



FOR LEASE

- ±5,400 SF fully air-conditioned flex/warehouse facility positioned along highly traveled State Road 54 in Odessa
- Strategically located convenient to the Suncoast Parkway, providing access throughout the rapidly expanding Tampa Bay market and surrounding Pasco/Hillsborough County areas.
- Features approximately ±2,200 SF of beautifully finished office/showroom space for retail customers or to support daily operations, including polished concrete floors, two private restrooms, and a mezzanine level ideal for additional office workspace or storage.
- The ±3,200 SF warehouse component offers a clear-span layout with two 10' x 12' grade-level overhead doors
- Excellent ingress and egress with convenient median cuts serving both eastbound and westbound SR 54 traffic
- Property is move-in ready and available for immediate occupancy

13224 State Road 54 | Odessa, FL 33556

Lease Rate | \$18.00 per SF | NNN

5,400 SF Flex Warehouse

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**COMMERCIAL ASSET
PARTNERS**

PROPERTY FEATURES

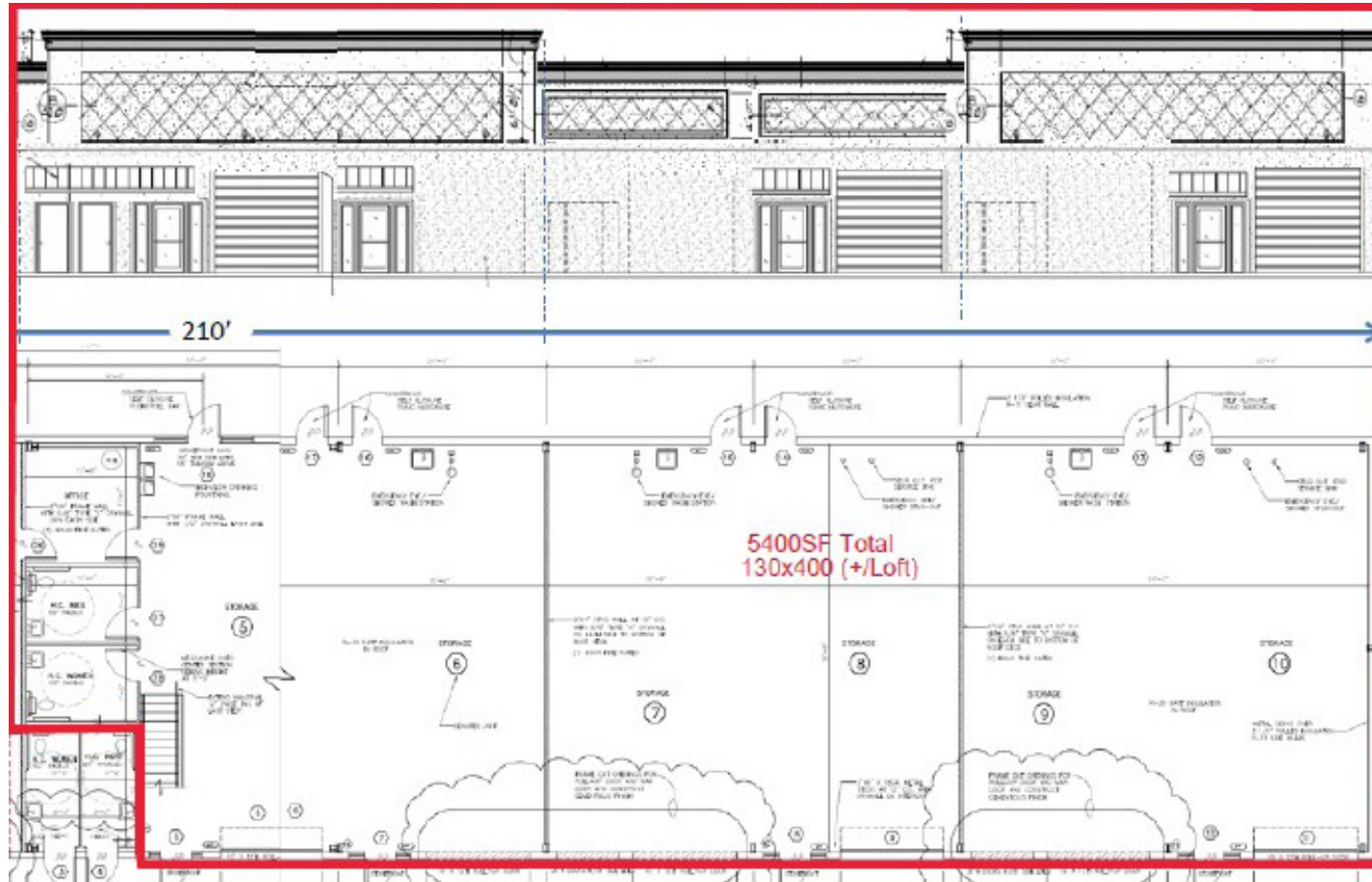


- Strong SR 54 presence with excellent exposure for businesses that benefit from customer visibility
- Clean, professional showroom setting that presents well for customers, employees, and vendors
- Flexible layout supports a wide range of users, including contractors, suppliers, service businesses, showroom/ distribution, and light industrial operations





SPACE PLAN | 5,400 SF



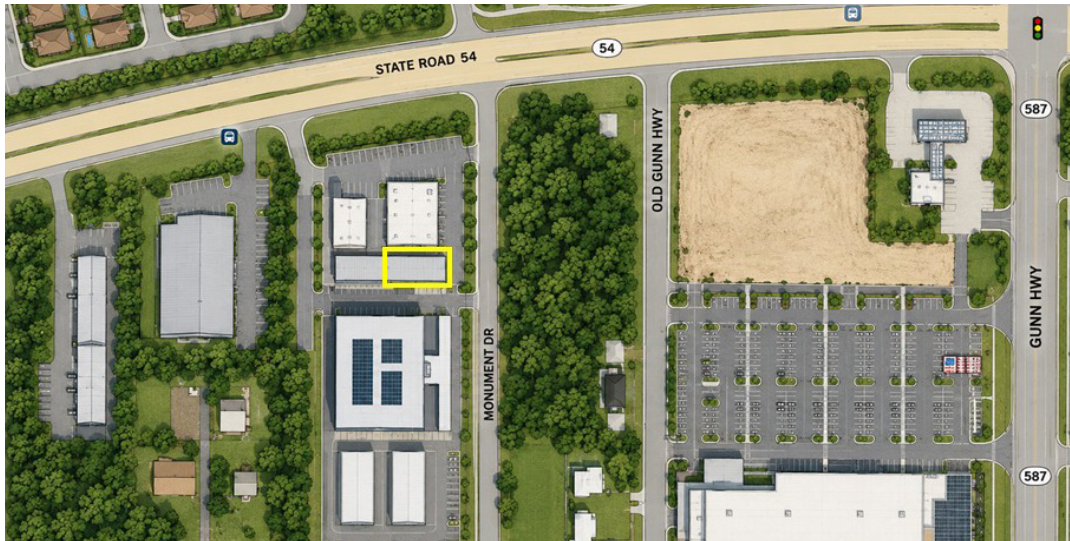
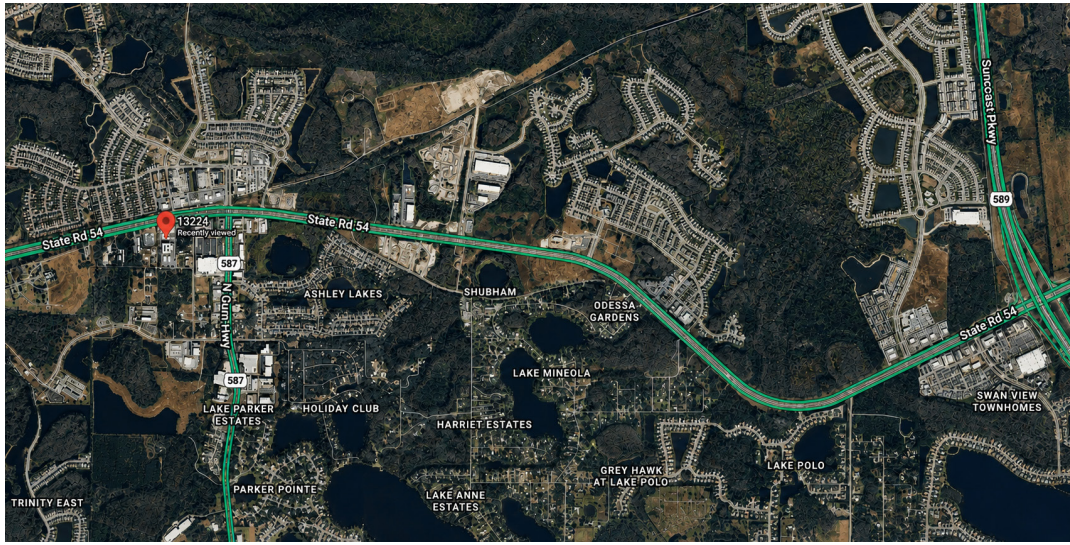
WAREHOUSE LAYOUT



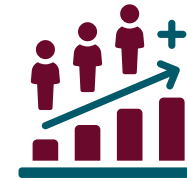


COMMERCIAL ASSET PARTNERS

AREA MAP



DEMOGRAPHICS



4.4%

Population Growth



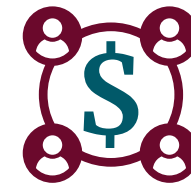
73,748

Population



42.7

Average Age



\$143,757

Average HH Income

TRINITY PROFESSIONAL

