

# Office/Warehouse For Lease in West Pasco Industrial Park

11407 Challenger Ave., Odessa, FL 33556



JILL CARBONELLI, CCIM  
COMMERCIAL REAL ESTATE



## For Lease Office/Warehouse

- Located within the West Pasco Industrial Park off SR 54
- Total of 2,400± SF Office/Warehouse
- 1,008± SF of Office & 1,392± SF Warehouse (510± SF Air Conditioned)
- Wide Open Reception Area, Two Restrooms, and a Kitchen
- Ceiling Heights of 16'±-19'± and a 10' x 14' Overhead Door
- Freshly Painted and Brand New Carpeting in Office Space
- Four Parking Spaces

For More Information Contact:

**Jill Carbonelli, CCIM**

Sr. Broker Associate

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- For Lease: \$17 MG  
Tenant Pays Utilities

**Teamwork | Integrity | Passion | Excellence**

7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

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Reception Area



Office



Office - 2



Kitchen Area



Truck Well



Back Warehouse

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The subject property is situated within the West Pasco Industrial Park in Odessa, Florida 33556. This highly sought after location, is ideally located near the Suncoast Parkway to the east and US Highway 19 to the west, in Pasco County.

These condominiums rarely come available for lease. This property is a total of 2,400± SF Office/Warehouse. There is approximately 1,008± SF of office, wide open reception area, two restrooms, and a kitchen. There is approximately 1,392± SF of warehouse (510±SF air conditioned) with clear ceiling heights of 16'±-19'± and a 10' x 14' overhead door. There is a community truck well.

The building was built in 2005 and has been freshly painted with brand new carpeting installed in the office space. Shows wonderfully and is move-in ready!

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## DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	3,764	35,315	82,821
Avg. HH Income	\$162,327	\$140,476	\$126,866
Median Age	39.8	44.4	44.9
Total Households	1,816	14,218	33,657

## DEMOGRAPHICS BY DRIVE TIME

	5 MIN	10 MIN	15 MIN
Total Population	1,771	29,669	86,175
Avg. HH Income	\$143,955	\$138,230	\$118,775
Median Age	45.5	42.7	44.4
Total Households	870	11,688	35,018



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