



22,000 ±
Cars/Day

Dade City Warehouse & IOS Site - For Lease

15439 U.S. 301, Dade City, Florida 33523

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PROPERTY SUMMARY



Offering Summary

Lease Rate:	Contact for Pricing
Building Size:	33,608 SF
Yard Size:	5+ Acres for IOS
Zoning:	I1
Traffic Count:	22,000 ± Cars/Day (U.S. Hwy 301)
City:	Dade City
County:	Pasco
State:	Florida

Property Overview

This offering features a 33,608-square-foot total warehouse available for full-building lease, constructed with a durable concrete block primary structure and a functional metal workshop addition. The facility is highly accessible and operationally versatile, equipped with multiple grade-level doors, 3-Phase electrical power throughout, and a clear-span warehouse layout that accommodates a wide range of uses permitted under flexible I-1 zoning. The entire property is enclosed by a fully fenced perimeter with secured access.

Additionally, the site includes over 5 acres of stabilized Industrial Outdoor Storage (IOS) land featuring direct US-301 frontage and access, which can be leased together with the facility or separately from the warehouse building.

Flexible I-1 Light Industrial zoning: wide range of uses including 3PL, freight brokerage, and supply chain operations.

Strategic US-301 corridor location: with direct highway frontage, linking Tampa, Lakeland, and Ocala — perfect for regional distribution and multi-market logistics networks

Warehouse and IOS yard: can be leased separately or together, offering flexibility

For qualified long-term tenants: Owner willing to negotiate tenant buildout of warehouse/IOS

*The adjacent 1.85 acre lot to the west is also available. Please refer to page 7 for more details. Contact the advisors for additional information.



Property Highlights

Building Specifications:

- 33,608 SF Total: 19,475 SF concrete block main structure + 14,133 SF metal addition
- Loading & Power: Multiple grade-level doors with heavy vehicle access; 3-Phase power
- Security: Fully fenced and secured perimeter
- Bonus Asset: On-site roof truss manufacturing equipment available

Site Specifications:

- 7.68 Total Acres
- 5+ Acres IOS: Stabilized, fully fenced, and secured outdoor yard
- US-301 high-visibility access
- Zoning: I-1 Light Industrial (main) + C-2 General Commercial (adjacent 1.85 ac)
- Flexibility: Yard is separately usable/leasable from the warehouse
- Ideal Uses: Fleet, container, equipment, or materials storage
- Layout: Clear-span open floor plan adaptable for diverse industrial uses

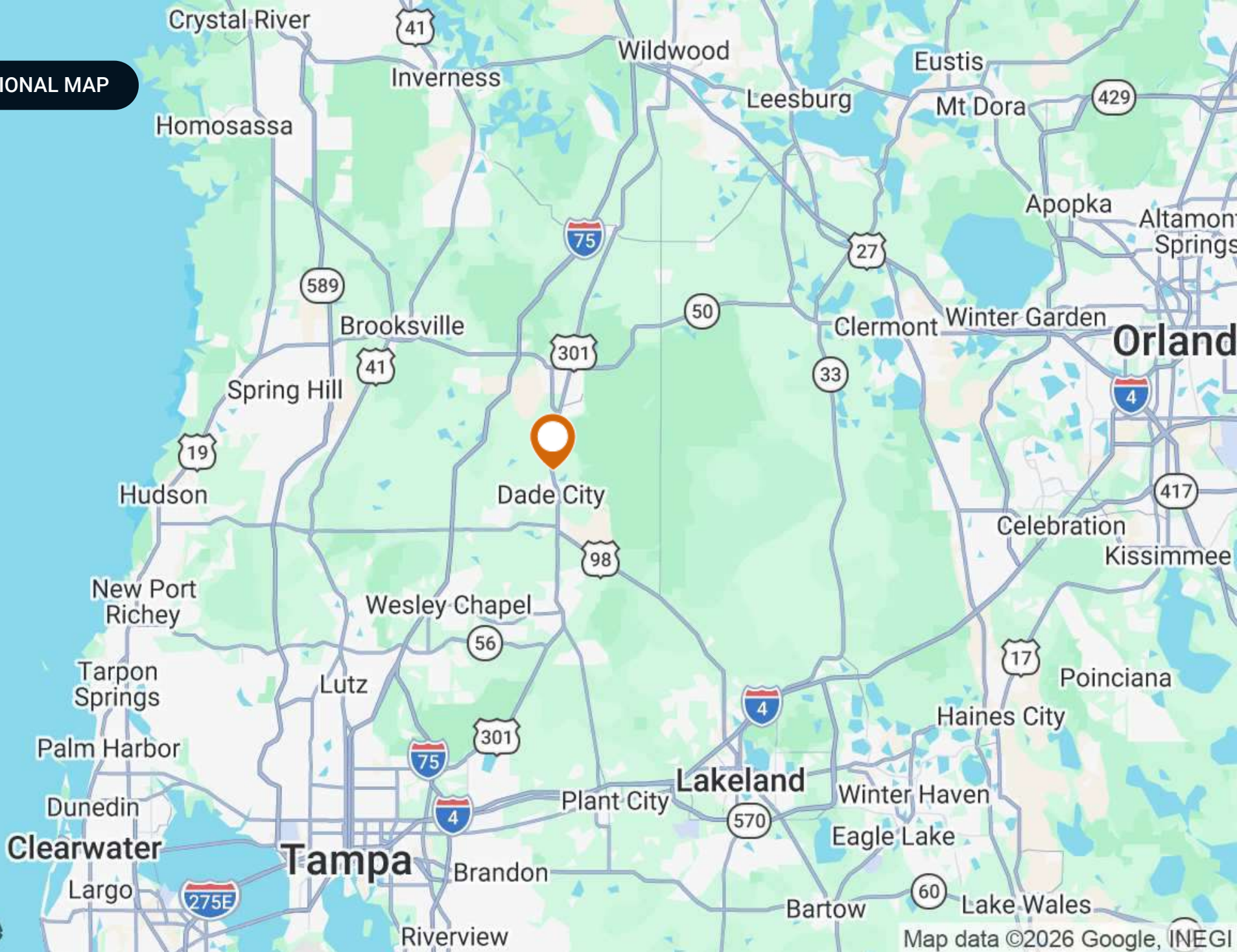


Location Description

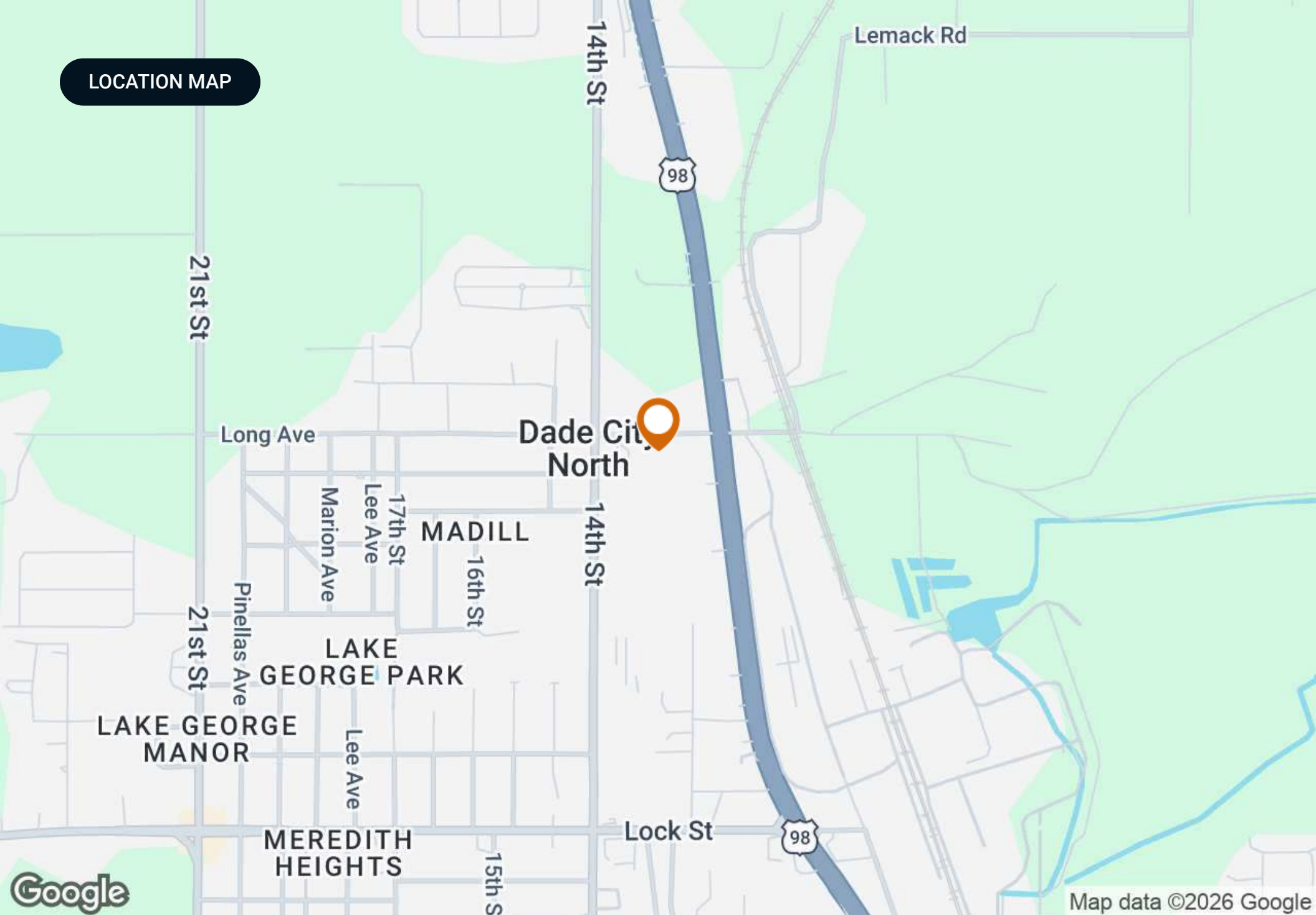
This property sits directly on US Highway 301, one of Florida's most strategically significant north-south industrial arteries. The corridor links the Tampa metro to Lakeland, Ocala, and beyond – placing tenants and owners within reach of three major Florida distribution hubs from a single location.

The Pasco County/I-75 industrial corridor is one of Florida's fastest-growing industrial submarkets, driven by population growth, supply chain reshoring, and scarce new inventory north of Tampa.

REGIONAL MAP



LOCATION MAP

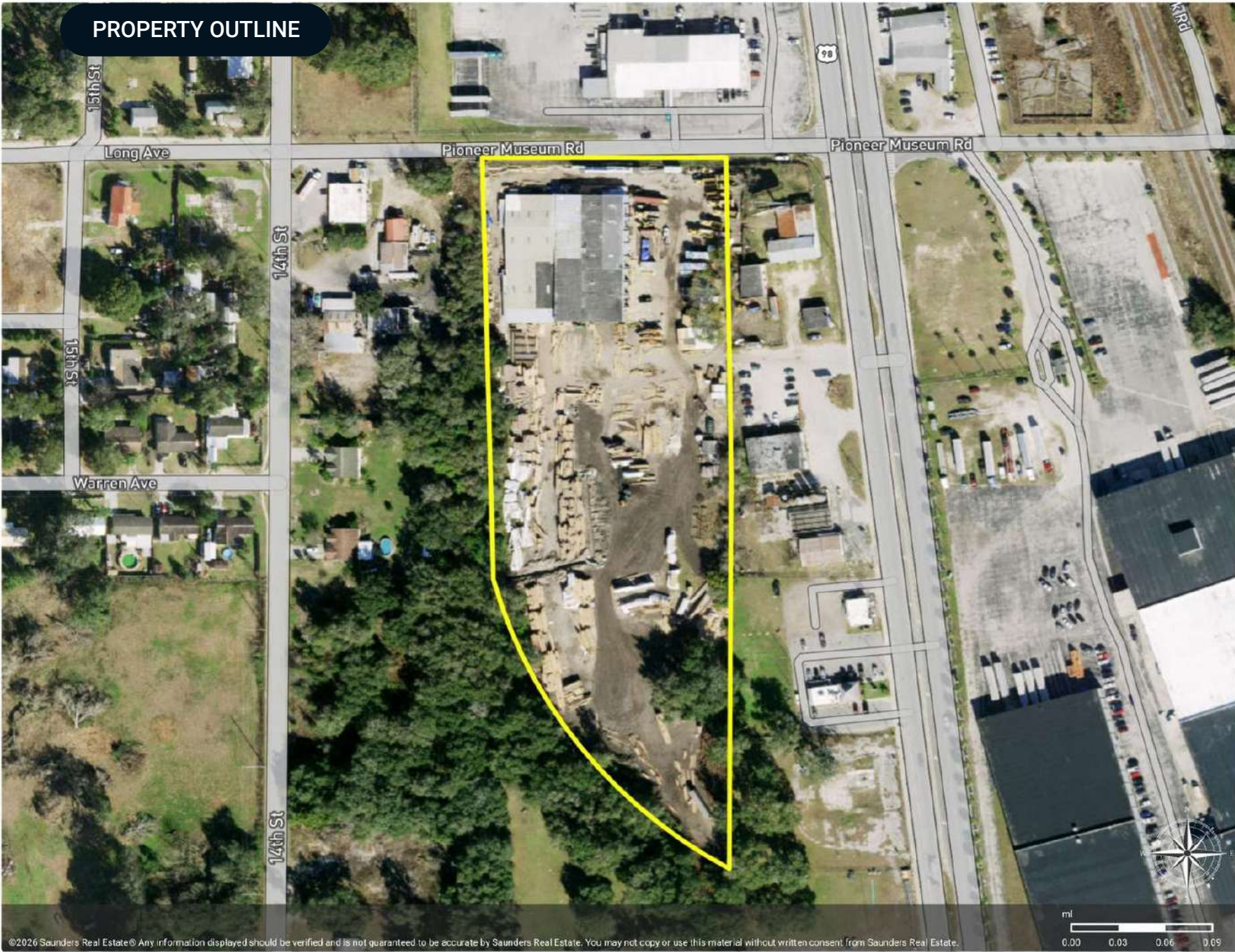


PROPERTY OUTLINE



Dade City Warehouse & IOS Site

■ Polygon



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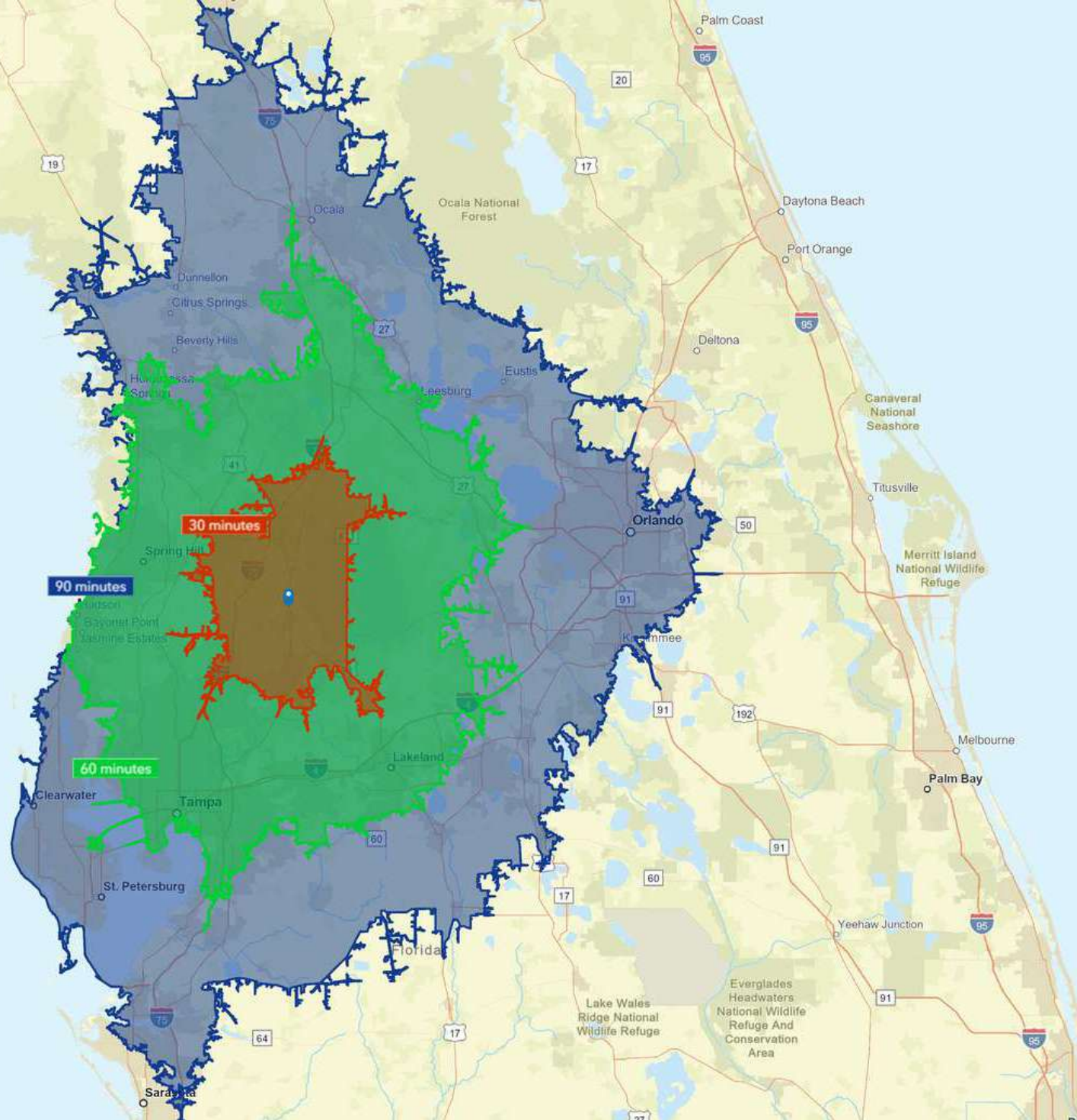


ZONING MAP

7.68 ± Acres
(Zoned I1 - Light Industrial)

1.85 ± Acres
(Zoned C2 - General Commercial)

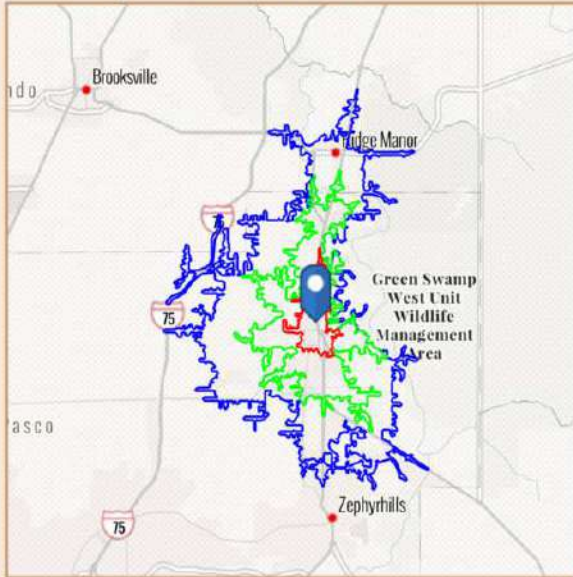
**DRIVE TIME MAP
(30,60,90 MINUTES)**



BENCHMARK DEMOGRAPHICS

15439 US Highway 301, Dade City, Florida, 33523

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



DRIVE TIME

5 mins 10 mins 15 mins

GEOGRAPHY

Counties Pasco County
 CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area
 States Florida USA

AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
0 - 4	6.35%	5.86%	4.80%	4.79%	4.70%	4.69%	5.39%
5 - 9	6.32%	5.97%	5.07%	5.27%	5.08%	5.03%	5.75%
10 - 14	7.29%	6.40%	5.30%	5.75%	5.40%	5.34%	5.98%
15 - 19	8.13%	7.05%	8.41%	5.91%	5.84%	5.84%	6.47%
20 - 34	20.45%	18.50%	18.70%	16.25%	18.51%	18.43%	20.33%
35 - 54	23.39%	23.13%	20.87%	24.78%	25.01%	24.41%	25.20%
55 - 74	20.40%	23.48%	25.59%	26.26%	25.41%	25.55%	22.82%
75+	7.72%	9.62%	11.27%	10.97%	10.06%	10.74%	8.05%

HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
<\$15,000	10.5%	10.3%	8.5%	8.3%	8.2%	8.0%	8.3%
\$15,000-\$24,999	7.0%	7.8%	8.1%	6.2%	5.8%	5.8%	5.9%
\$25,000-\$34,999	8.5%	8.6%	7.6%	6.9%	6.6%	6.7%	6.3%
\$35,000-\$49,999	10.0%	9.2%	10.1%	10.4%	10.4%	10.5%	9.8%
\$50,000-\$74,999	24.5%	20.1%	19.9%	16.1%	16.9%	16.9%	15.6%
\$75,000-\$99,999	13.4%	15.3%	13.1%	12.4%	12.8%	12.9%	12.5%
\$100,000-\$149,999	12.5%	17.1%	17.8%	19.7%	18.3%	18.4%	17.8%
\$150,000-\$199,999	5.6%	5.2%	6.7%	8.7%	8.8%	8.7%	9.8%
\$200,000+	7.9%	6.5%	8.3%	11.3%	12.0%	12.1%	14.0%

KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
Population	7,250	18,506	38,538	638,322	3,385,153	23,027,836	339,887,819
Daytime Population	9,833	19,987	38,573	566,746	3,364,494	22,846,618	338,218,372
Employees	2,820	7,507	14,639	269,280	1,636,712	10,832,721	167,630,539
Households	2,462	6,824	14,418	258,210	1,406,545	9,263,074	132,422,916
Average HH Size	2.87	2.66	2.49	2.44	2.36	2.43	2.50
Median Age	36.1	39.9	42.3	44.8	43.2	43.6	39.6

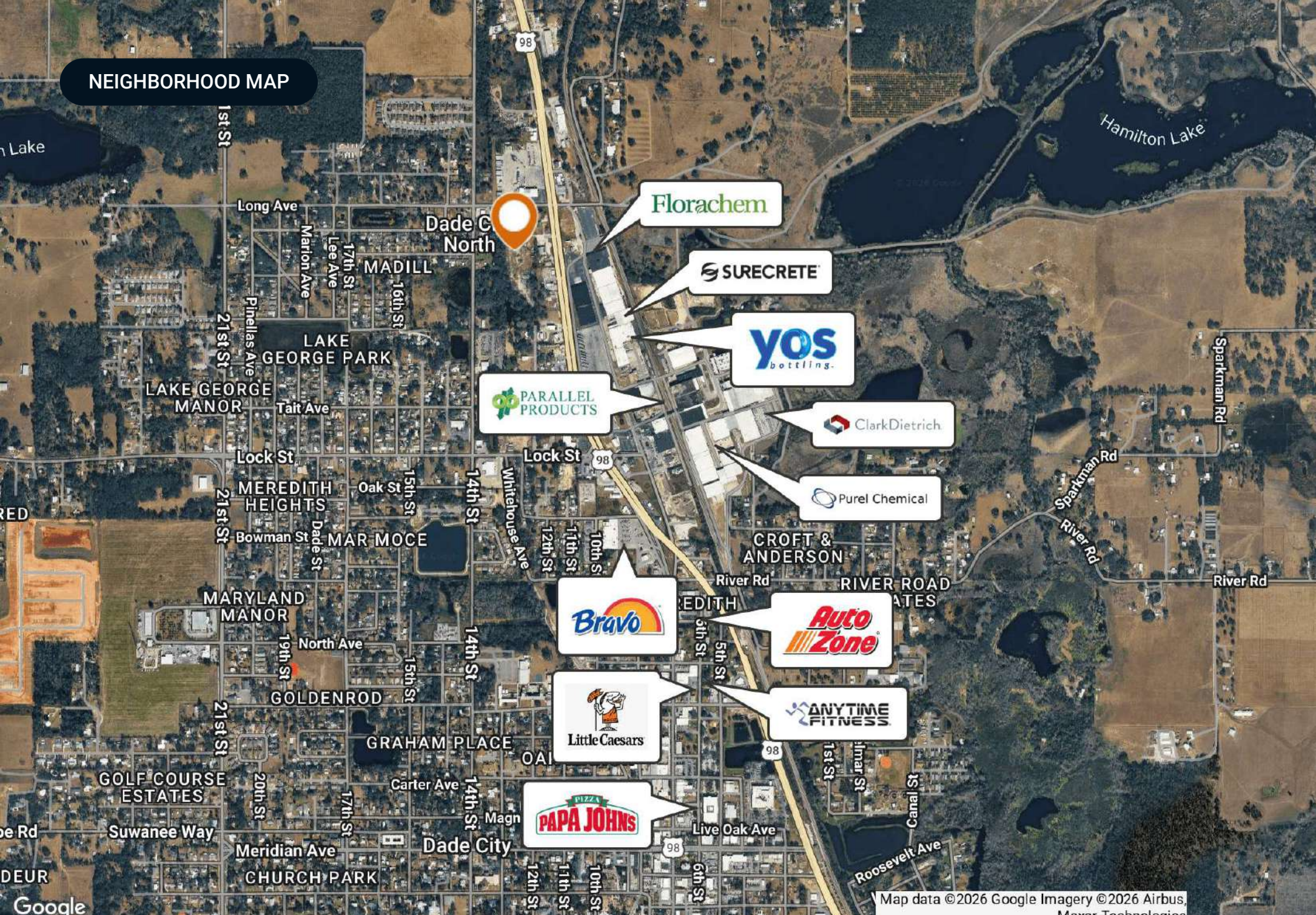
HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
Median Home Value	218,000	273,409	337,919	371,248	404,577	416,969	370,578
Owner Occupied %	57.3%	66.7%	75.6%	75.8%	67.0%	67.2%	64.2%
Renter Occupied %	42.7%	33.3%	24.4%	24.2%	33.0%	32.8%	35.8%
Total Housing Units	2,746	7,744	16,427	292,548	1,564,169	10,635,372	146,800,552

INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
Median HH Income	\$64,172	\$67,269	\$69,206	\$78,282	\$78,083	\$78,205	\$81,624
Per Capita Income	\$29,433	\$31,366	\$34,947	\$42,166	\$45,617	\$44,891	\$45,360
Median Net Worth	\$113,367	\$156,818	\$245,033	\$285,843	\$245,761	\$253,219	\$228,144

NEIGHBORHOOD MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Trace Linder

Advisor

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Direct: **877-518-5263 x463** | Cell: **863-287-3281**

Professional Background

Trace Linder is an Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land

ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

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Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

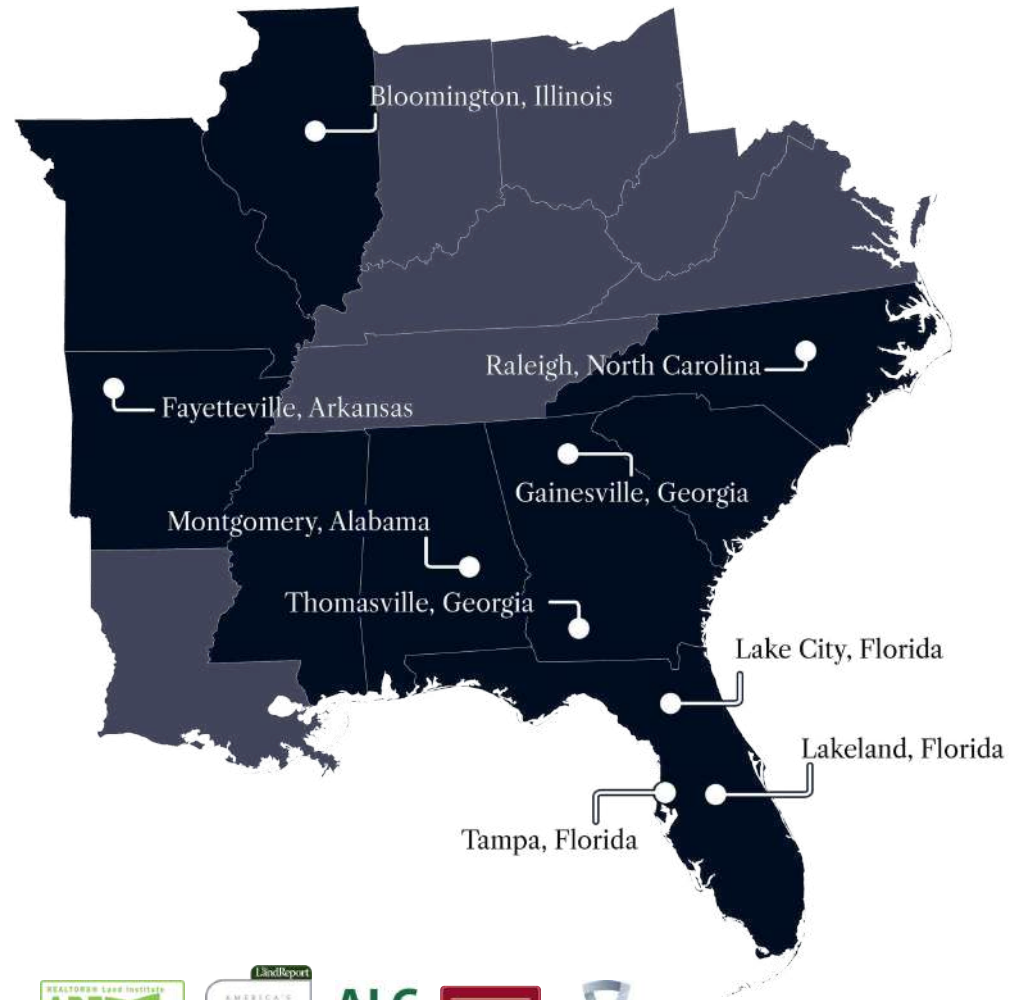
Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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