

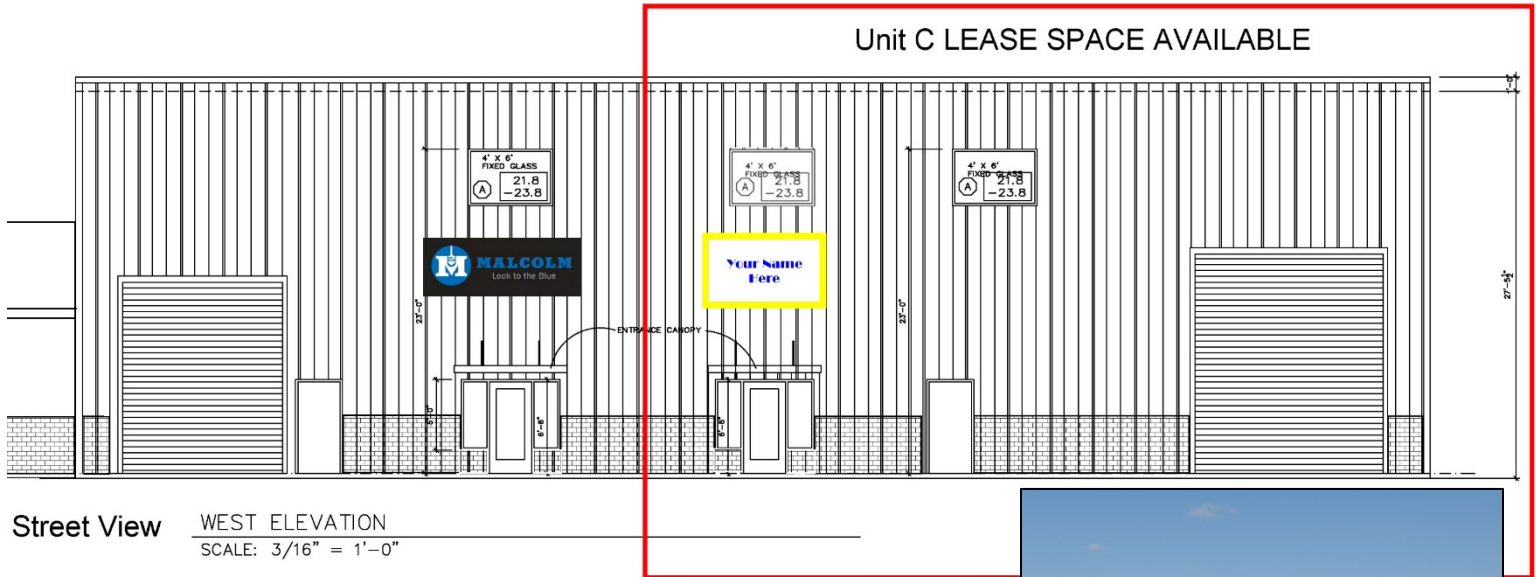
NEW WAREHOUSE SPACE FOR LEASE

2345 Success Drive Unit C, Odessa FL 33556

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



Property Information

- Located in West Pasco Industrial Park
- Last Unit Available Approximately December 31, 2025
- Floor Plan Adjustments Possible if Lease Confirmed by End of September
- 4,200± SF Unit Includes:
 - 1,200± SF Office - Reception Area, 3 Private Offices, Break Room, Work Room, Mezzanine Storage and Bathroom with Shower
 - 3,000± Warehouse
- One 14' x 16'± Overhead Door
- 22-25' Ceiling Heights
- Easy Semi Truck Access and Ample Parking; 8 Spaces
- Zoned I-1/Land Use IH
- Easy Access to State Road 54, Suncoast Parkway, I-75 & US Highway 19



RENEE (DYER) LANDES, CCIM, ALC

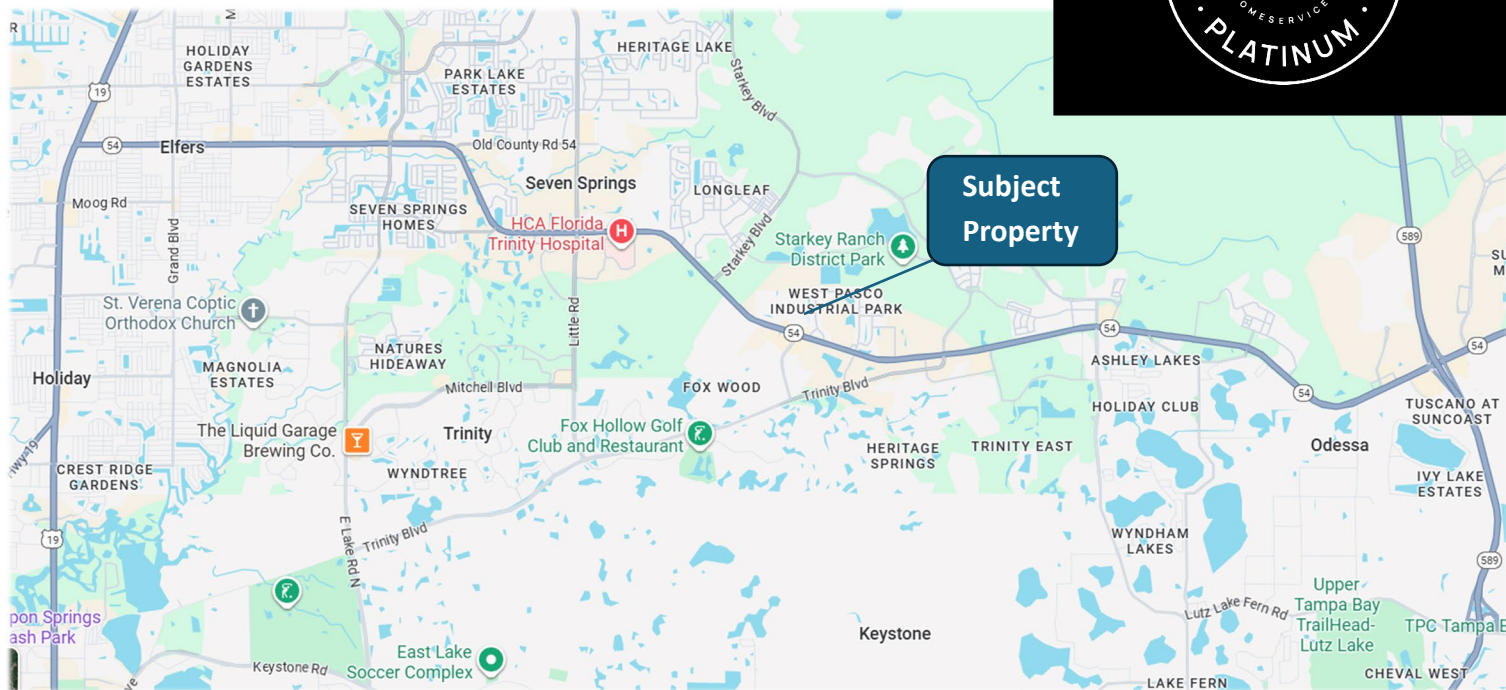
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RENEE  LANDES

COMMERCIAL REAL ESTATE TEAM

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DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	5,144	34,790	80,714
Avg. HH Income	\$144,639	\$144,381	\$130,856
Median Age	44.8	44	44.7
Total Households	2,291	13,850	32,510

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	6,519	40,895	110,643
Avg. HH Income	\$145,073	\$125,919	\$113,257
Median Age	45.4	44	44.9
Total Households	2,699	16,455	45,416

West Pasco Industrial Park

Warehouse | Office Unit C

2345 Success Drive, Odessa FL 33556

Located in the highly sought after West Pasco Industrial Park, Unit C is the last available unit in this redevelopment project. The unit will have approximately 1,200± SF of office to include a reception area, 3 private offices, break room and work room. The warehouse has 3,000± SF with one 14'x16' grade level overhead door with easy access for semi-trucks to back to the overhead door. The warehouse has 22-25± ceiling heights and Single Phase/200 Amp power. The property is Zoned I1, with a Heavy Industrial Land Use.

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