

*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: \$1,299,000

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

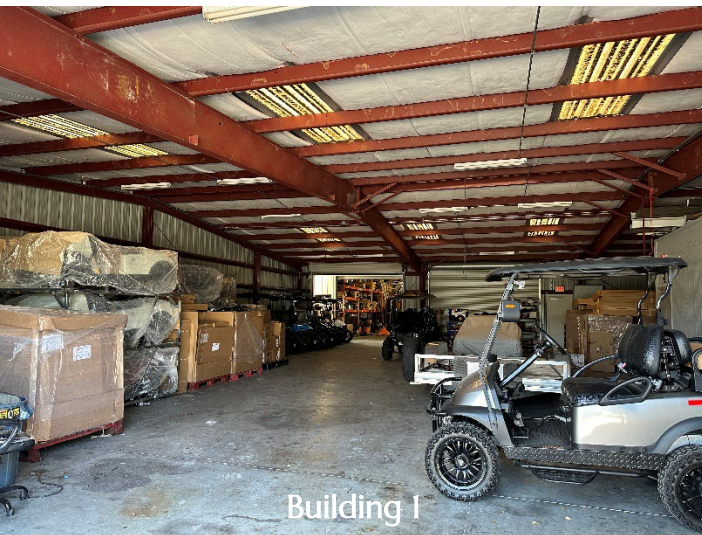
2300 4<sup>th</sup> Street N., St. Petersburg, FL 33704

CREBossLadies.com

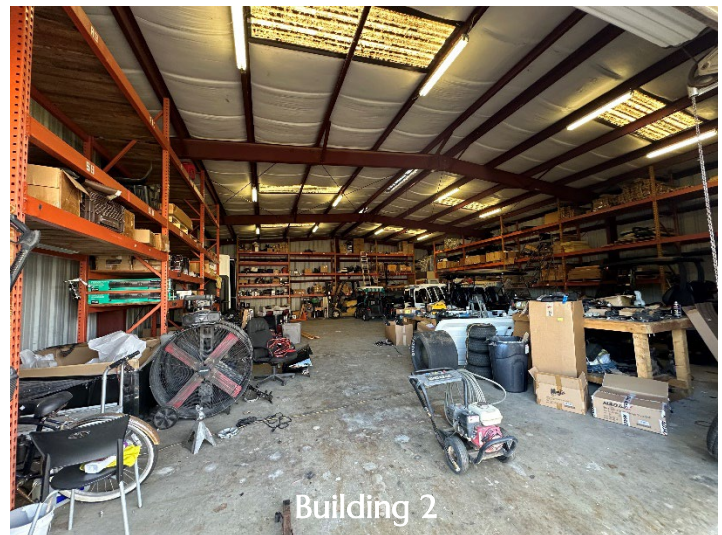
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Building 1



Building 2

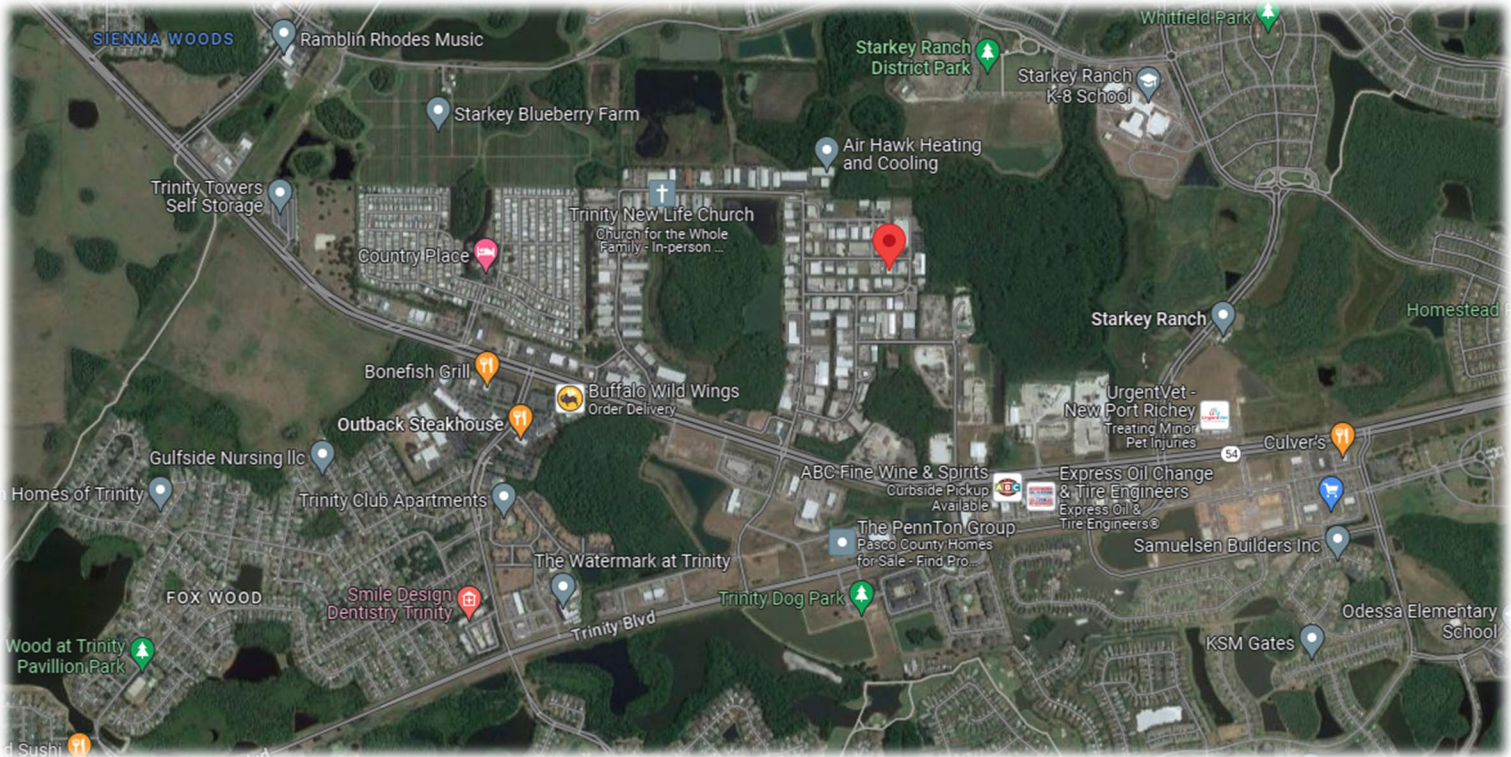
This offering includes 2 buildings on .48± acres. Building 1, built in 2001, is 4,200± SF of which 663± SF is office with 2 bathrooms including showers and addition 2 bathrooms in the warehouse. Ceiling heights range from 11'7"-14'7"±. Building 2, built in 2004 is 3,000± and is utilized for storage, 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   |

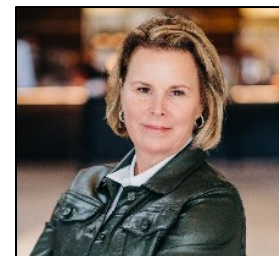


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