

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

## 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

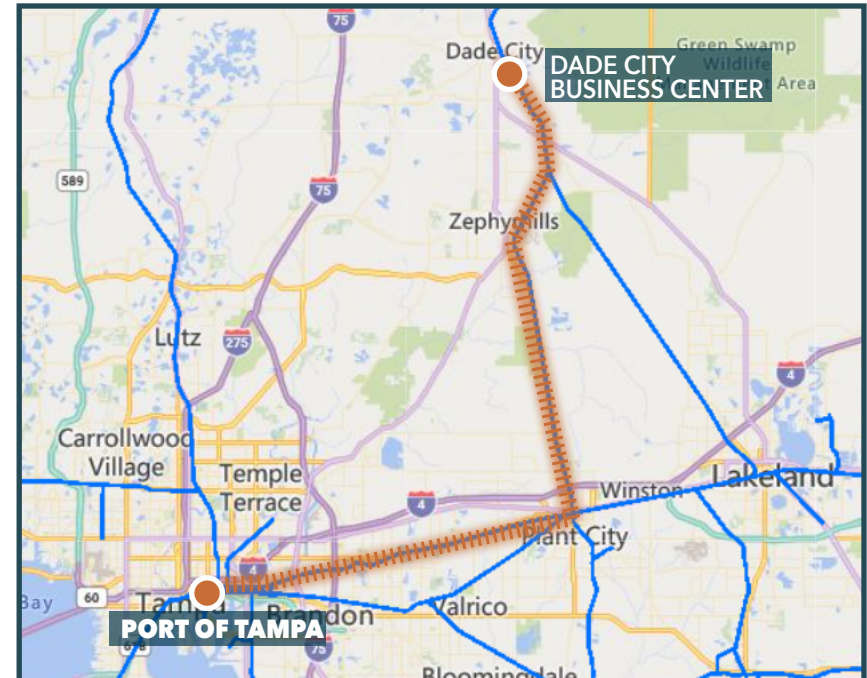




- Onsite industrial wastewater treatment facility
- Fresh water supplied by onsite deep water wells
- Large daily capacities for both wastewater treatment and fresh water supply
- Dedicated water utility infrastructure
- Abundance of deep water wells with excellent water quality and supply capacities
- 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

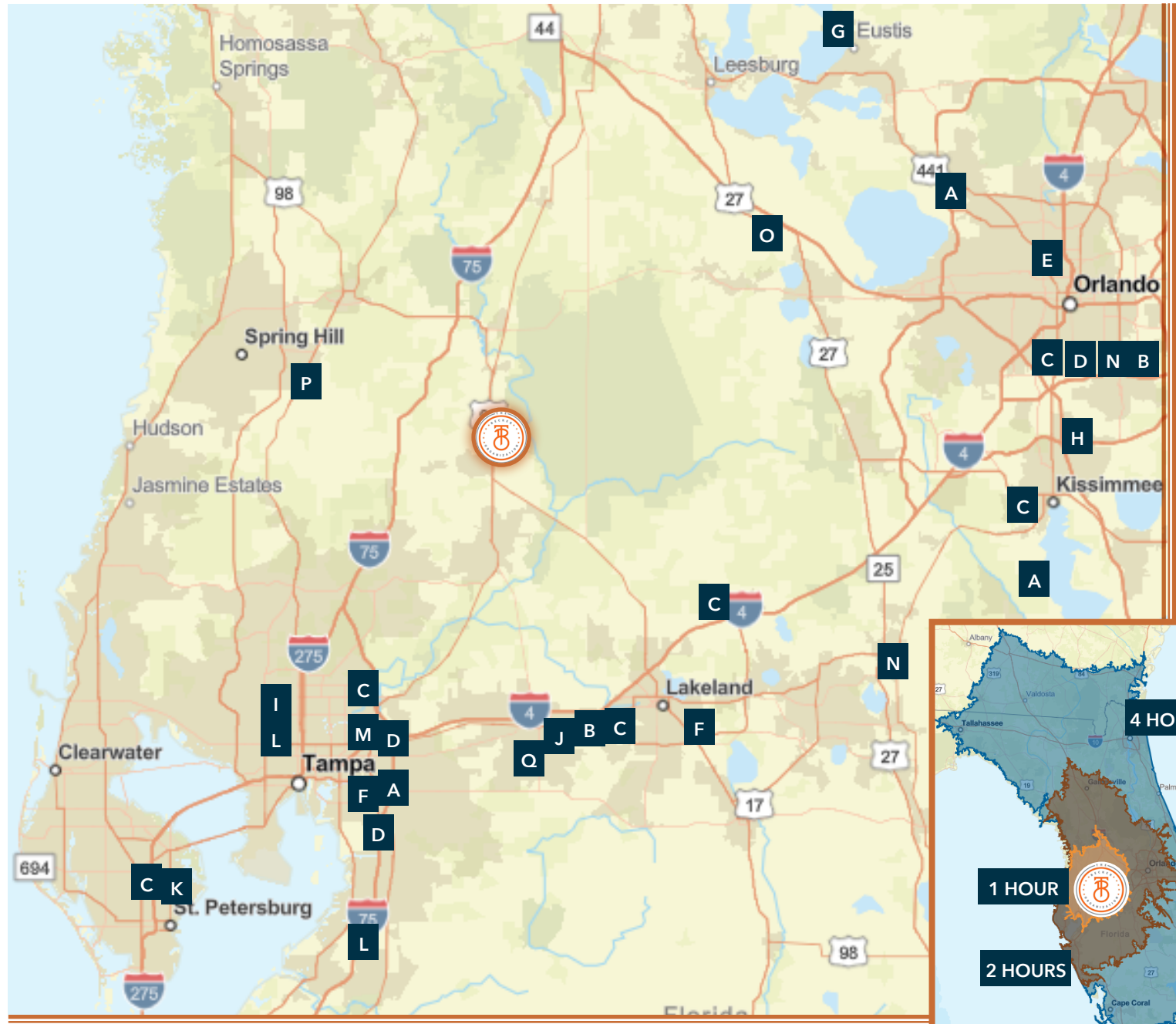


**CSX RAIL SPUR WITH  
DIRECT ACCESS TO  
THE PORT OF TAMPA  
READY TO  
BE ACTIVATED**



# 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





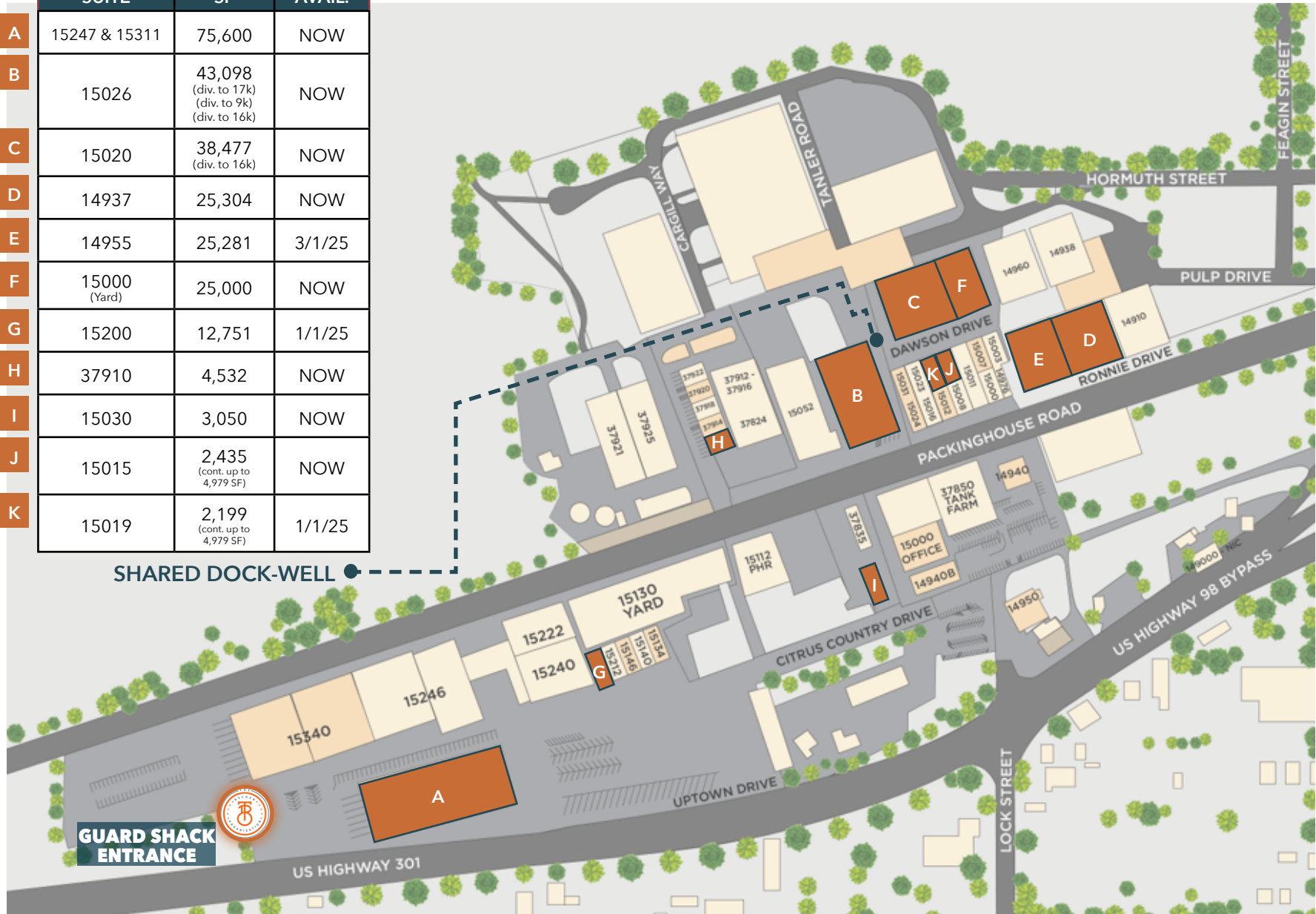


Dade City in Pasco County, Florida, presents a compelling location for industrial ventures with a range of strategic advantages. The area offers robust job creation incentives such as the PEDC Jobs Program and QTI Tax Refunds, designed to attract businesses with cash incentives and tax refunds for high-wage 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

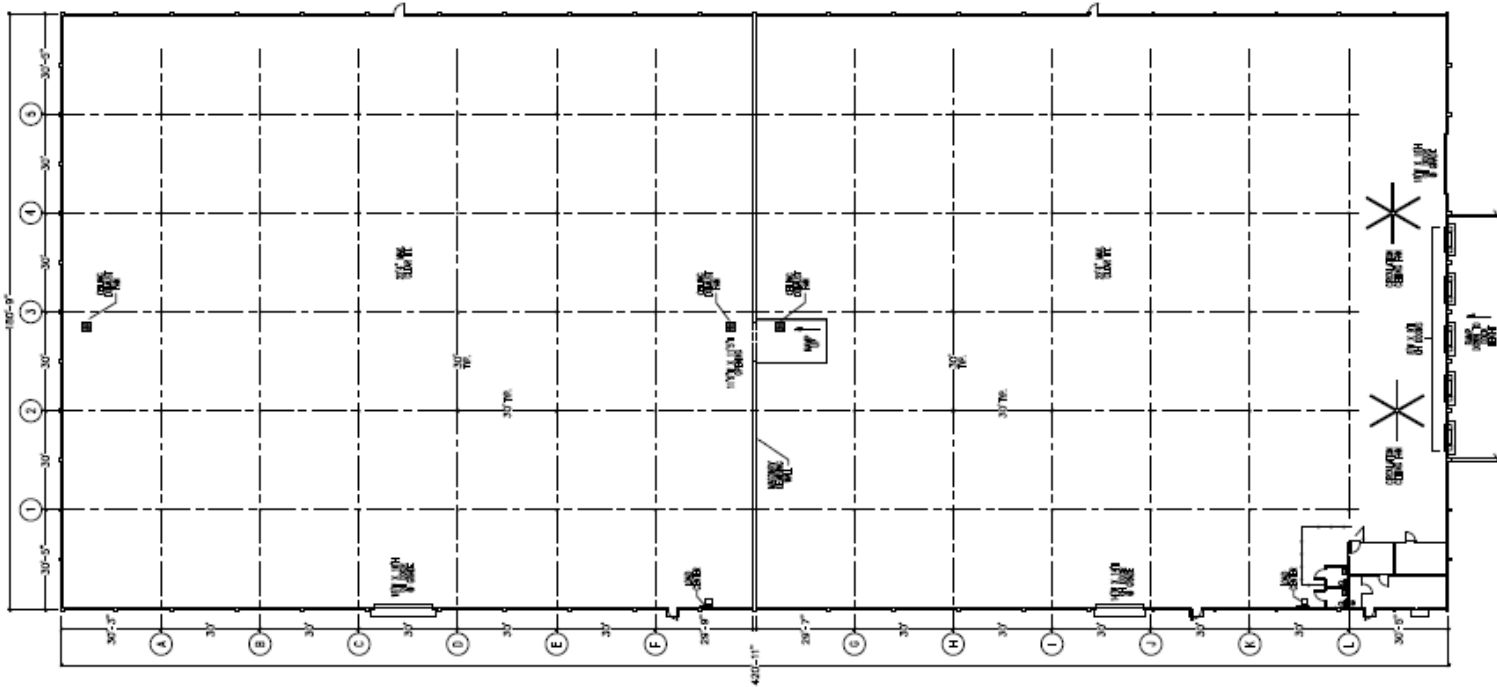
	SUITE	SF	AVAIL.
A	15247 & 15311	75,600	NOW
B	15026	43,098 (div. to 17k) (div. to 9k) (div. to 16k)	NOW
C	15020	38,477 (div. to 16k)	NOW
D	14937	25,304	NOW
E	14955	25,281	3/1/25
F	15000 (Yard)	25,000	NOW
G	15200	12,751	1/1/25
H	37910	4,532	NOW
I	15030	3,050	NOW
J	15015	2,435 (cont. up to 4,979 SF)	NOW
K	15019	2,199 (cont. up to 4,979 SF)	1/1/25





# 15247-15311 CITRUS COUNTY DR | 75,600 SF

AVAILABLE NOW



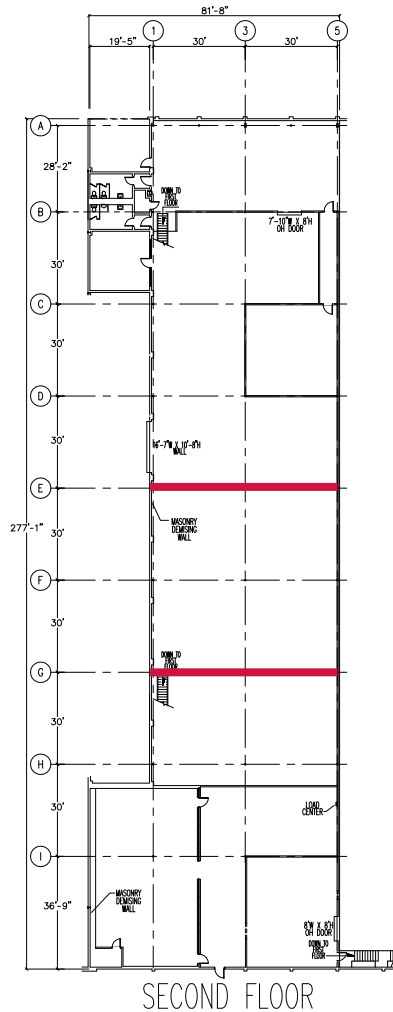
Warehouse SF:	74,908 SF
Office SF:	692 SF
Loading:	5 Dock-High 2 Grade-Level
Clear Height:	22'4"

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

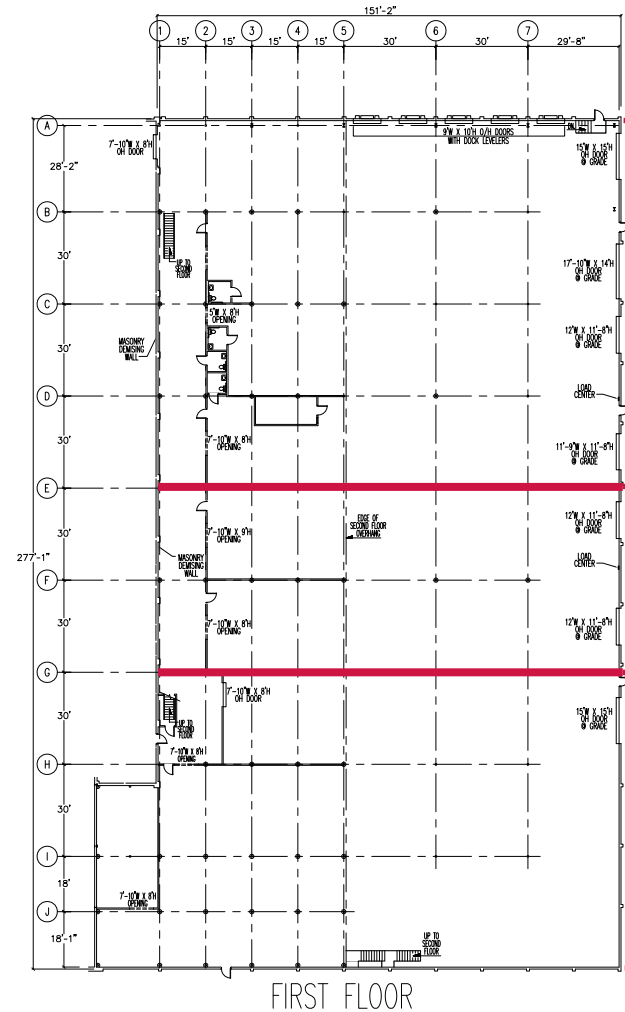
DIVISIBLE TO 9,060 SF | AVAILABLE NOW

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

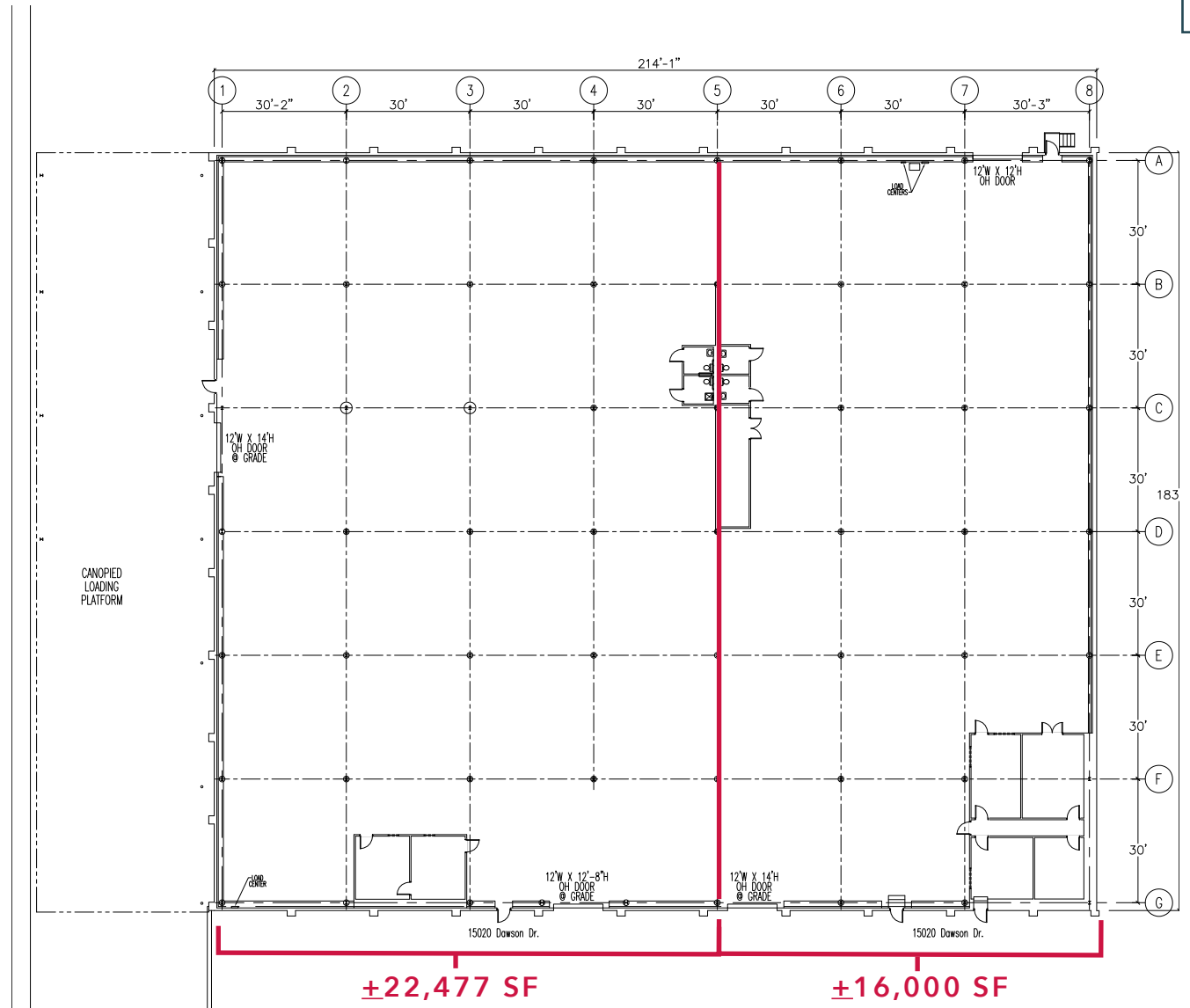
15026-C  
16,220 SF



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

DIVISIBLE TO 16,000 SF | AVAILABLE NOW

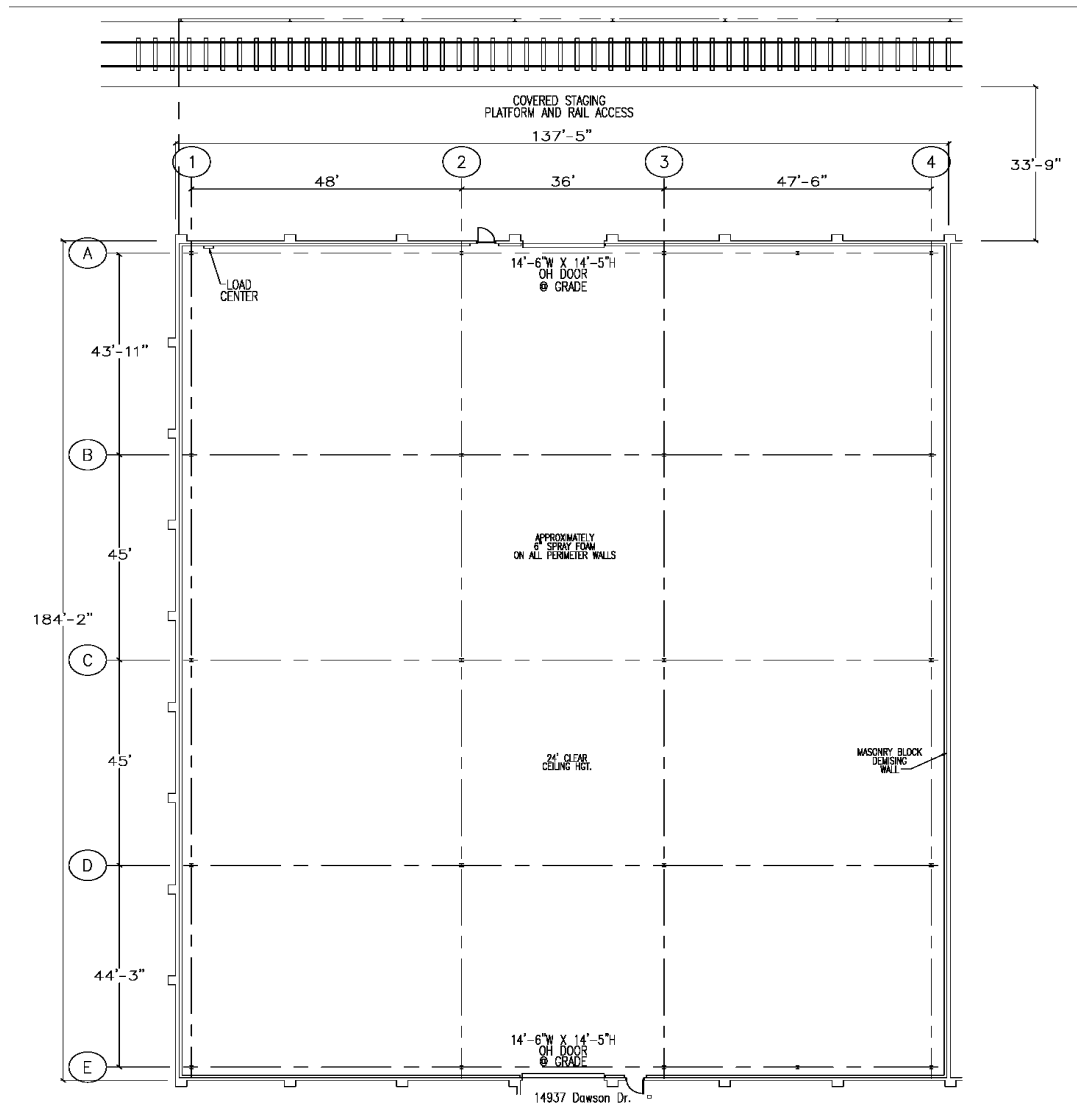
Warehouse SF:	36,751 SF
Office SF:	±1,726 SF
Loading:	3 Grade-Level Access to Shared Dock Well
Clear Height:	22' - 24'



# 14937 DAWSON DR | 25,304 SF

AVAILABLE NOW

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'

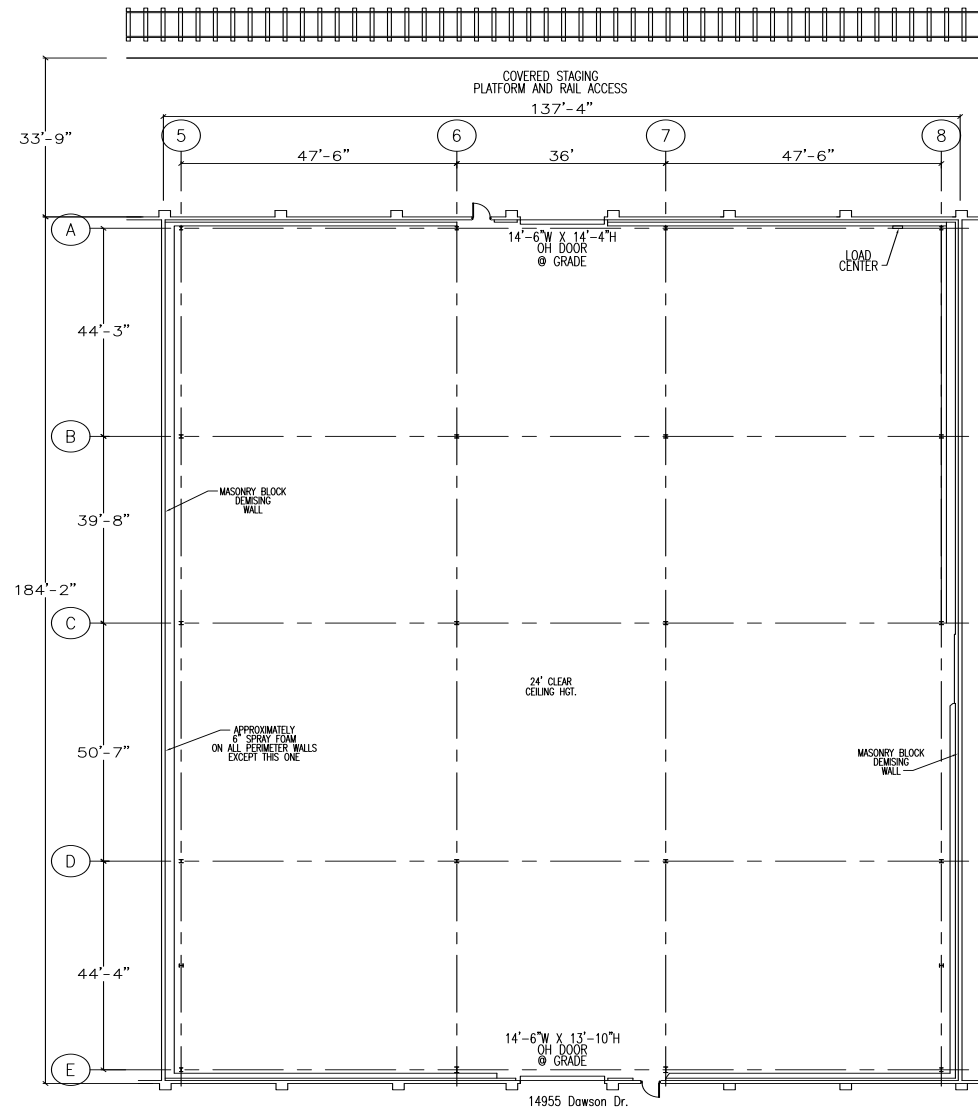




# 14955 DAWSON DR | 25,281 SF

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



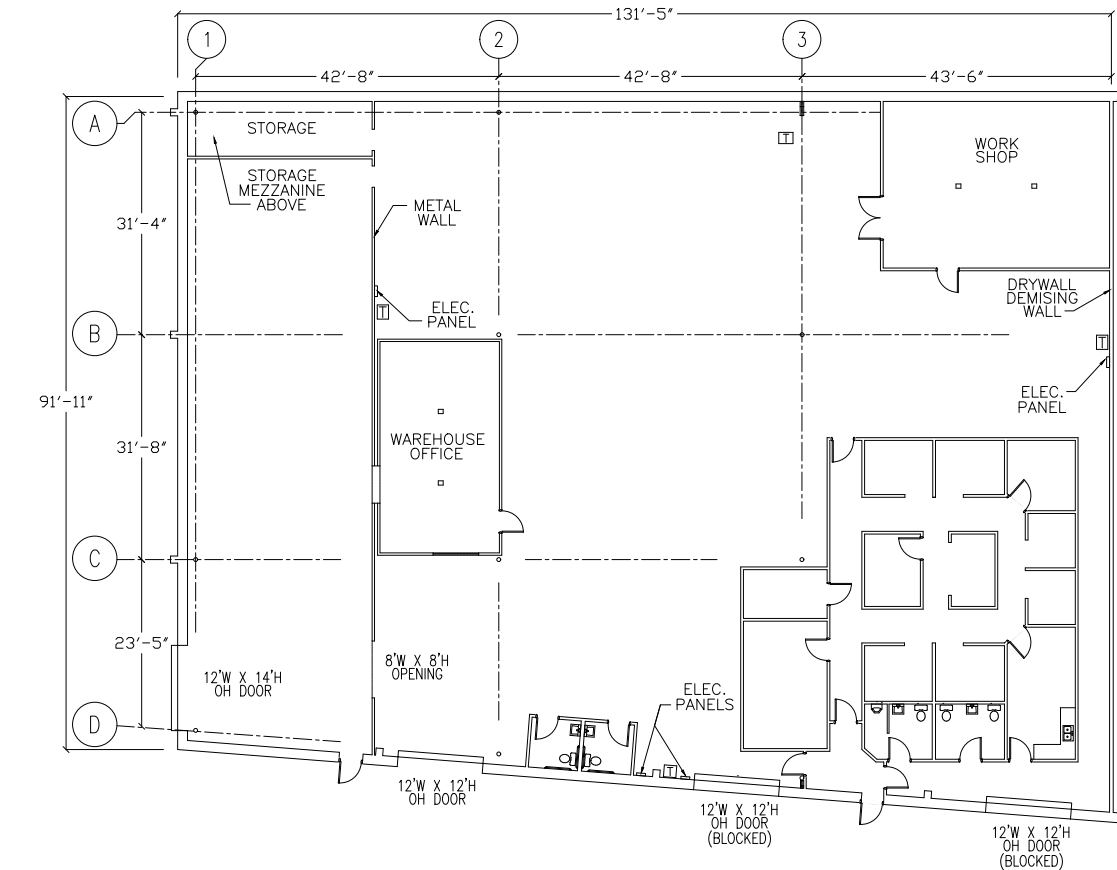
Warehouse SF:	Concrete Lot
Loading:	Potential to Add Dock Well

# 15200 CITRUS COUNTY DR | 12,751 SF

AVAILABLE 1/1/25

<b>Warehouse SF:</b>	<b>10,234 SF</b>
<b>Office SF:</b>	<b>2,517 SF</b>
<b>Loading:</b>	<b>4 Grade-Level Access to Shared Dock Well</b>
<b>Clear Height:</b>	<b>TBD</b>

\*2 LOADING DOORS ARE BLOCKED BY OFFICE BUT REMAIN IN PLACE

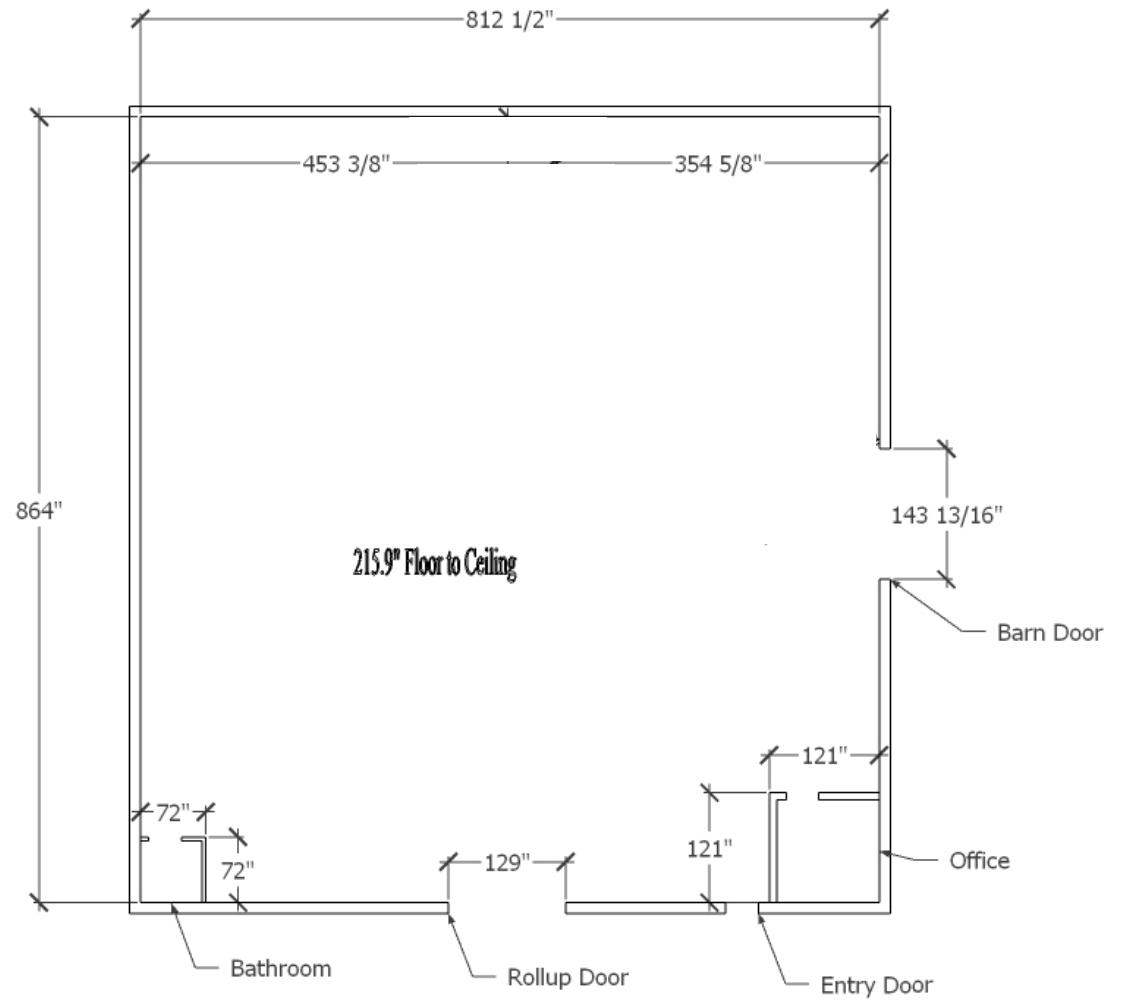




# 37910 VITALITY WAY | 4,532 SF

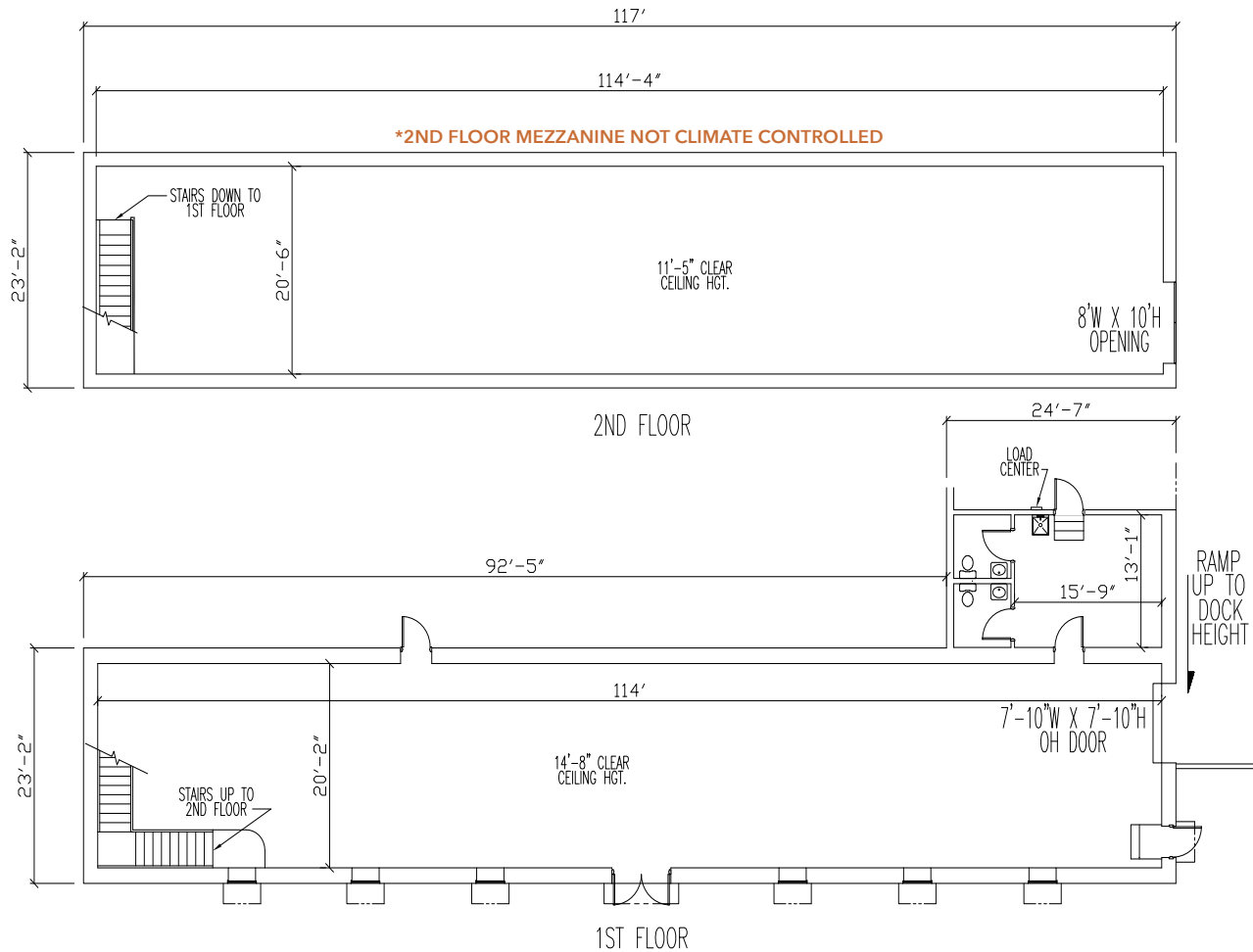
AVAILABLE NOW

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

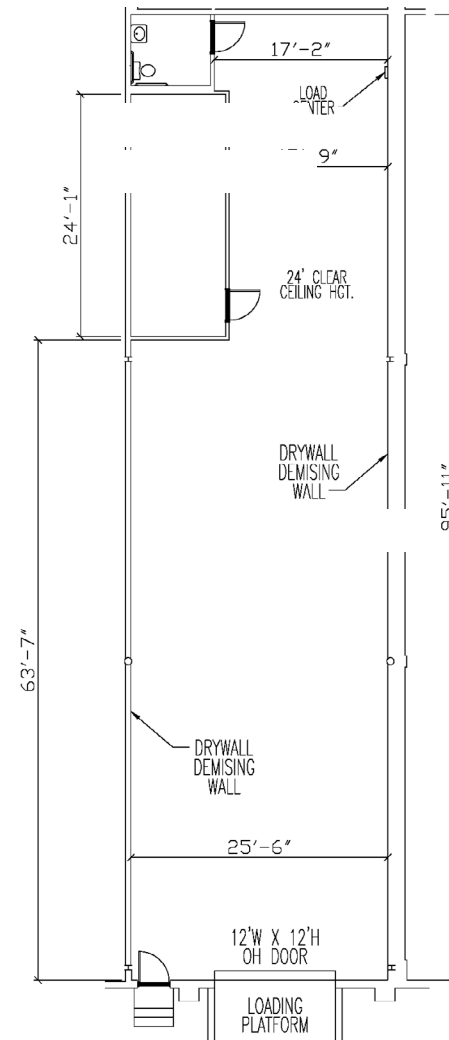
Clear Height:	1st Floor: 15'-16' 2nd Floor: 12.5'-13'
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\*MEZZANINE SQUARE FOOTAGE NOT INCLUDED IN THE RENTAL RATE

# 15015 DAWSON DR | 2,435 SF

CONTIGUOUS TO 4,979 SF | AVAILABLE NOW

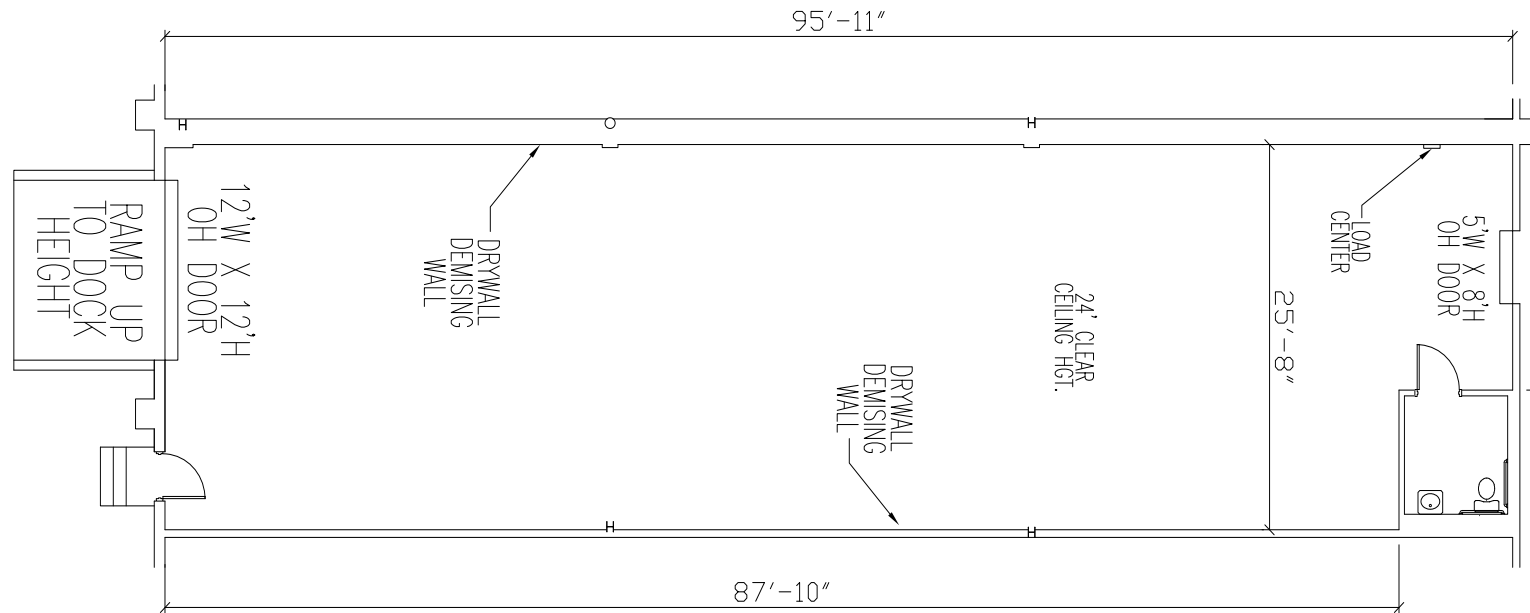
Warehouse SF:	± 2,218 SF
Office SF:	±217 SF
Loading:	1 Loading Platform Door Access to Shared Dock Well
Clear Height:	24'





# 15019 DAWSON DR | 2,199 SF

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



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

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