

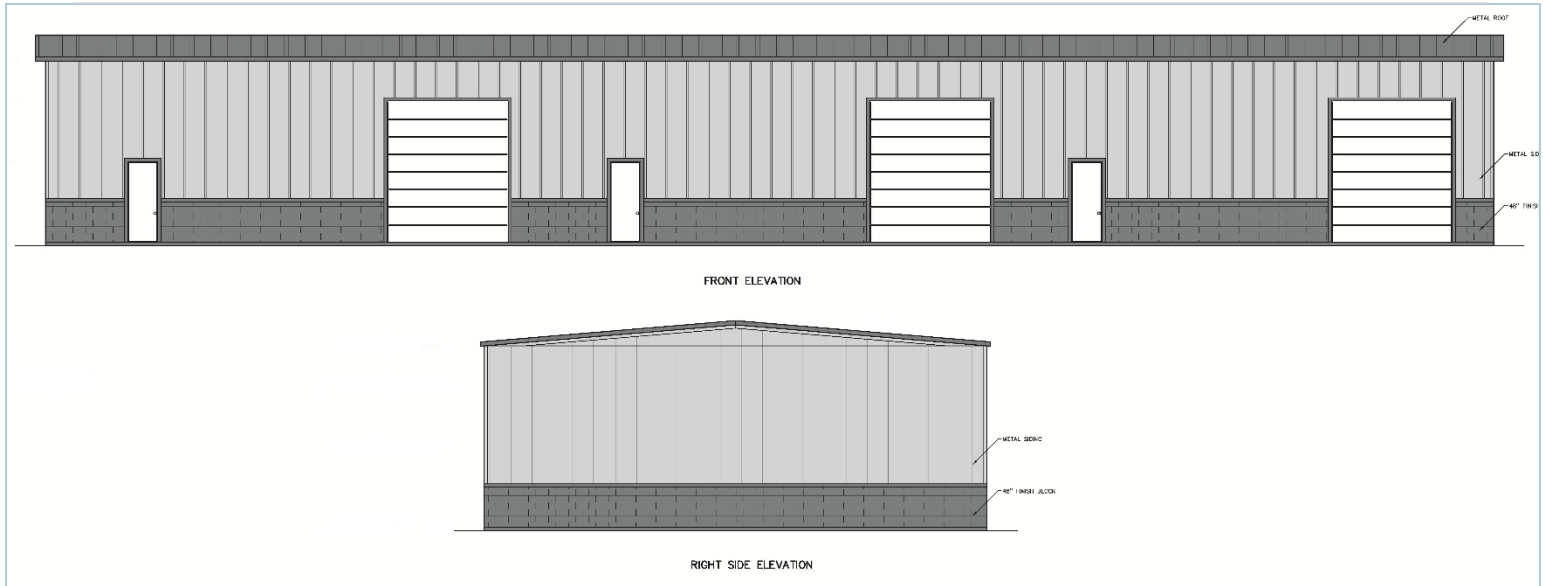
# HIGH RIDGE INDUSTRIAL CENTER

0 Roam Avenue, New Port Richey FL 34653

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLORIDA  
PROPERTIES  
GROUP

COMMERCIAL DIVISION



## Property Information

- Total 14,400± SF New Construction Office/Warehouse Space
- Two Buildings of 7,200± Each with (3) 2,400± SF Units
- Ceiling Heights of 18'±
- One 12'± x 14'± Overhead Door/Unit
- Unit has 200 AMP Service
- Zoned I-1/Land Use IH
- Estimated Completion 2026
- Excellent Location; Near Ridge Rd & Little Road



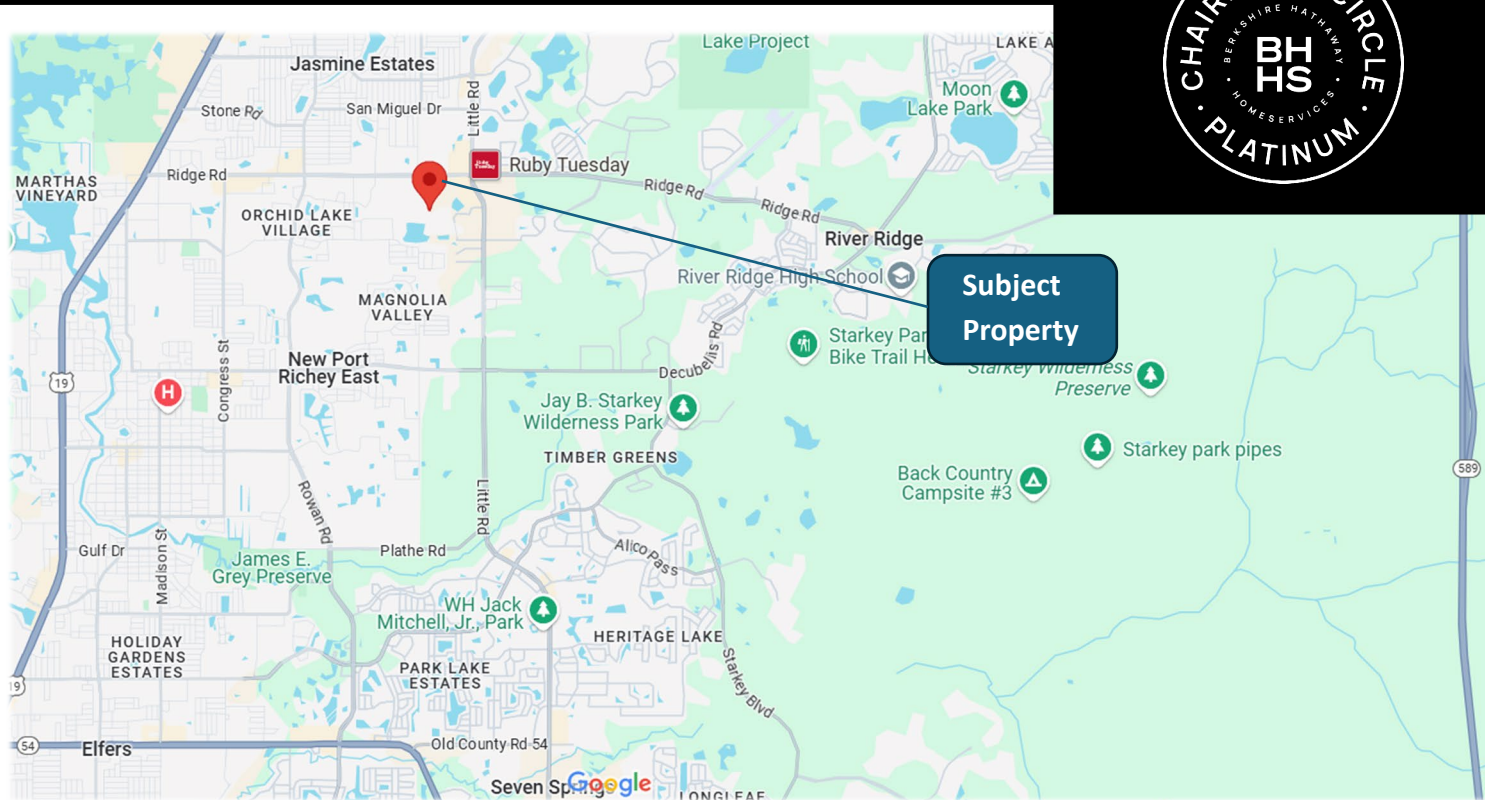
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RENEE  LANDES

COMMERCIAL REAL ESTATE TEAM



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	9,485	68,774	152,845
Avg. HH Income	\$59,121	\$67,033	\$72,416
Median Age	44	47.2	49.2
Total Households	3,965	29,736	67,142

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	9,605	60,381	151,631
Avg. HH Income	\$57,232	\$63,768	\$71,649
Median Age	40.9	46.1	50.2
Total Households	1,902	13,752	41,499

## High Ridge Industrial Center

### New Construction Industrial Space | Pre-Leasing Now!

O Roam Avenue, New Port Richey FL 34653

It's finally here... brand-new industrial space coming soon! We are now pre-leasing **14,400± SF** of **office/warehouse space** with construction breaking ground shortly.

The project will feature **two buildings, 7,200± SF each**, designed with flexibility in mind. Each building will be divided into **three units of 2,400± SF**, for a total of six available units.

Property highlights include: **18'± clear ceiling heights**, **One 12'± x 14'± overhead door per unit** and **200 AMP power service**

**Prime Location:** Situated just southwest of the Ridge Rd. & Little Rd. intersection and only **8± miles from the Suncoast Parkway**, this site offers excellent access for logistics, service, and growing businesses.

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