



2227 Welbilt Boulevard | New Port Richey, FL 34653

Corporate Office / Flex Space

42,000 SF BUILDING FOR SALE

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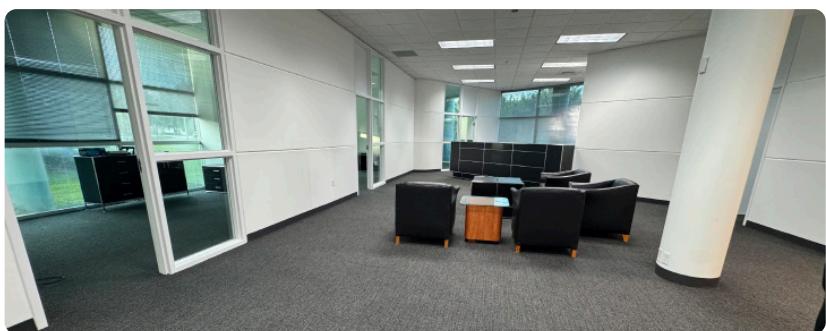
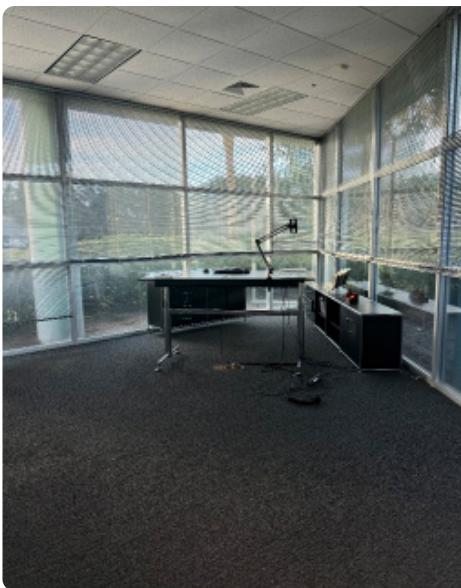
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# OFFERING

## Property Specifications

Address:	2227 Welbilt Blvd New Port Richey, FL 34653
Parcel ID:	26-26-16-0000-00100-0037
County:	Pasco
Use:	Office & Production
Available Space:	42,000± SF (30,000 SF Office   11,000 SF Production)
Parcel Size:	5.15 Acres
Year Built:	1999, with additions in 2001/2007 Renovation in 2018
Zoning:	MPUD
Utilities:	Electric - Duke Energy Florida Natural Gas - Clearwater Gas Water - Pasco County Utilities Wastewater - Pasco County Utilities 84 surface spaces
Parking: Price:	\$6,500,000



# EXECUTIVE SUMMARY

This versatile facility is well suited for corporate office and light manufacturing users, particularly within life sciences and food production operations. The property offers a high-quality office environment featuring a grand reception area, perimeter offices with abundant natural light, and large open workspaces. Multiple conference and huddle rooms support executive, administrative, and collaborative functions, while a dedicated executive conference room equipped with a projector and screen enhances corporate meetings and presentations.

The building also includes over 11,000 square feet of production space supported by significant utility infrastructure, including a diesel generator and uninterrupted power supply (UPS) backup, ideal for light manufacturing, processing, and regulated operations. Existing improvements include a walk-in freezer and walk-in refrigerator, making the space especially attractive for food production and temperature-controlled processes. The production area is further enhanced by floor drains and ventilation hoods to support life sciences and other specialized manufacturing uses. With 12-foot clear ceiling heights, a grade-level roll-up door, flexible production space, and a fully sprinklered design, the facility efficiently supports current operations while allowing for future expansion or additional production, lab, or R&D uses.

Locating your business in the Tampa Bay area offers a powerful mix of economic advantage and lifestyle appeal. The region boasts a growing, diverse talent pool, a pro-business climate with no state income tax, and lower operating costs compared to many major metros. With strong infrastructure, access to global markets through major airports and ports, and a high quality of life that attracts top talent, Tampa Bay is an ideal place for companies to start, scale, and thrive.



# LOCATION SUMMARY

The subject property is a 42,000± SF Office/Light Manufacturing Building built on 5.15± acres. The Property is in Trinity Commerce Park, which is located in the most southern portion of Pasco County, just across the Pinellas and Hillsborough County lines. This location provides easy access to significant roadways and transportation, a major University, a strong population and workforce. The area is full of endless entertainment (top-ranked beaches and year-round recreation, major sports teams, family communities with outstanding amenities, and parks and museums.)

- 28 miles to Tampa International Airport
- 16 miles to St. Pete-Clearwater International Airport
- 40 minutes to I-75
- 9 miles to Suncoast Parkway
- 35 miles to Port Tampa Bay
- 25 miles to University of South Florida

The Tampa Bay area offers several strong location benefits for businesses and organizations. The strategic geography provides easy access throughout Central Florida with logistics capabilities, and reliable digital infrastructure. The market offers a skilled and growing workforce with a diverse talent pipeline supported by major universities, research institutions, and in-migration of professionals

As one of the fastest-growing areas in the country, the region is characterized by strong economic momentum, driven by a diversified economy with strengths in finance, healthcare, technology, defense, logistics, and tourism.



## Workforce | 10 Miles



421,901

Population



2.80%

Population Growth  
2025-2030



46.1

Median Age

# BUILDING SPACE PLAN



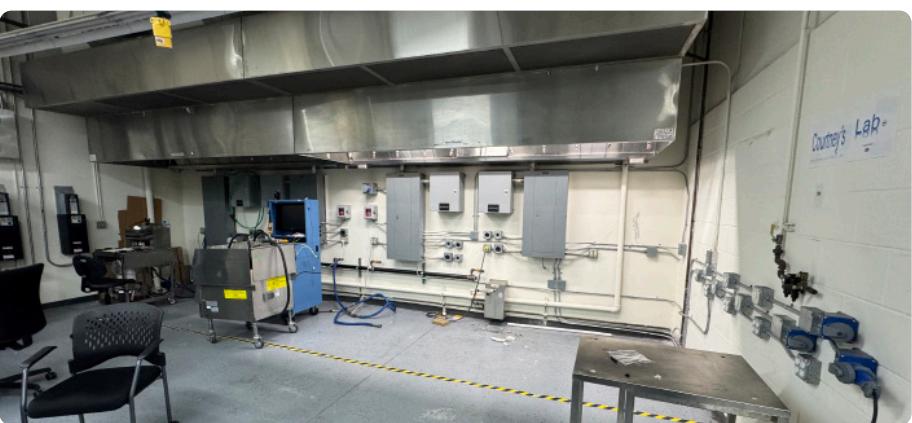
- Corporate campus setting with precast concrete building on 5.15 acres featuring mature trees and thoughtfully landscaped grounds
- Perimeter office design that fills interior spaces with natural light throughout the day
- Modern open-plan areas and huddle rooms that promote collaboration and maximize space efficiency
- Executive suite with an integrated conference room and a professional reception area for executive support
- Ceiling Height: 10' - 18' Office - Production



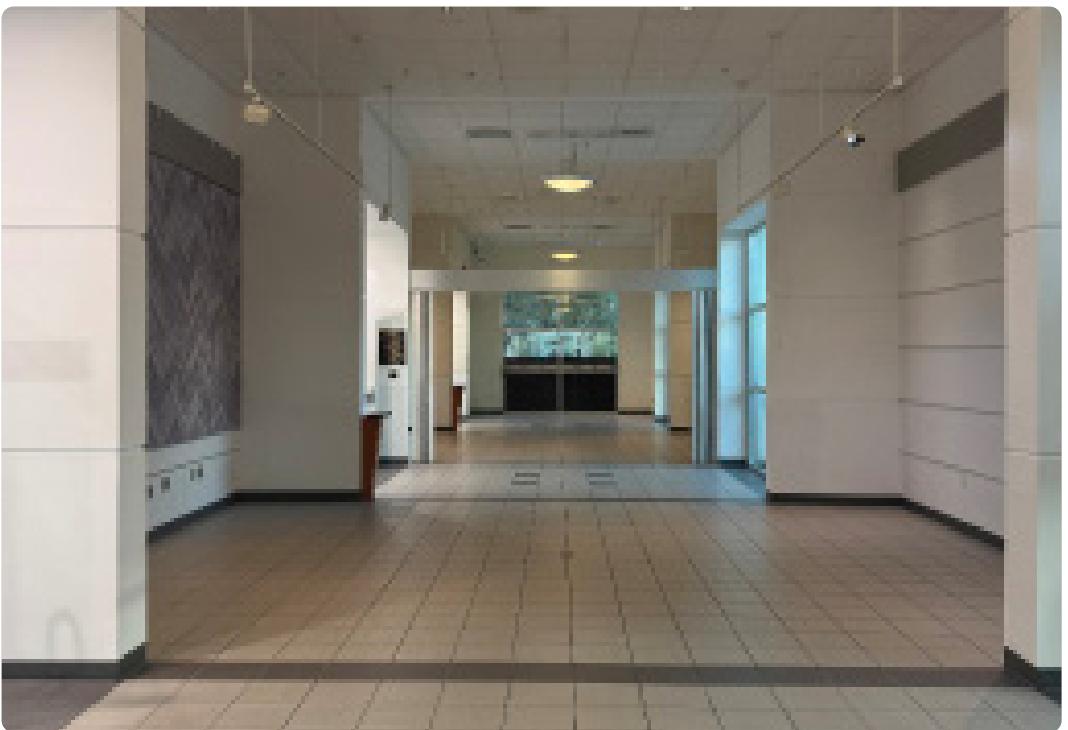
# HIGH-CAPACITY INFRASTRUCTURE



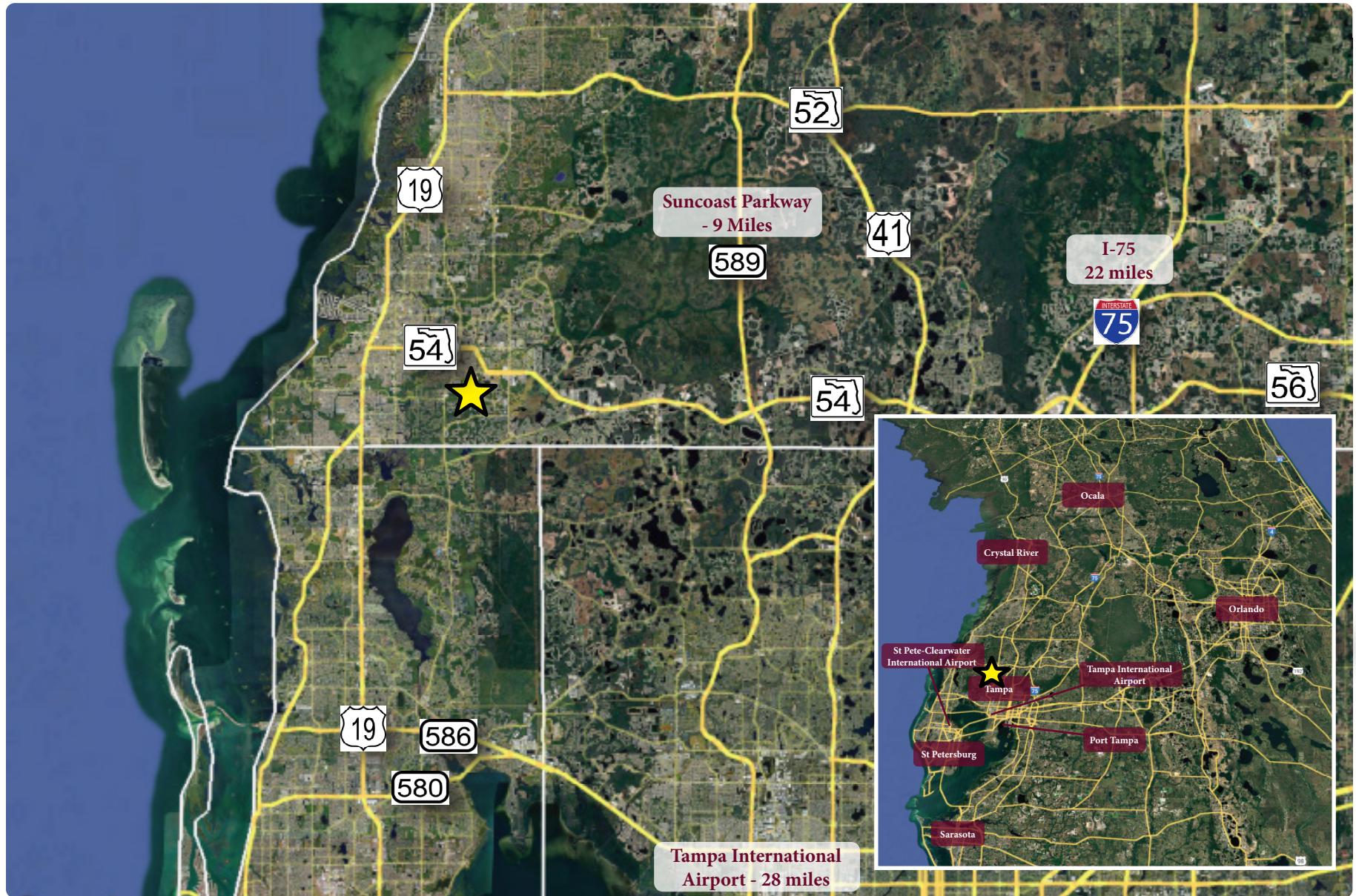
- Distinctive flex office environment ideal for companies combining headquarters functions with production capabilities
- Robust utility infrastructure, including 3MW of electric capacity, supported by backup generator to ensure seamless, uninterrupted operations
- Inviting open courtyard and well-appointed breakrooms that enhance employee comfort and workplace culture



## PROPERTY PHOTOS



# CORPORATE OFFICE / FLEX SPACE | TRINITY, FL



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