



Trinity Oaks Business Center

8000-8012 Photonics Drive, Trinity, FL 34655

RENEE  LANDES

COMMERCIAL REAL ESTATE TEAM

**BERKSHIRE
HATHAWAY** | FLORIDA
HOMESERVICES | PROPERTIES
GROUP

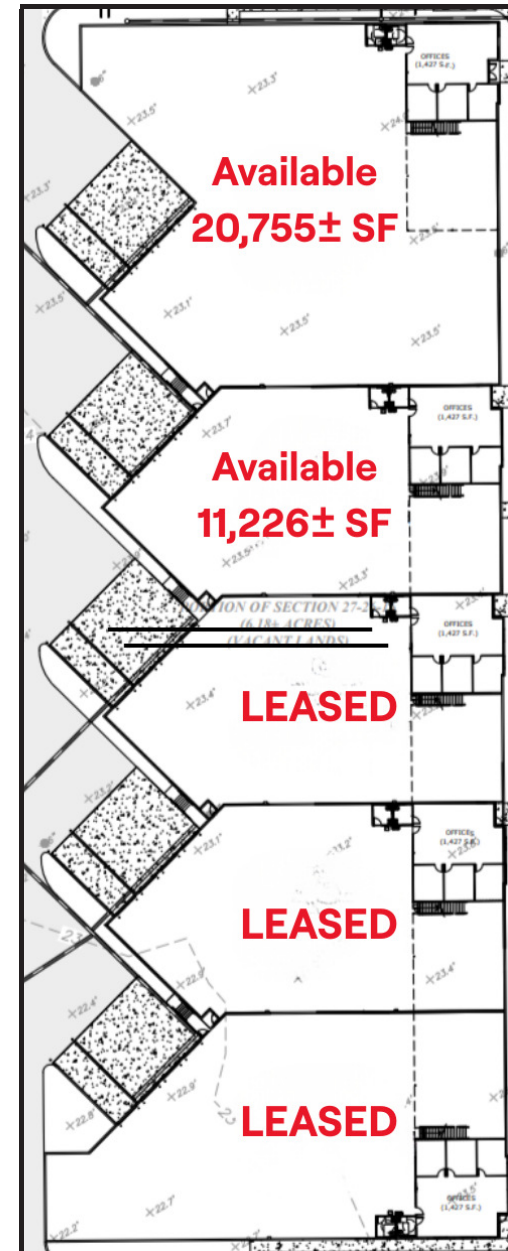
COMMERCIAL DIVISION

CLASS A SPACE FOR LEASE

Building Features

- 68,293± Total SF | 31,981± SF Available
- Up to 10% Office
- Rear-Load
- 15 Dock-High Doors (9'x10'±) and 5 Ramps
- 28' Clear Height
- ESFR Sprinkler System
- 55'x41' Column Spacing
- 6" Concrete Slab
- Electrical Conduits Stubbed up at Each Tenant Location for Future Power and Telecommunications Needs
- Each Tenant Entrance has a Canopy and 15'-6"x9'± Storefront Windows

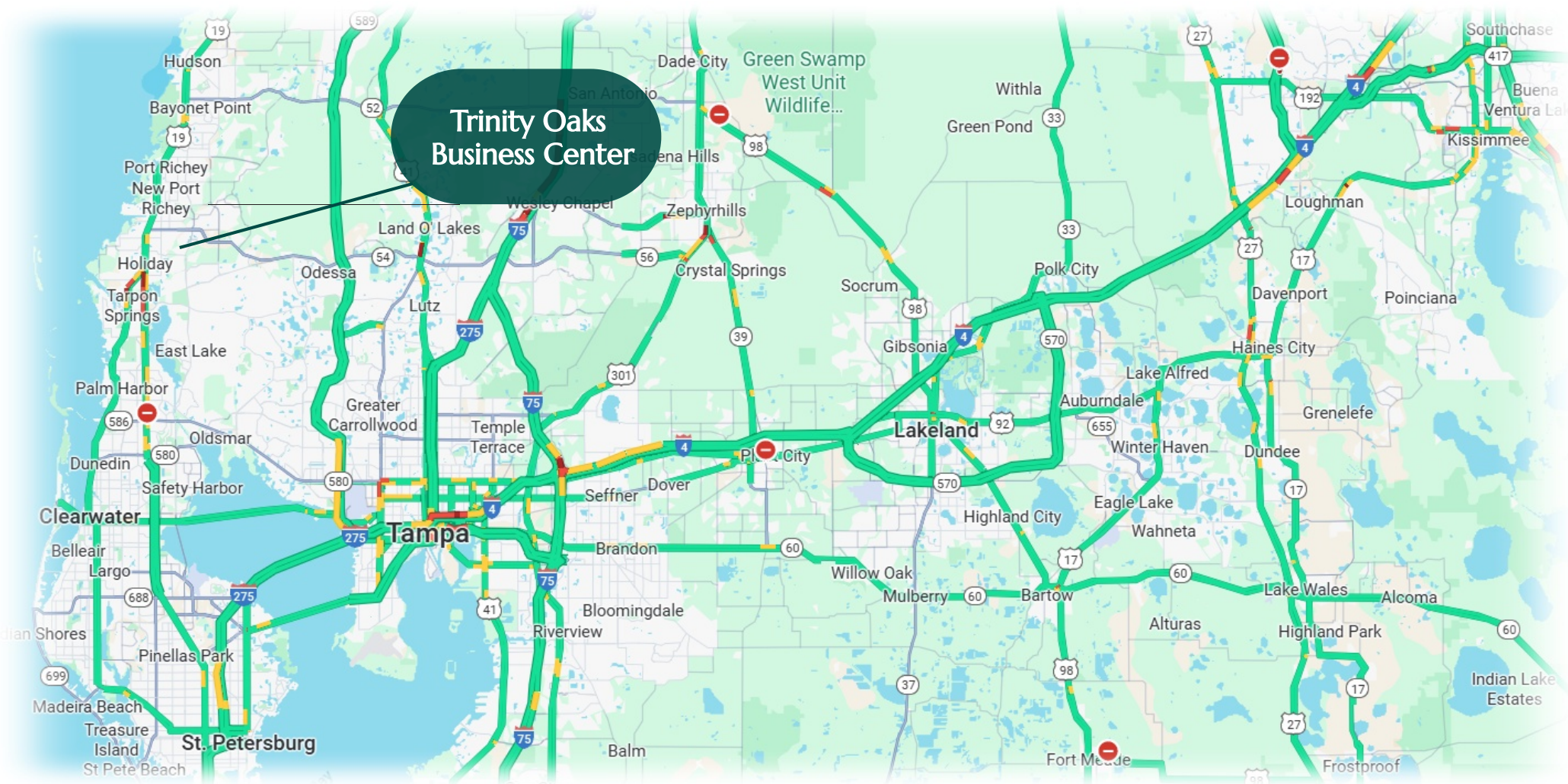
Trinity Oaks Business Center is a new development in the Trinity-Pasco County Market. The Class A Building is conveniently located on Photonics Drive, just south of State Road 54.



**31,981± SF
AVAILABLE**

Property Location

Trinity Oaks
Business Center



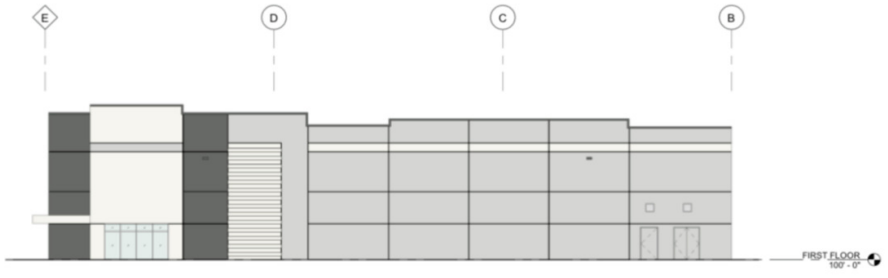
CLASS A SPACE FOR LEASE

Market Aerial



Property Elevation

of 1

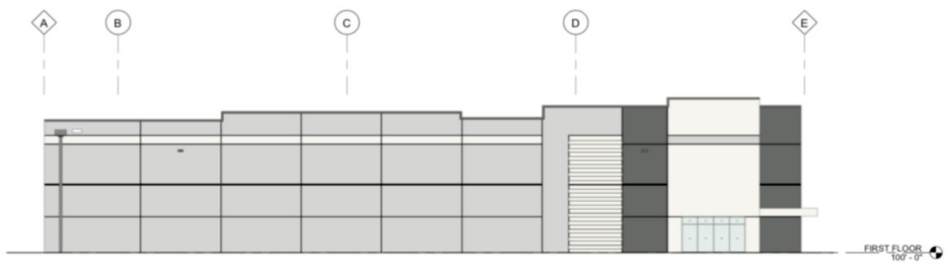


1 OVERALL ELEVATION - NORTH - COLOR
AS.3.3 1/16" = 1'-0"

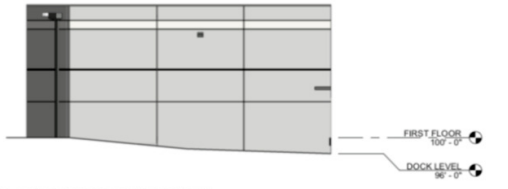
| ELEVATION COLOR LEGEND | |
|--|--|
| ALL MANUFACTURERS LISTED BELOW ARE A BASIS OF DESIGN. ALTERNATE MANUFACTURER AND COLORS WILL BE ACCEPTED IF APPROVED BY OWNER AND ARCHITECT. | |
| | PAINTED CONCRETE WALL PANEL SHERWIN WILLIAMS SR 7064 - PASSIVE (RGB 233204221) |
| | PAINTED CONCRETE WALL PANEL SHERWIN WILLIAMS SR 7068 GRIZZLE GRAY (RGB 99101198) |
| | PAINTED CONCRETE WALL PANEL SHERWIN WILLIAMS SR 7002 PURE WHITE (RGB 237236236) |



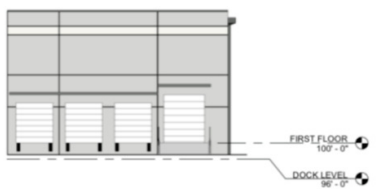
2 OVERALL ELEVATION - EAST - COLOR
AS.3.3 1/16" = 1'-0"



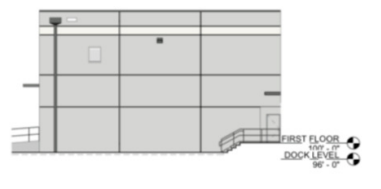
3 OVERALL ELEVATION - SOUTH - COLOR
AS.3.3 1/16" = 1'-0"



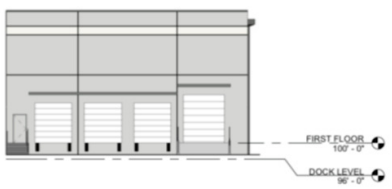
4 EXTERIOR ELEVATION
AS.3.3 1/16" = 1'-0"



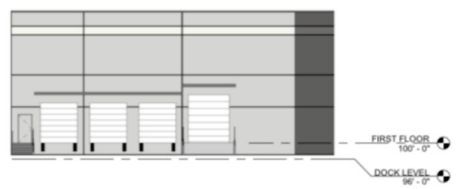
5 EXTERIOR ELEVATION - DOCK WALL - COLOR
AS.3.3 1/16" = 1'-0"



6 EXTERIOR ELEVATION WITH STAIR
AS.3.3 1/16" = 1'-0"



7 EXTERIOR ELEVATION - TYPICAL DOCK WALL WITH STAIR - COLOR
AS.3.3 1/16" = 1'-0"



8 EXTERIOR ELEVATION - SOUTH DOCK WALL - COLOR
AS.3.3 1/16" = 1'-0"

Executive Summary

Trinity Oaks Business Center introduces a premier opportunity in the heart of the Trinity-Pasco County market, strategically located just south of State Road 54 on Photonics Drive. Delivering Class A industrial space with modern design and operational efficiency, this new development is designed to meet the needs of today's logistics, distribution, and light manufacturing users.

The project totals 68,293± SF with 2 units available - 11,226± SF and 20,755± SF for a total of 31,981± SF, offering flexible flexible configurations and the ability to accommodate up to 10% office buildout. Each space is designed for functionality, featuring rear-load access. Each unit has 3 dock high doors and 1 ramp, 28' clear ceiling height, 55'x41' column spacing, and a 6" concrete slab to support heavy industrial use. There are electrical conduits stubbed up at each tenant location for future power and telecommunications needs as well as each tenant entrance has a canopy and 15'-6"x9' storefront windows. The building is equipped with an ESFR sprinkler system, ensuring safety, efficiency, and long-term performance.

Positioned in one of Pasco County's fastest-growing business corridors, Trinity Oaks Business Center offers excellent accessibility to major transportation routes including the State Road 54, Suncoast Parkway, U.S. 19, and I-75, connecting tenants to the entire Tampa Bay region and beyond. The surrounding area boasts strong demographics, an established commercial base, and proximity to retail, dining, and residential communities, providing an ideal environment for both workforce and business operations.

For leasing opportunities and additional information, contact:

Renee' Landes, CCIM, ALC

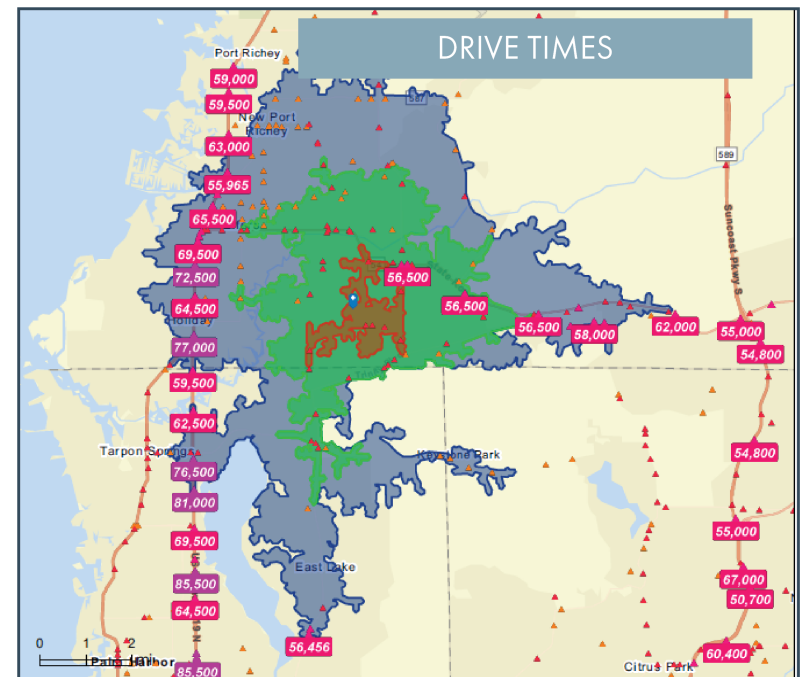
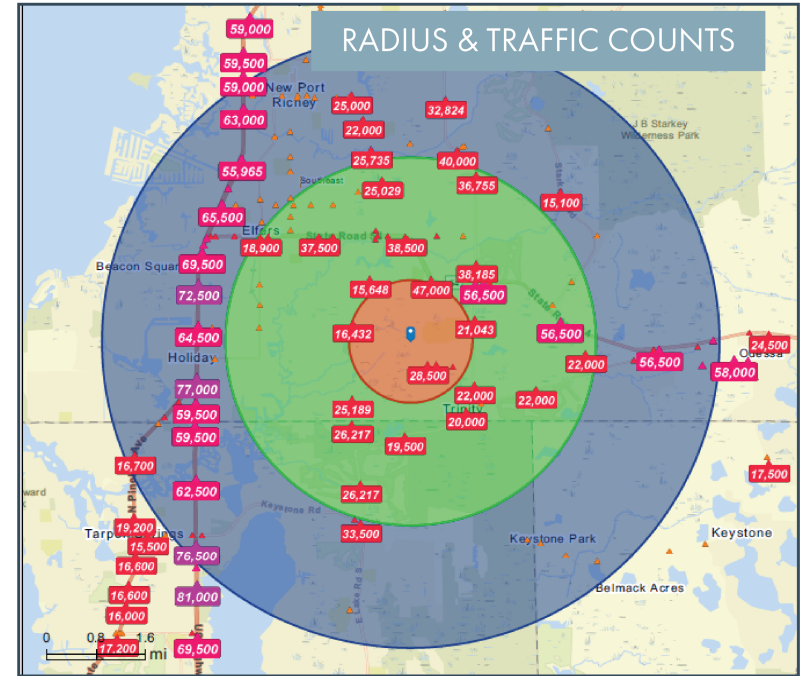
Berkshire Hathaway Commercial

Renee@ReneeLandes.com | (727) 460-4901

Demographics

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-----------------------|-----------|-----------|----------|
| 2030 Projection | 9,973 | 64,641 | 164,697 |
| 2025 Population | 9,050 | 59,869 | 153,036 |
| 2025-2030 Annual Rate | 1.96% | 1.55% | 1.48% |
| 2020-2025 Annual Rate | 2.48% | .66% | .53% |
| 2010-2020 Annual Rate | .68% | 1.01% | 1.32% |
| 2025 Median Age | 42.1 | 45.5 | 47.7 |
| HOUSEHOLDS | | | |
| 2030 Projection | 4,025 | 26,873 | 71,772 |
| 2025 Households | 3,611 | 24,661 | 66,194 |
| 2020 Households | 3,116 | 23,361 | 63,177 |
| 2010 Households | 2,946 | 21,514 | 56,333 |
| 2025 Avg. HH Income | \$118,971 | \$101,694 | \$96,577 |

| POPULATION | 5-MINUTE | 10-MINUTE | 15-MINUTE |
|-----------------------|-----------|-----------|-----------|
| 2030 Projection | 3,460 | 43,702 | 142,111 |
| 2025 Population | 3,120 | 40,469 | 132,994 |
| 2025-2030 Annual Rate | 2.09% | 1.55% | 1.33% |
| 2020-2025 Annual Rate | -0.18% | 0.77% | .56% |
| 2010-2020 Annual Rate | 0.99% | 1.14% | 1.20% |
| 2025 Median Age | 41.3 | 45.1 | 47.2 |
| HOUSEHOLDS | | | |
| 2030 Projection | 1,203 | 17,820 | 61,704 |
| 2025 Households | 1,070 | 16,337 | 57,256 |
| 2020 Households | 1,077 | 15,353 | 54,582 |
| 2010 Households | 985 | 14,042 | 48,985 |
| 2025 Avg. HH Income | \$116,081 | \$105,765 | \$98,060 |



Contact:



Renee' Landes, CCIM, ALC

Renee@ReneeLandes.com

(727) 460-4901

RENEE'  LANDES

COMMERCIAL REAL ESTATE TEAM

**BERKSHIRE
HATHAWAY** | FLORIDA
HOMESERVICES | PROPERTIES
GROUP

COMMERCIAL DIVISION

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers, please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2025 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.