

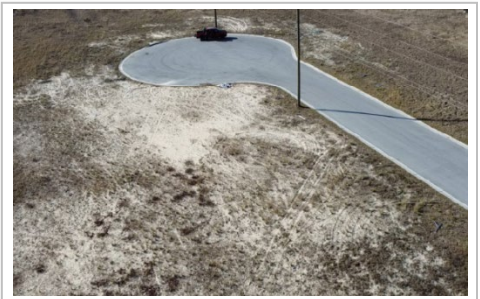
Pre-Leasing Now!

8236 Roam Avenue, New Port Richey, FL 34653

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



- Total 11,050± SF New Construction Office/Warehouse Space
- 4 Units for Lease: 2,322± SF -11,050± SF
- Ceiling Heights of 24'±
- One 12'± x 14'± Overhead Door/Unit
- Building has 3 Phase/200 AMP
- Estimated Completion 2026
- Excellent Location; Ridge Rd. Traffic Counts: 33,000
- Great Parking Ratio of 3/1,000

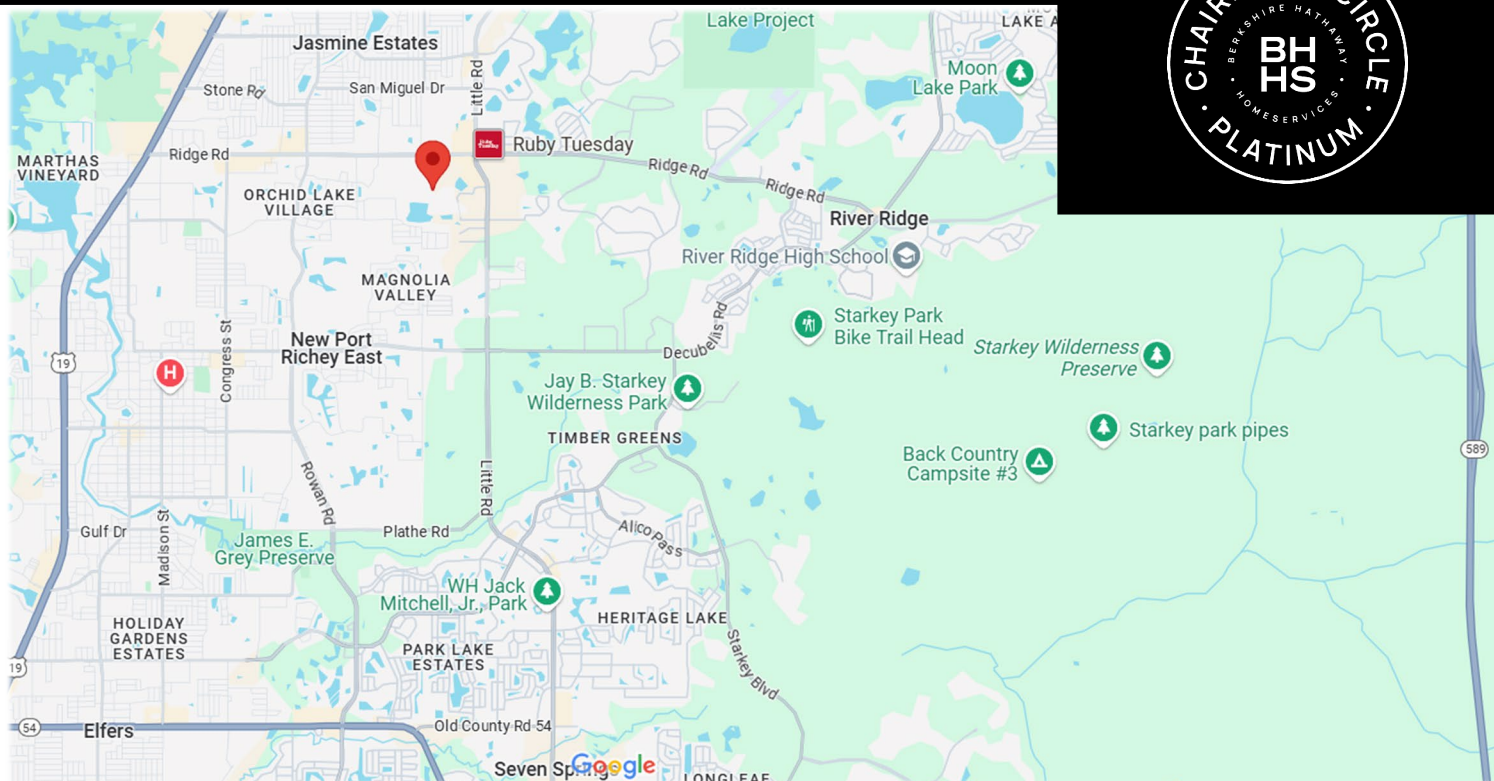


RENEE (DYER) LANDES, CCIM, ALC

Renee@ReneeLandes.com
(727) 460-4901

RENEE  **LANDES**
COMMERCIAL REAL ESTATE

WWW.RENEELANDES.COM



DEMOGRAPHICS BY MILE				DEMOGRAPHICS BY DRIVE TIME			
	1 MILE	3 MILES	5 MILES		5 MIN	10 MIN	15 MIN
Total Population	9,485	68,774	152,845	Total Population	9,605	60,381	151,631
Avg. HH Income	\$59,121	\$67,033	\$72,416	Avg. HH Income	\$57,232	\$63,768	\$71,649
Median Age	44	47.2	49.2	Median Age	40.9	46.1	50.2
Total Households	3,965	29,736	67,142	Total Households	1,902	13,752	41,499

High Ridge Industrial Center

8236 Roam Avenue, New Port Richey, FL 34653

It's about time...new construction industrial space in the pipeline!! Pre-Leasing a total 11,050± SF of Office/Warehouse Space breaking ground soon. There are four individual units for lease ranging in size from 2322 ± SF to 3,483± SF. The building offers ceiling heights of 24'±, one 12'± x 14'± overhead door/unit, and has 3 Phase/200AMP power. Parking ratio is 3/1,000 SF.

This is an excellent location, just SW of the Ridge Rd. & Little Rd intersection, 8± miles from Suncoast Parkway.

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers, please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2025 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

WWW.BHHSFLPCOMMERCIAL.COM