



Trinity Oaks Business Center

8000-8012 Photonics Drive, Trinity, FL 34655

RENEE  LANDES

COMMERCIAL REAL ESTATE TEAM

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

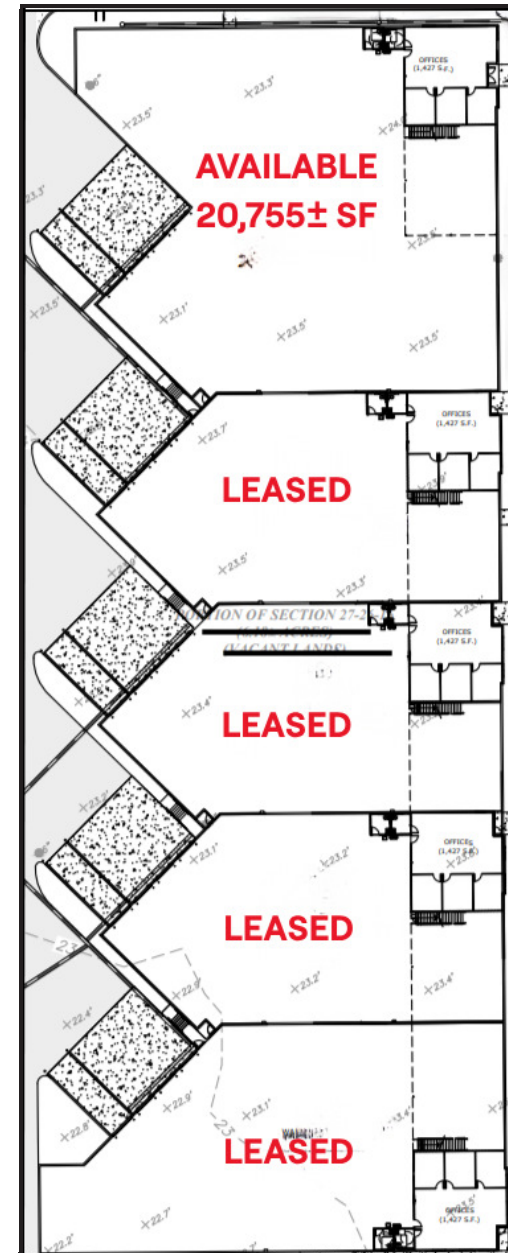
COMMERCIAL DIVISION

CLASS A SPACE FOR LEASE

Building Features

- 68,293± Total SF | Last Unit Available: 20,755± SF
- 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

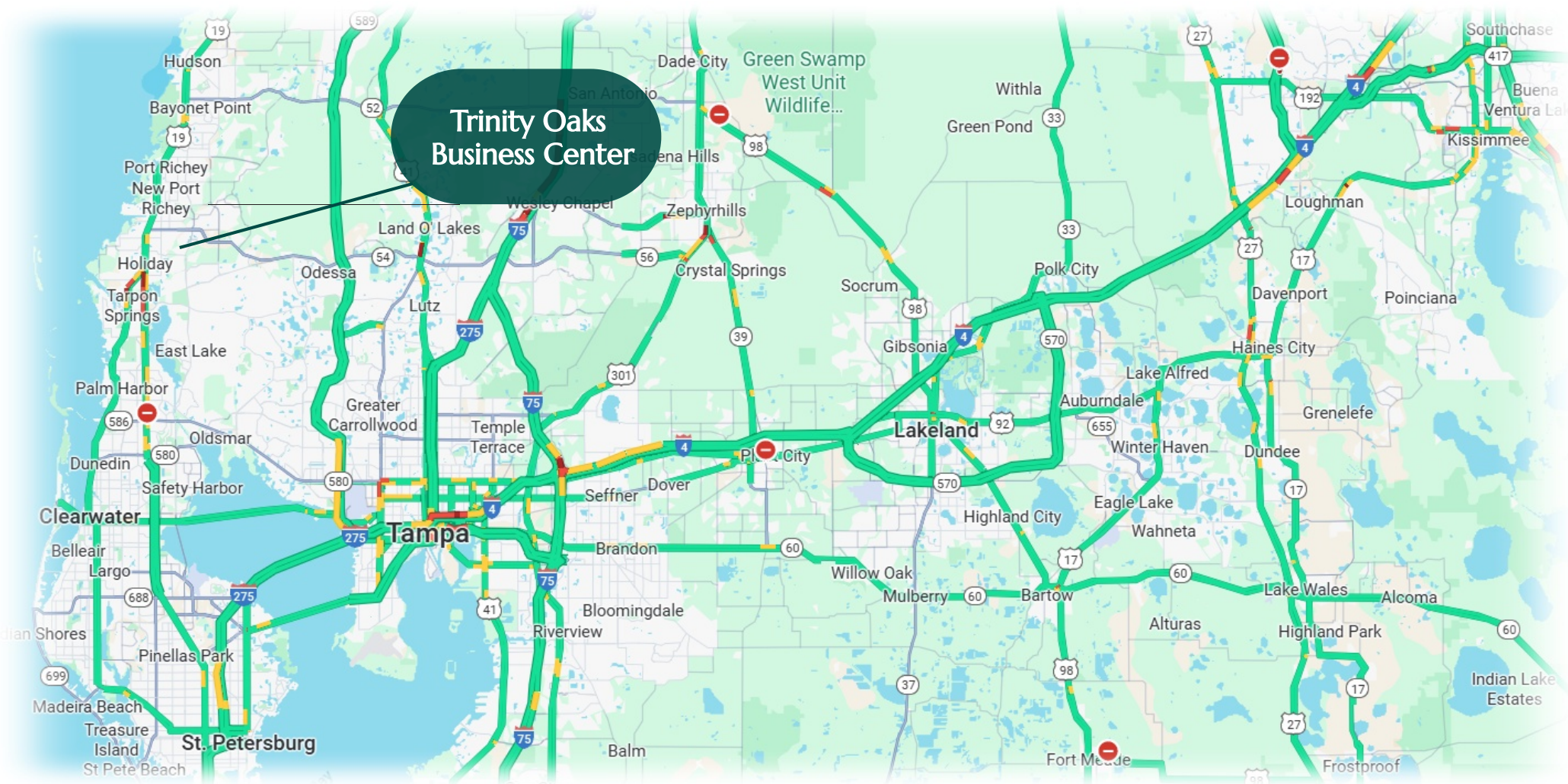
Trinity Oaks Business Center is a new development in the Trinity-Pasco County Market. The Class A Building is conveniently located on Photonics Drive, just south of State Road 54.



20,755± SF
AVAILABLE

Property Location

Trinity Oaks
Business Center



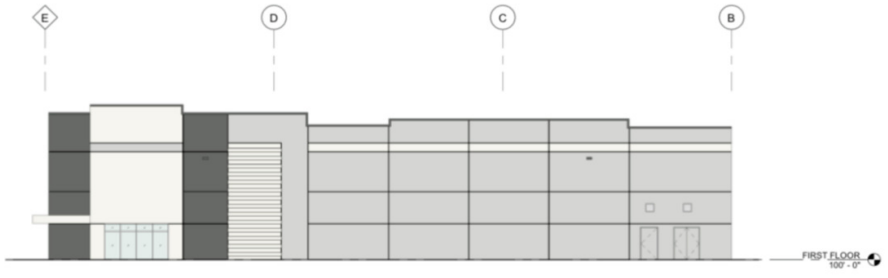
CLASS A SPACE FOR LEASE

Market Aerial



Property Elevation

of 1

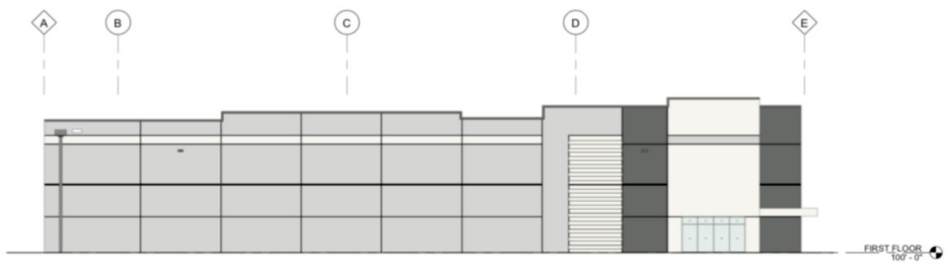


1 OVERALL ELEVATION - NORTH - COLOR
AS.3.3 1/16" = 1'-0"

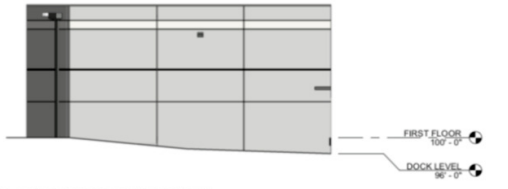
ELEVATION COLOR LEGEND	
ALL MANUFACTURERS LISTED BELOW ARE A BASIS OF DESIGN. ALTERNATE MANUFACTURER AND COLORS WILL BE ACCEPTED IF APPROVED BY OWNER AND ARCHITECT.	
	PAINTED CONCRETE WALL PANEL SHERWIN WILLIAMS SR 7064 - PASSIVE (RGB 233204221)
	PAINTED CONCRETE WALL PANEL SHERWIN WILLIAMS SR 7068 GRIZZLE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



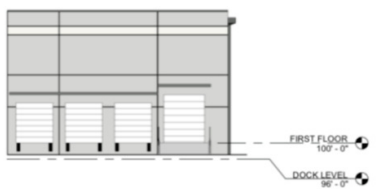
2 OVERALL ELEVATION - EAST - COLOR
AS.3.3 1/16" = 1'-0"



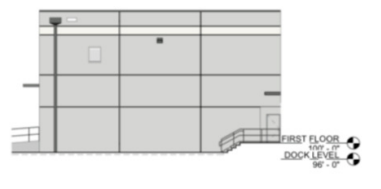
3 OVERALL ELEVATION - SOUTH - COLOR
AS.3.3 1/16" = 1'-0"



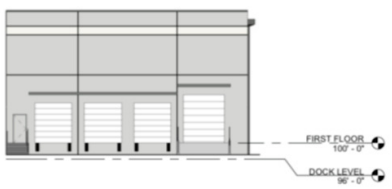
4 EXTERIOR ELEVATION
AS.3.3 1/16" = 1'-0"



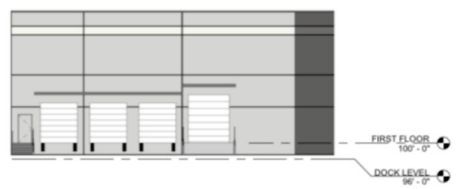
5 EXTERIOR ELEVATION - DOCK WALL - COLOR
AS.3.3 1/16" = 1'-0"



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 only one unit left available - 20,755± SF, offering flexible configurations and the ability to accommodate up to 10% office buildout. The space is designed for functionality, featuring rear-load access. The 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

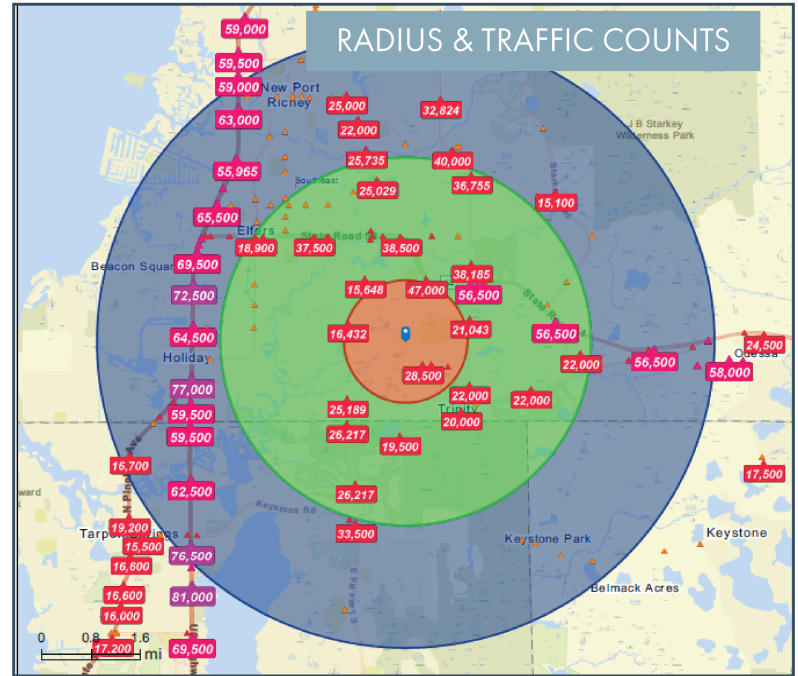
Berkshire Hathaway Commercial

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

Demographics

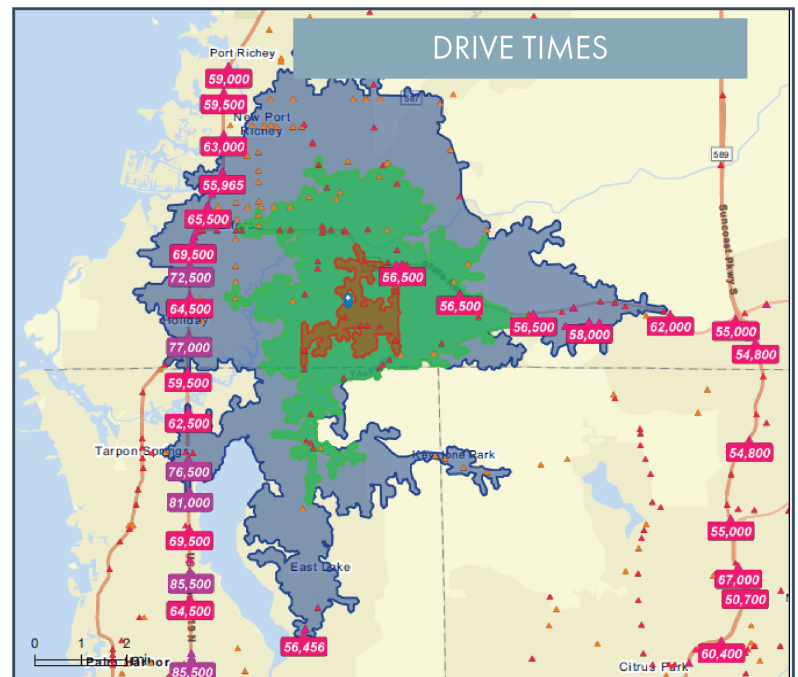
POPULATION	1-MILE	3-MILE	5-MILE
2030 Projection	9,973	64,641	164,697
2025 Population	9,050	59,869	153,036
2025-2030 Annual Rate	1.96%	1.55%	1.48%
2020-2025 Annual Rate	2.48%	.66%	.53%
2010-2020 Annual Rate	.68%	1.01%	1.32%
2025 Median Age	42.1	45.5	47.7

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
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	5-MINUTE	10-MINUTE	15-MINUTE
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.