

15486 US HWY 301 | DADE CITY, FL 33523 | PASCO COUNTY

DADE CITY BUSINESS CENTER



CAPITAL IMPROVEMENTS UNDERWAY | TENANT INCENTIVES AVAILABLE

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

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

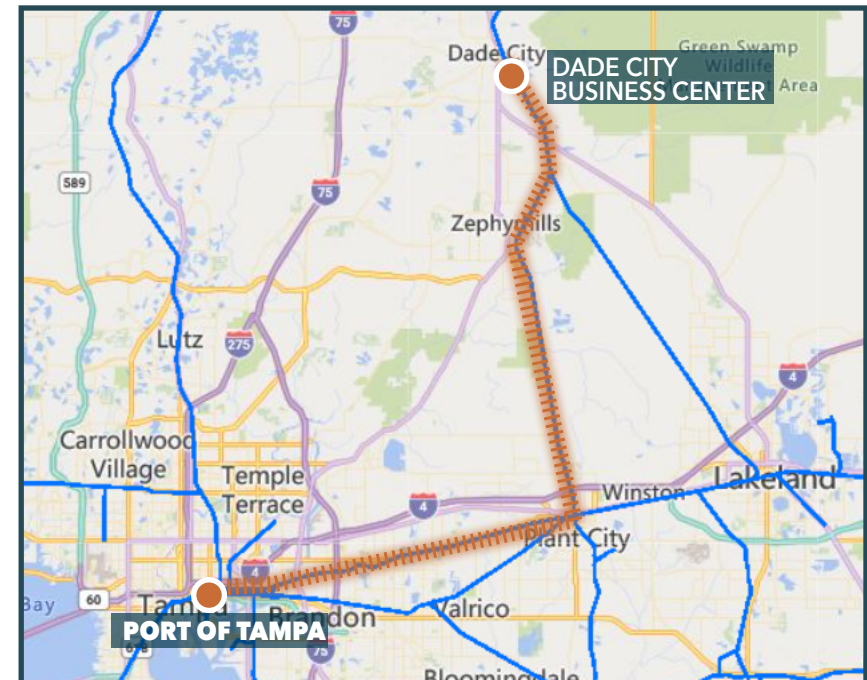
Parking Lot and Driveway Repairs Throughout



- 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

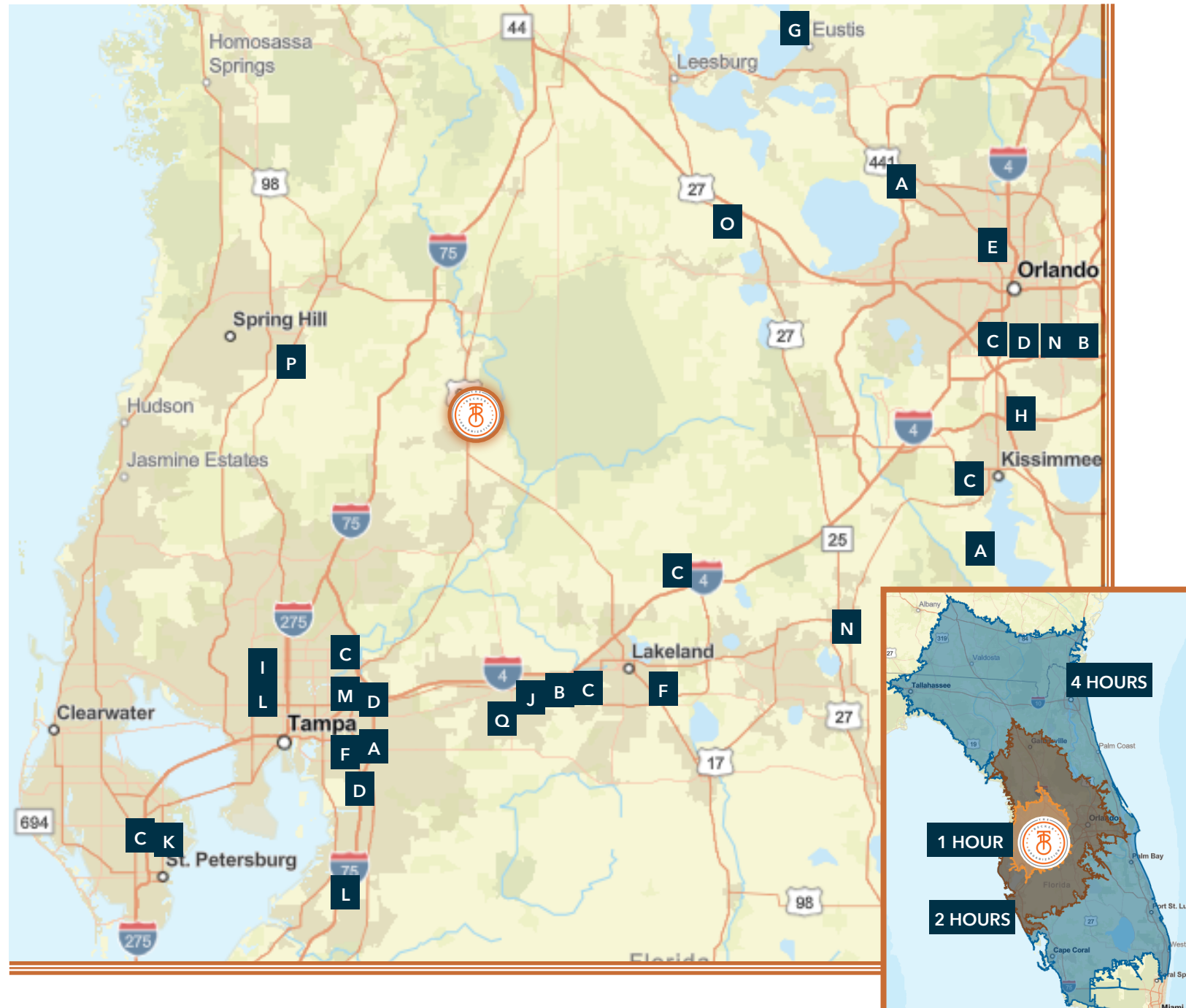


**CSX RAIL SPUR WITH
DIRECT ACCESS TO
THE PORT OF TAMPA
READY TO
BE ACTIVATED**



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 |



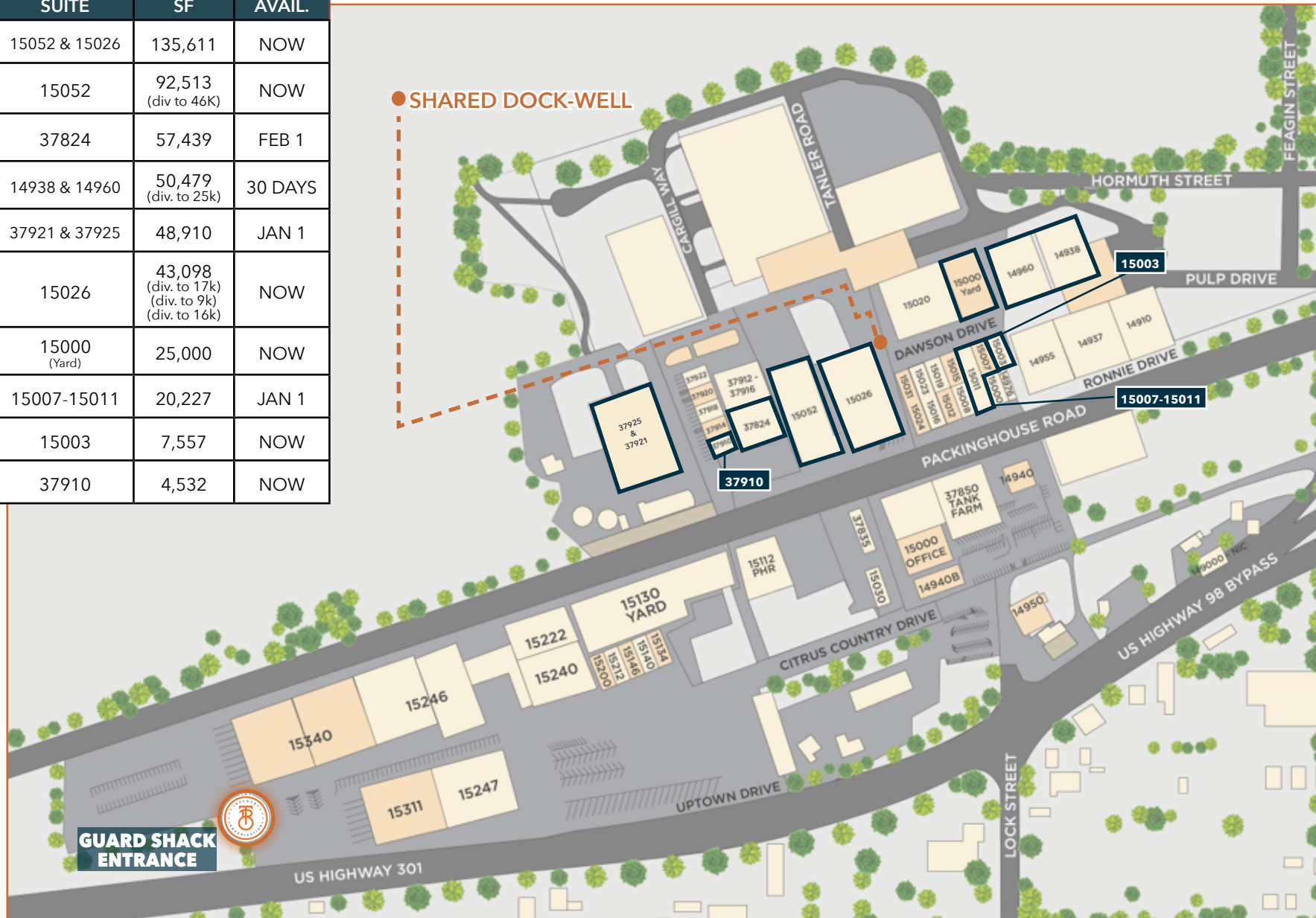


Dade City in Pasco County, Florida, presents a compelling location for industrial ventures with a range of strategic advantages. The area offers robust job creation incentives such as the PEDC Jobs Program and QTI Tax Refunds, designed to attract businesses with cash incentives and tax refunds for high-wage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

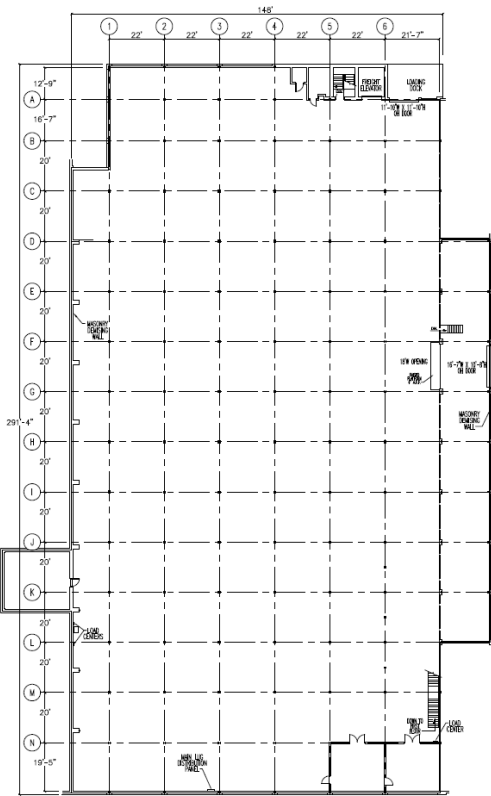
AVAILABILITIES

| SUITE | SF | AVAIL. |
|-----------------|--|---------|
| 15052 & 15026 | 135,611 | NOW |
| 15052 | 92,513 (div to 46k) | NOW |
| 37824 | 57,439 | FEB 1 |
| 14938 & 14960 | 50,479 (div. to 25k) | 30 DAYS |
| 37921 & 37925 | 48,910 | JAN 1 |
| 15026 | 43,098 (div. to 17k) (div. to 9k) (div. to 16k) | NOW |
| 15000 (Yard) | 25,000 | NOW |
| 15007-15011 | 20,227 | JAN 1 |
| 15003 | 7,557 | NOW |
| 37910 | 4,532 | NOW |

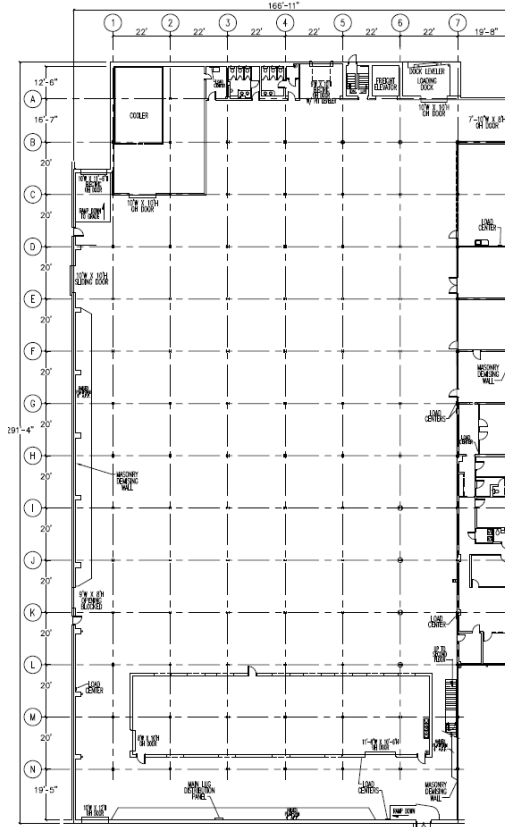


15052 -15026 RONNIE DR | 135,611 SF

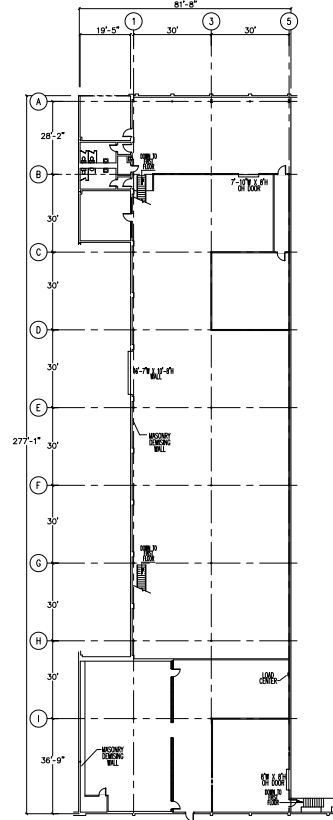
AVAILABLE NOW



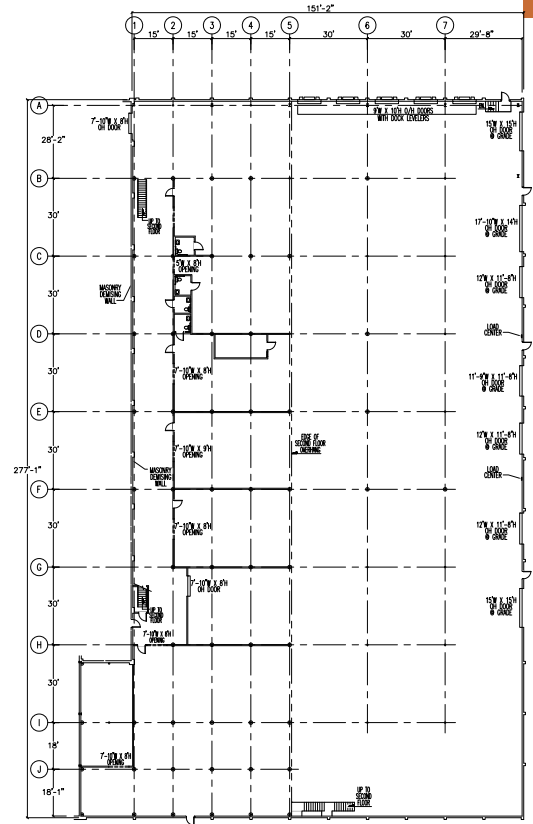
**15052 RONNIE
SECOND FLOOR
45,939 SF**



**15052 RONNIE
FIRST FLOOR
46,574 SF**



**15026 RONNIE
A/C MEZZANINE
19,404 SF**



**15026 RONNIE
FIRST FLOOR
43,098 SF**

*MEZZANINE SQUARE FOOTAGE NOT INCLUDED IN THE RENTAL RATE

| | |
|---------------|------------|
| Warehouse SF: | 131,611 SF |
| Office SF: | 4,000 SF |

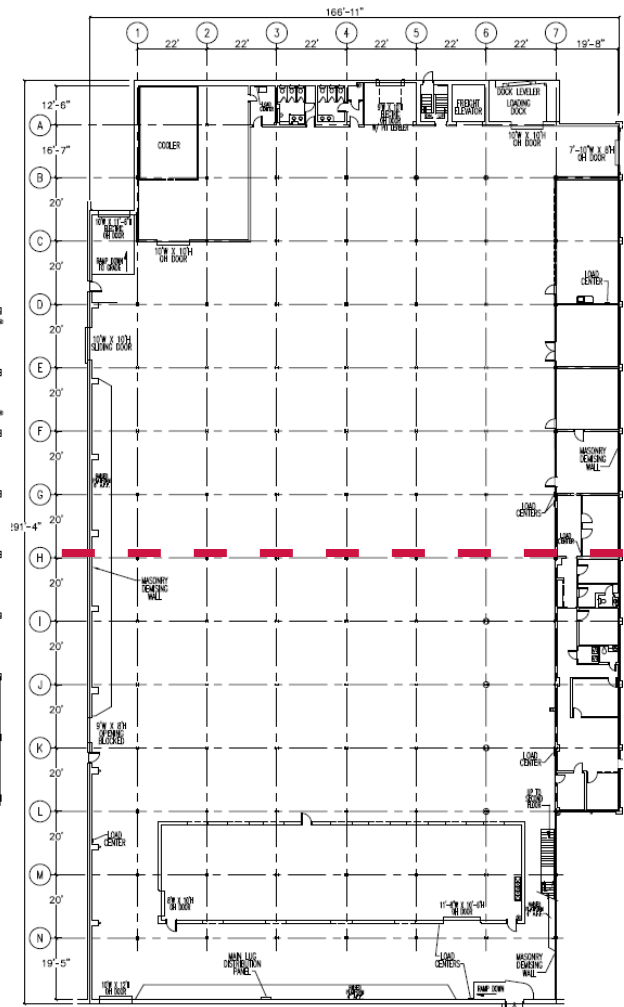
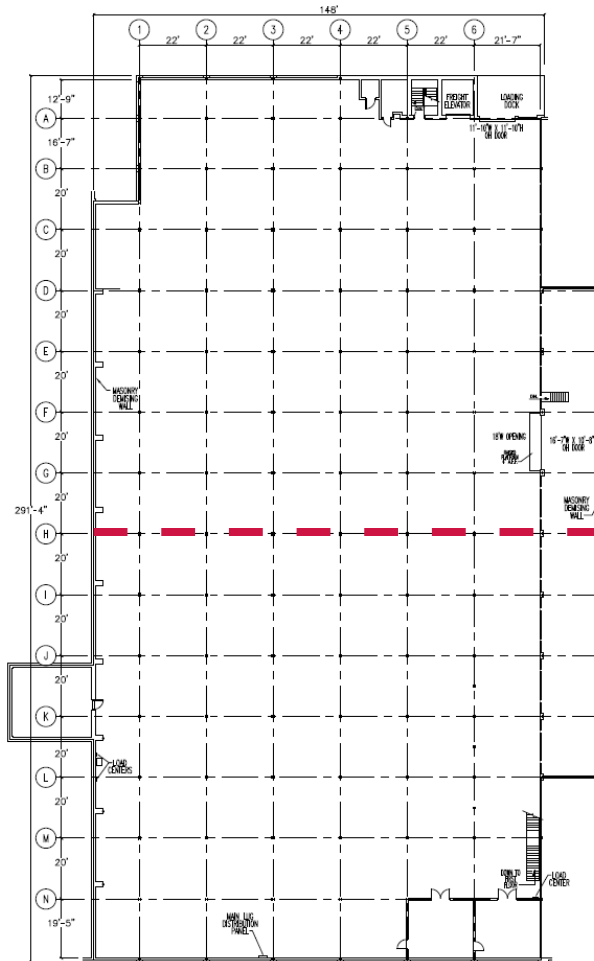
| | |
|---------------|------------------------------|
| Loading: | 7 Dock-High 8 Grade-Level |
| Clear Height: | 16' - 24' 10' Under Mezz. |

| | |
|-------------|--|
| Power: | 1,000 amps with Capacity to Upgrade |
| Sprinklers: | Wet Pipe |
| Features: | Freight Elevator |

15052 RONNIE DR | 46,256 SF - 92,513 SF

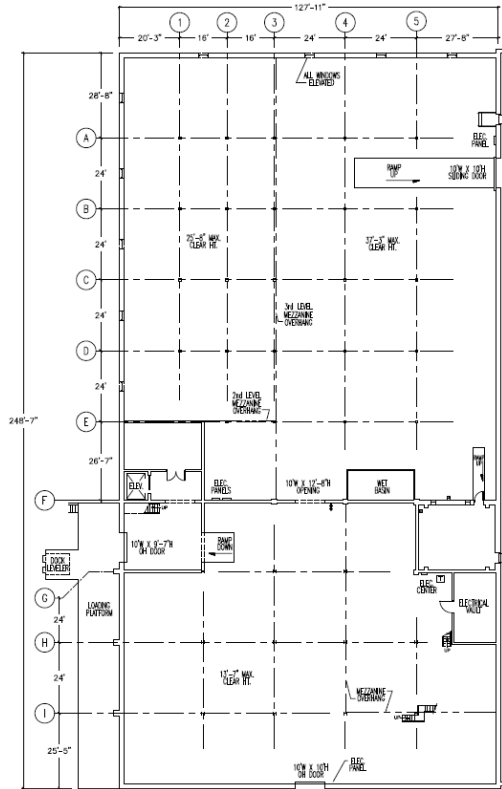
DIVISIBLE TO 46,256 SF | AVAILABLE NOW

| | |
|---------------|--|
| Warehouse SF: | 88,513 SF |
| Office SF: | 4,000 SF |
| Loading: | 2 Dock-High 2 Grade-Level |
| Clear Height: | 16' |
| Power: | 1,000 amps with Capacity to Upgrade |
| Sprinklers: | Wet Pipe |
| Features: | Freight Elevator |

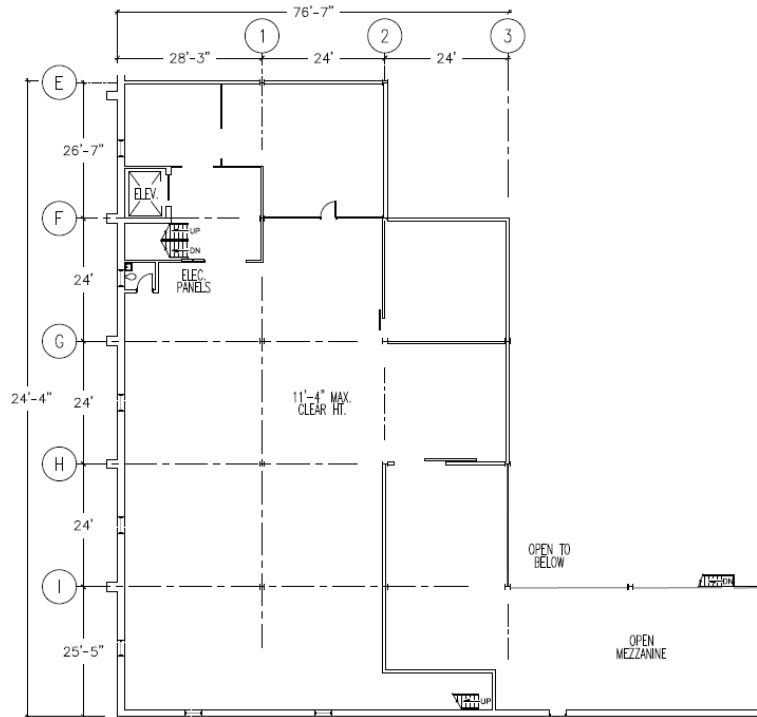


37824 VITALITY WAY | 57,439 SF

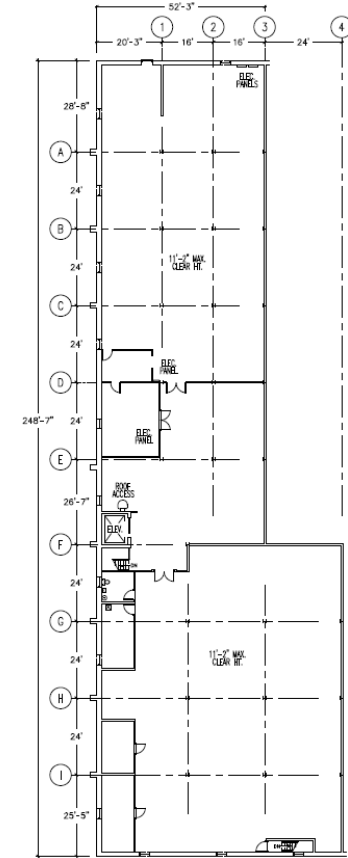
AVAILABLE FEBRUARY 1, 2026



FIRST FLOOR
31,803 SF



SECOND FLOOR
10,196 SF



THIRD FLOOR
15,440 SF

| | |
|---------------|------------------------------|
| Warehouse SF: | 57,439 SF |
| Office SF: | TBD |
| Loading: | 1 Dock-High 1 Grade-Level |

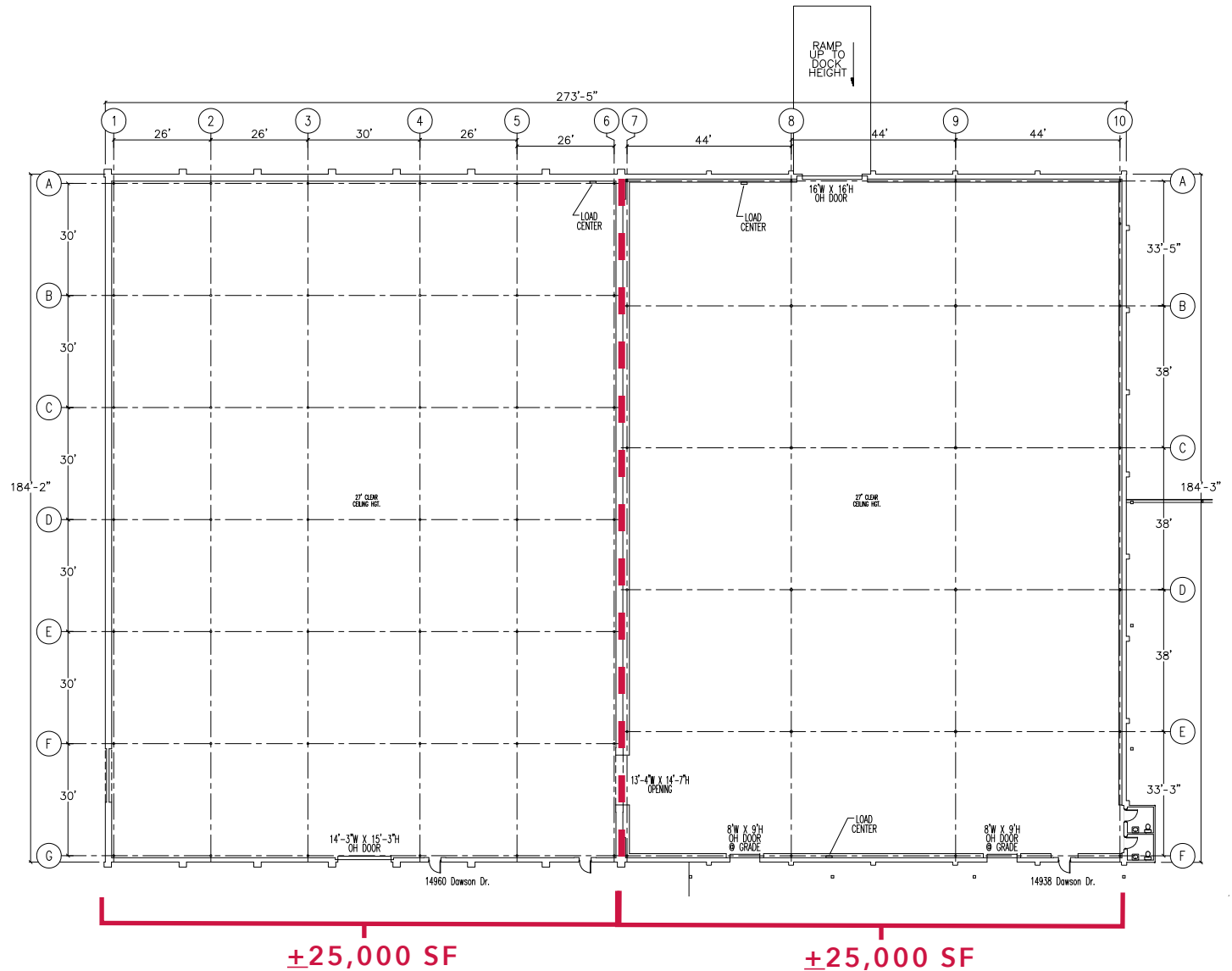
| | |
|---------------|---------------|
| Clear Height: | 11'4" - 37'3" |
| Power: | TBD |
| Sprinklers: | Wet Pipe |

| | |
|-----------|------------------|
| Features: | Freight Elevator |
|-----------|------------------|

14938-14960 DAWSON DR | 50,479 SF

DIVISIBLE TO 25,000 | AVAILABLE WITHIN 30 DAYS

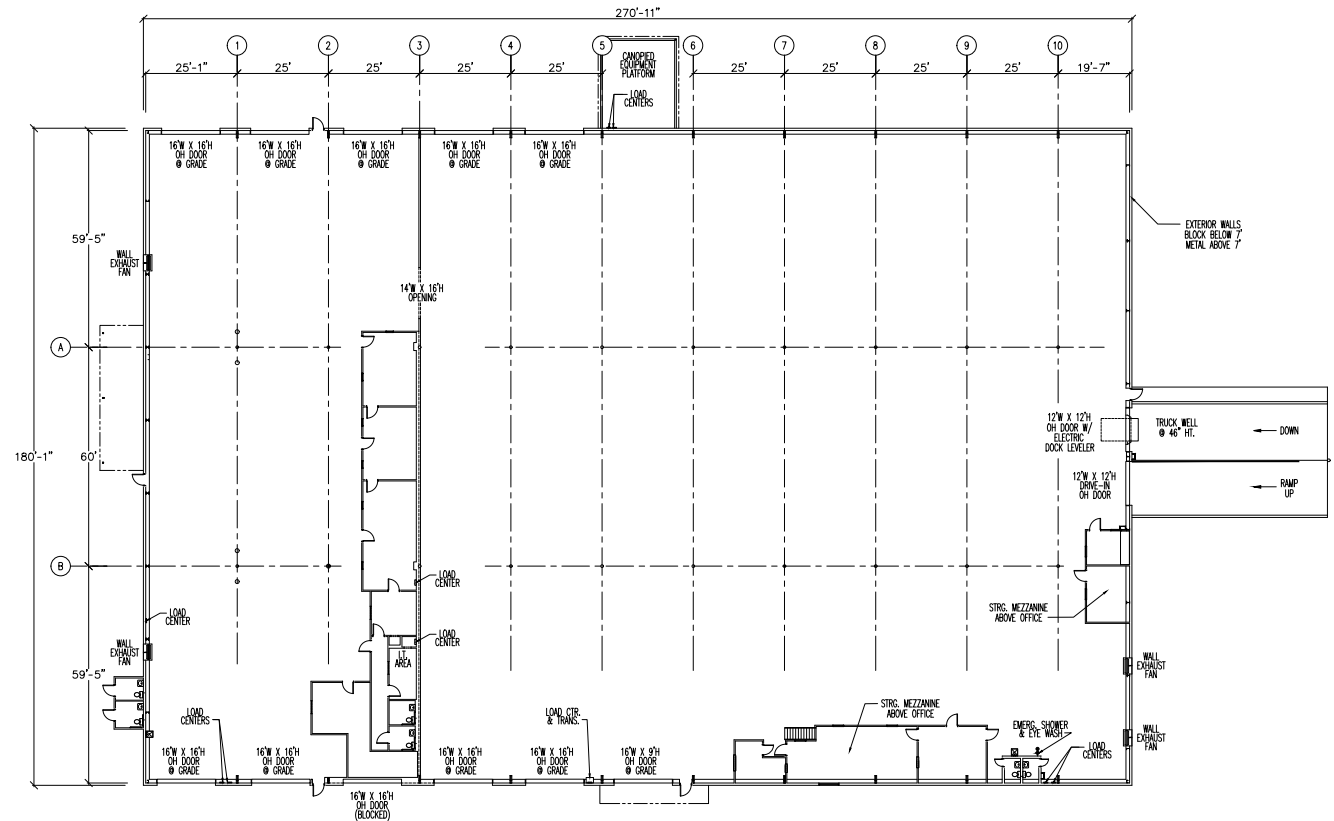
| | |
|---------------|---------------|
| Warehouse SF: | 50,479 SF |
| Office SF: | 0 SF |
| Loading: | 4 Grade-Level |
| Clear Height: | 27' |
| Sprinklers: | Wet Pipe |



37921 & 37925 VITALITY WAY | 48,910 SF

AVAILABLE JANUARY 1, 2026

| | |
|---------------|--|
| Warehouse SF: | 45,573 SF |
| Office SF: | 3,337 SF |
| Loading: | 10 Grade-Level 1 Ramp 1 Truck Well |
| Clear Height: | TBD |
| Sprinklers: | Wet Pipe |

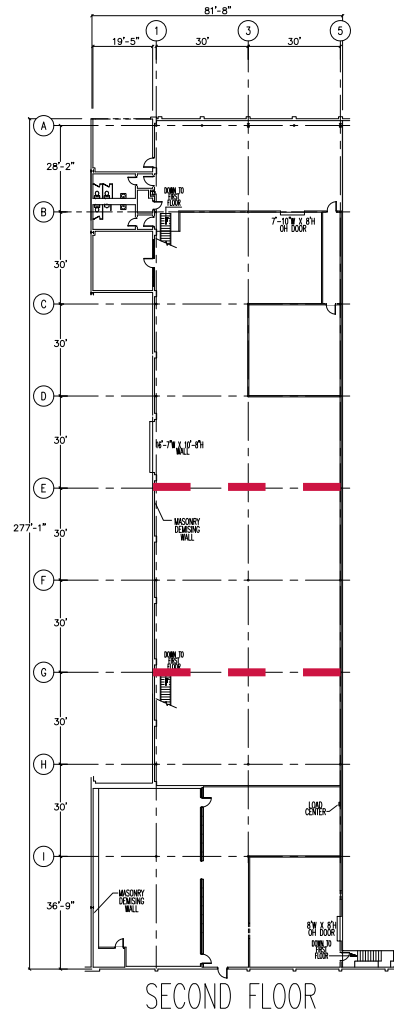


15026 RONNIE DR | 9,060 SF - 43,098 SF

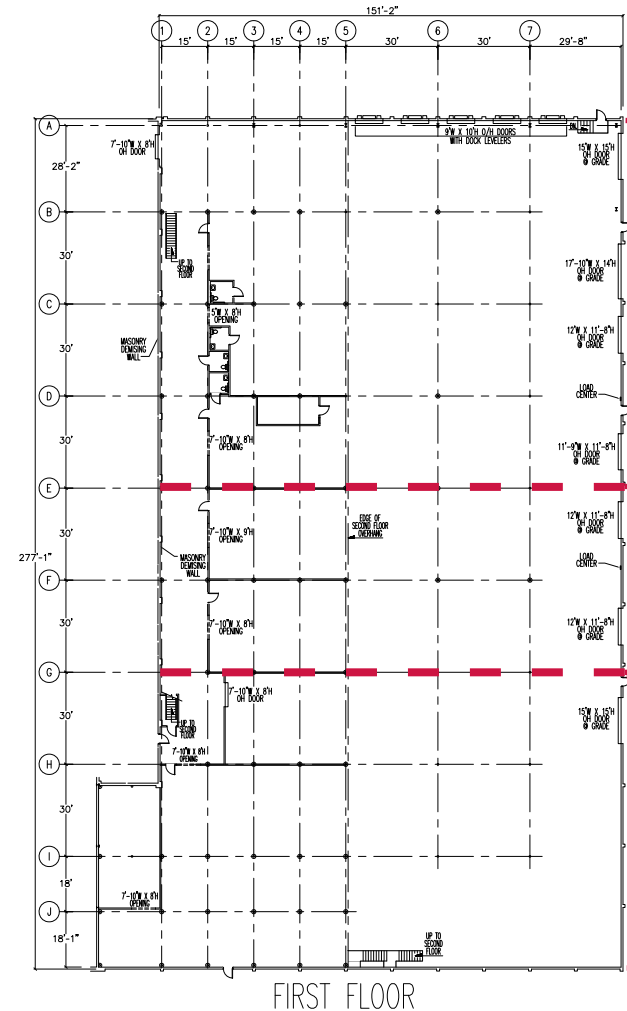
DIVISIBLE TO 9,060 SF | AVAILABLE NOW

| | |
|---------------|------------------------------|
| 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. |
| Sprinklers: | Wet Pipe |

*MEZZANINE SQUARE FOOTAGE NOT INCLUDED IN THE RENTAL RATE



19,404 SF MEZZANINE
(CLIMATE CONTROLLED)



43,098 SF

15026-A
17,818 SF

15026-B
9,060 SF

15026-C
16,220 SF

15000 DAWSON DR | 25,000 SF

AVAILABLE NOW

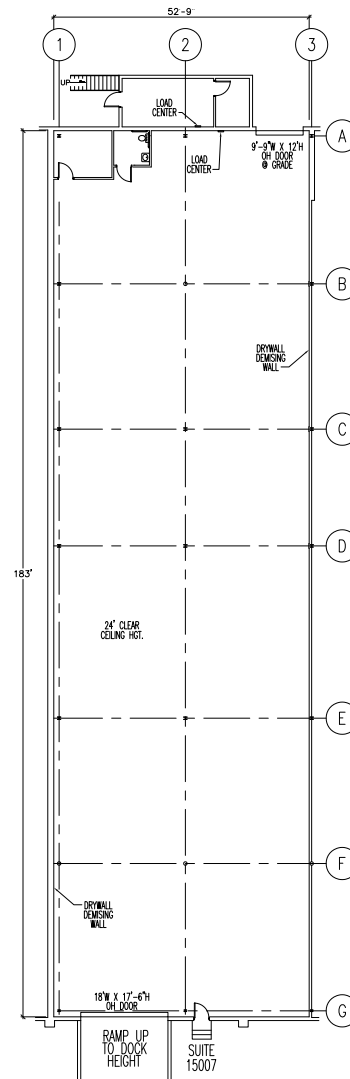


| | |
|---------------|----------------------------|
| Warehouse SF: | Concrete Lot |
| Loading: | Potential to Add Dock Well |

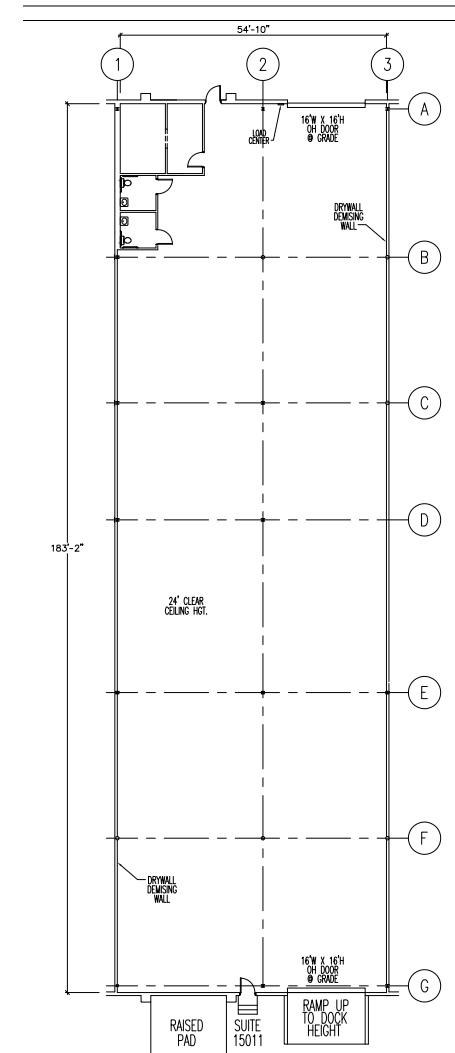
15007-15011 DAWSON DR | 20,227 SF

AVAILABLE NOW

| | |
|---------------|---|
| Warehouse SF: | 19,669 SF |
| Office SF: | 558 SF |
| Loading: | 2 Grade-Level 2 Ramps to Dock Height |
| Clear Height: | 24' |
| Sprinklers: | Wet Pipe |



SUITE 15007
9,898 SF

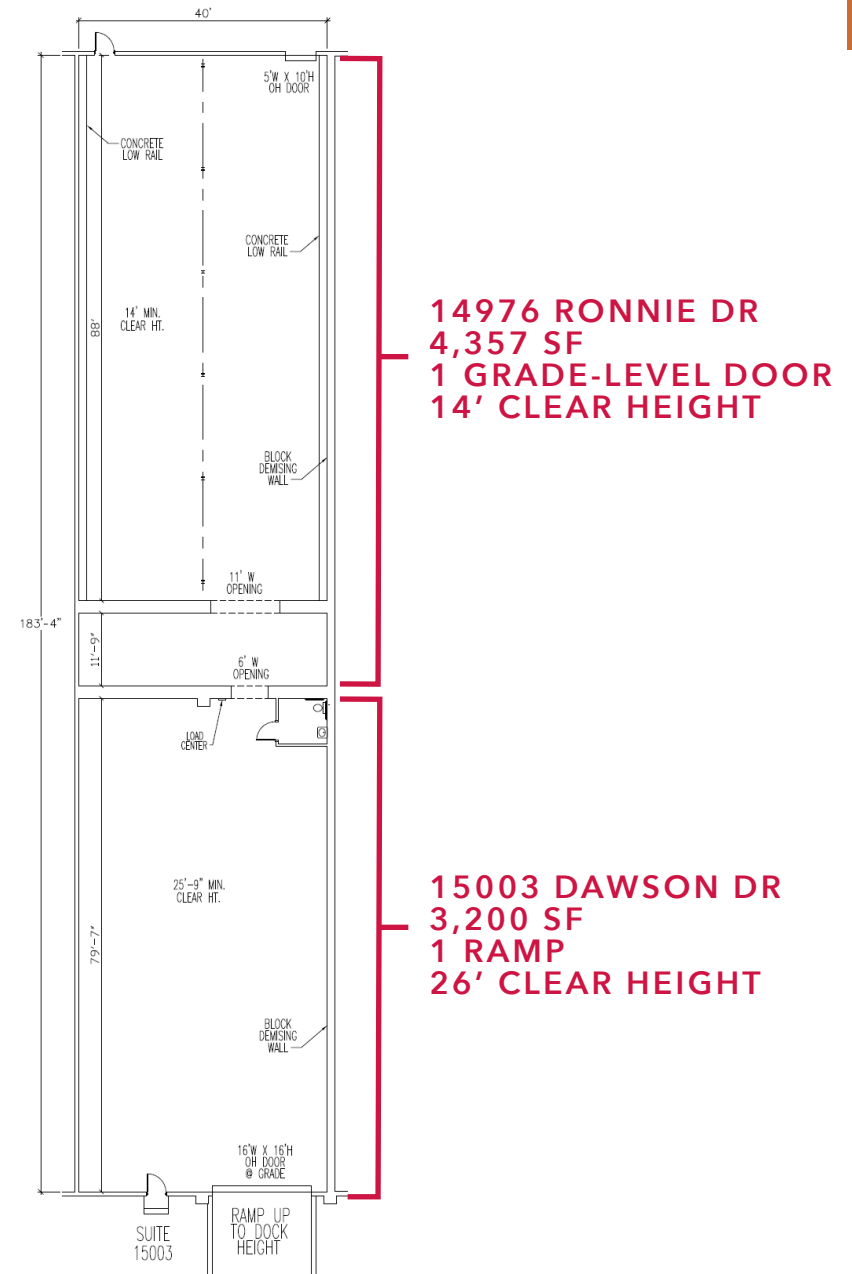


SUITE 15011
10,329 SF

15003 DAWSON DR | 7,557 SF

AVAILABLE NOW

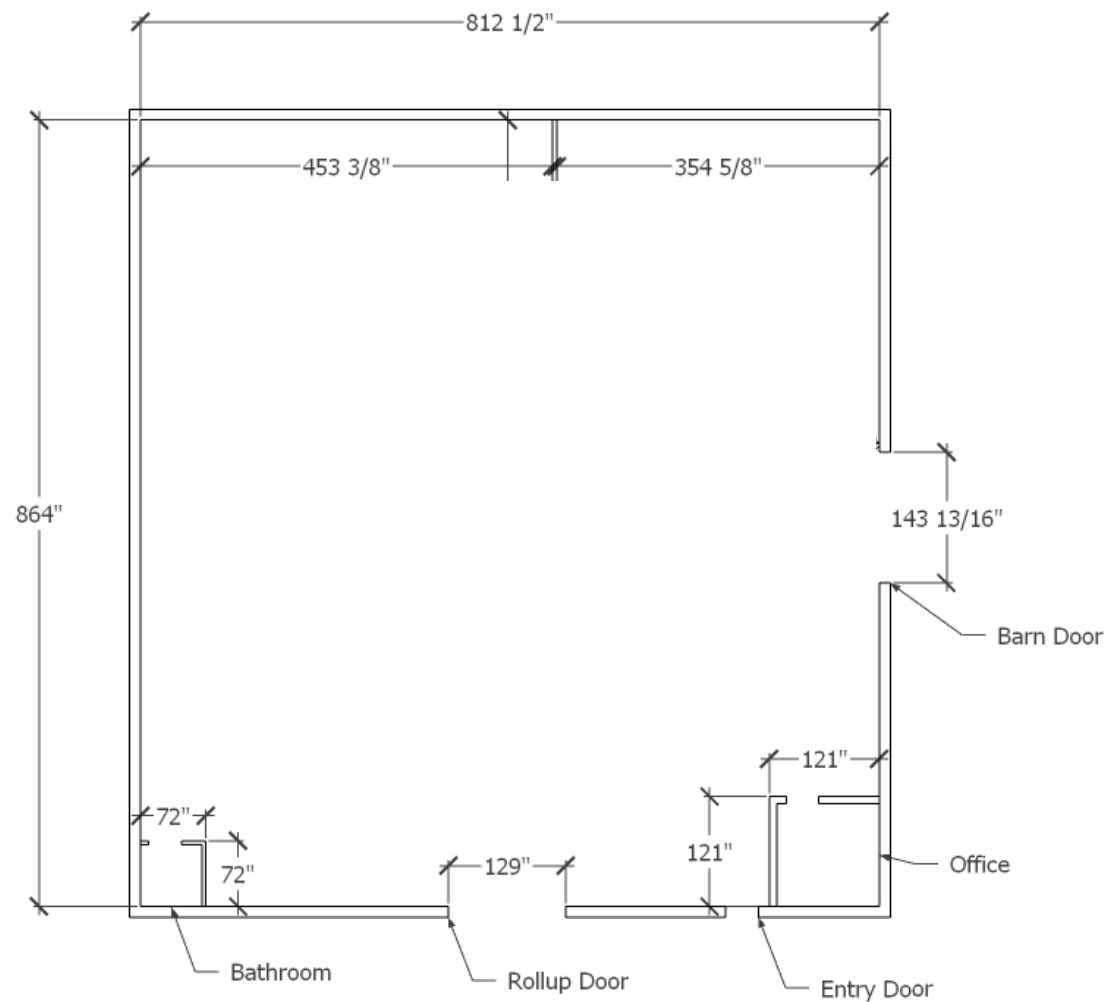
| | |
|---------------|-------------------------|
| Warehouse SF: | 7,557 SF |
| Office SF: | 0 SF |
| Loading: | 1 Ramp 1 Grade-Level |
| Clear Height: | 14'-26' |
| Sprinklers: | Wet Pipe |



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' |
| Sprinklers: | Wet Pipe |



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