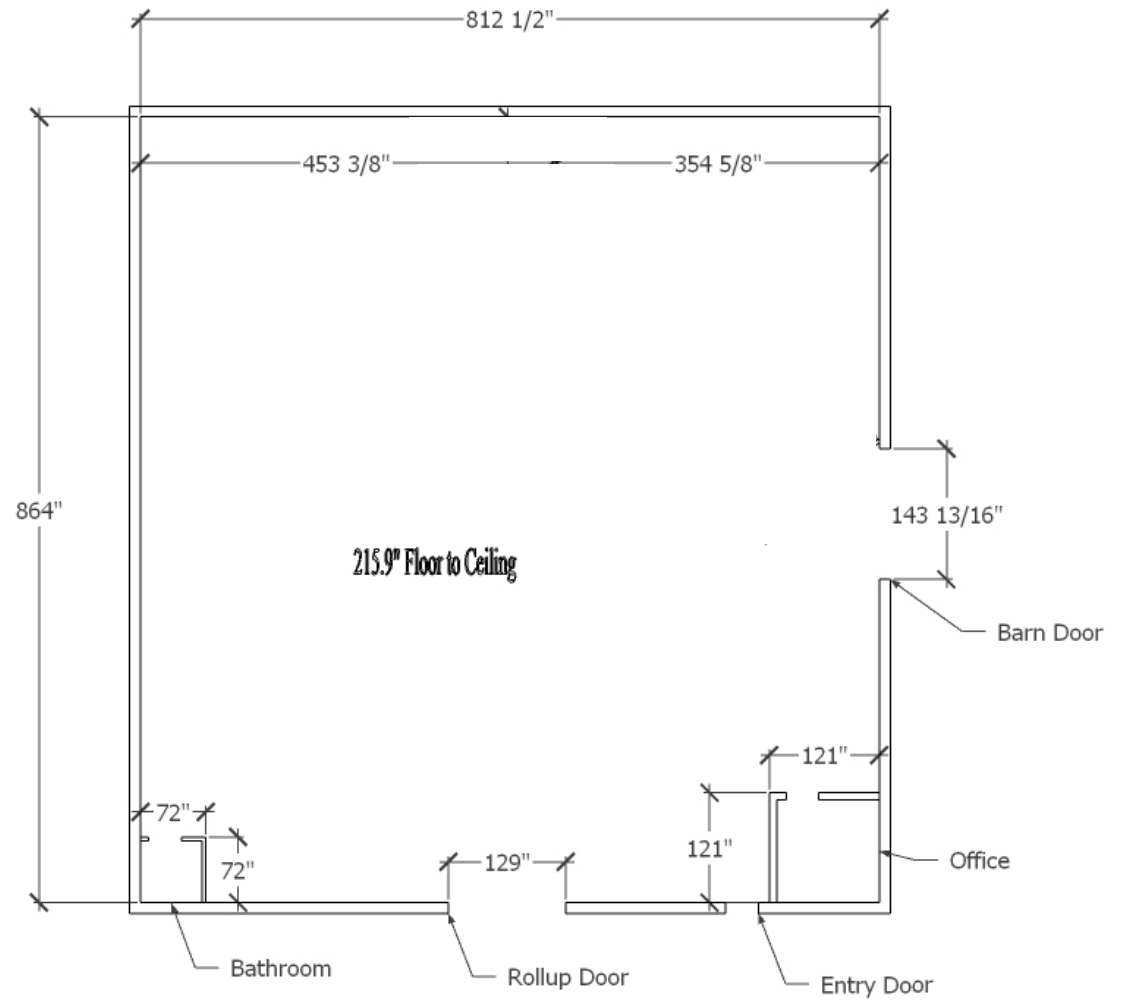
Warehouse SF:	TBD
Office SF:	TBD
Loading:	TBD
Clear Height:	TBD

FLOOR PLAN
COMING SOON

37910 VITALITY WAY | 4,532 SF

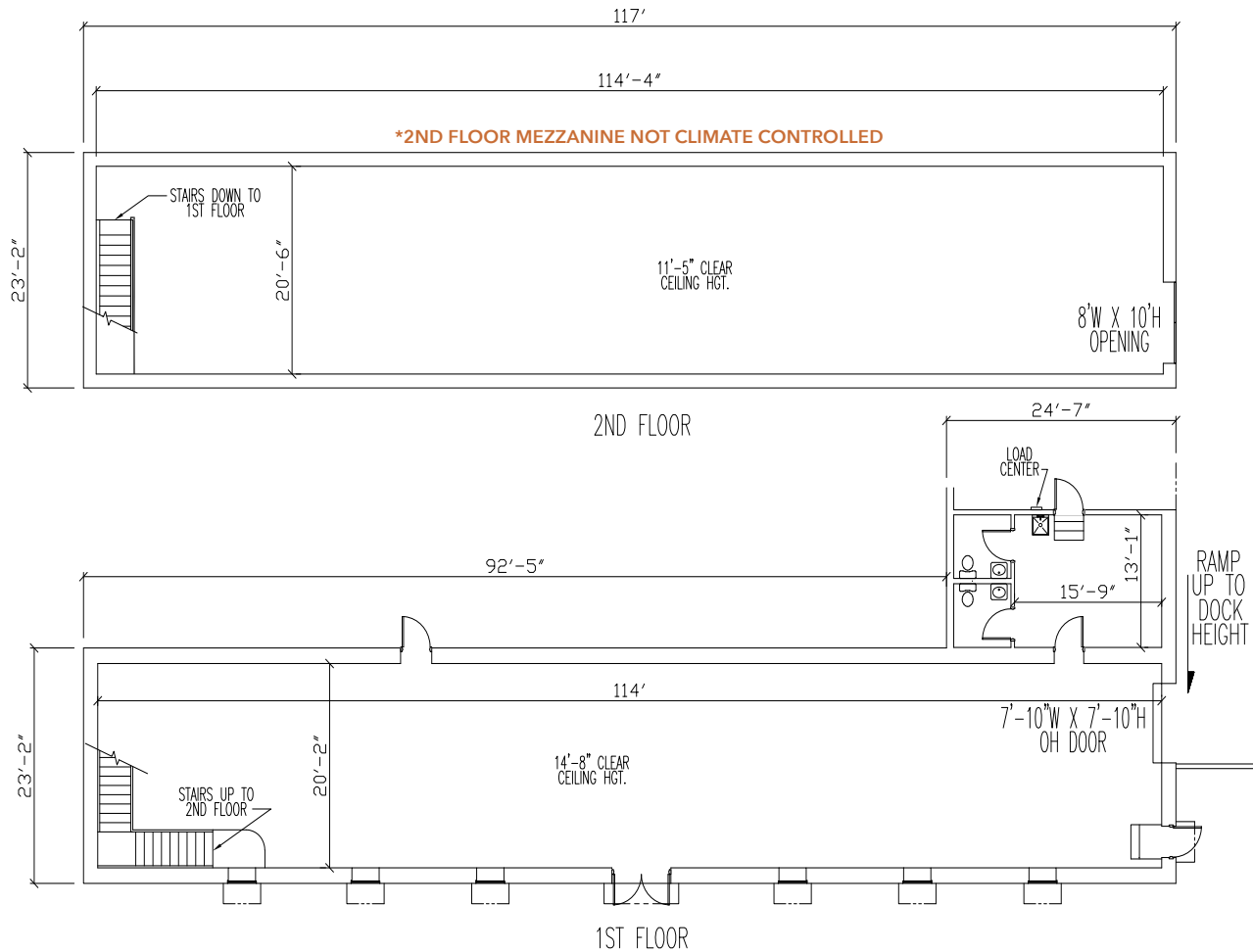
AVAILABLE NOW

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



15030 CITRUS COUNTY DR | 3,050 SF

AVAILABLE NOW



Warehouse SF:	±2,840 SF
Office SF:	±210 SF
Loading:	8'x8' Forklift Ramp 20' Lift Gate Barn Door off Grade

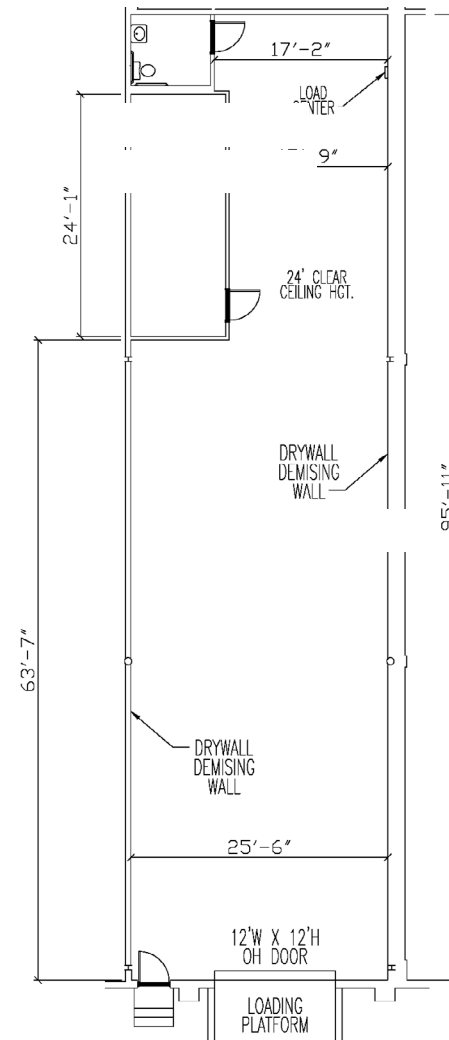
Clear Height:	1st Floor: 15'-16' 2nd Floor: 12.5'-13'
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*MEZZANINE SQUARE FOOTAGE NOT INCLUDED IN THE RENTAL RATE

15015 DAWSON DR | 2,435 SF

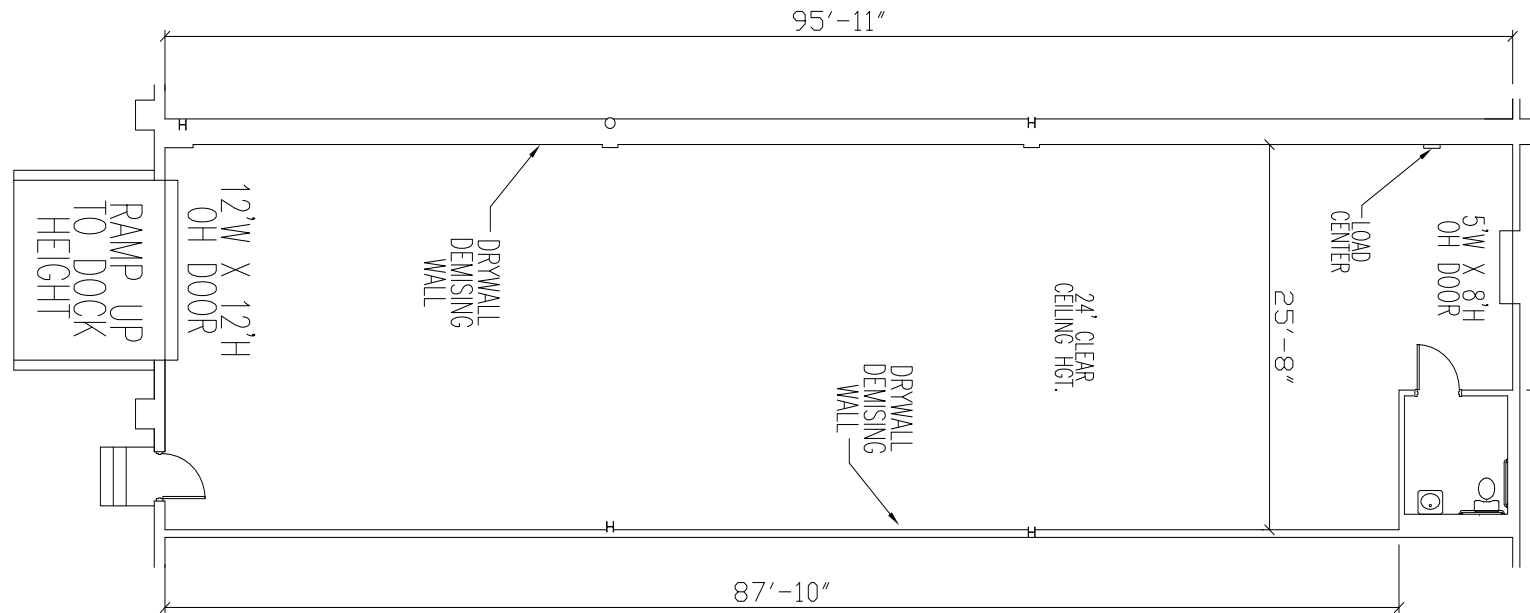
CONTIGUOUS TO 4,979 SF | AVAILABLE NOW

Warehouse SF:	± 2,218 SF
Office SF:	±217 SF
Loading:	1 Loading Platform Door Access to Shared Dock Well
Clear Height:	24'



15019 DAWSON DR | 2,199 SF

CONTIGUOUS TO 4,979 SF | AVAILABLE 1/1/25



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

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Jr. Associate
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