

15486 US HWY 301 | DADE CITY, FL 33523 | PASCO COUNTY

DADE CITY BUSINESS CENTER



CAPITAL IMPROVEMENTS UNDERWAY | TENANT INCENTIVES AVAILABLE

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PROPERTY OVERVIEW

FEATURES

- Over 1 Million SF of Industrial Space For Lease Ranging from 2,000 SF and Up
- Dock-High, Grade-Level, Rail-Dock & Dock-Well Loading
- Ample Off-Dock Trailer & Car Parking Opportunities
- Excellent Visibility Along US Hwy 301
- Secured & Gated Site with 24-Hour Manned Security
- Internet Provided by Spectrum & Starlink Satellite
- Up to 480v, 3-Phase Power Provided by TECO
- Outdoor Storage Available
- Natural Gas Available

CAPITAL IMPROVEMENTS UNDERWAY

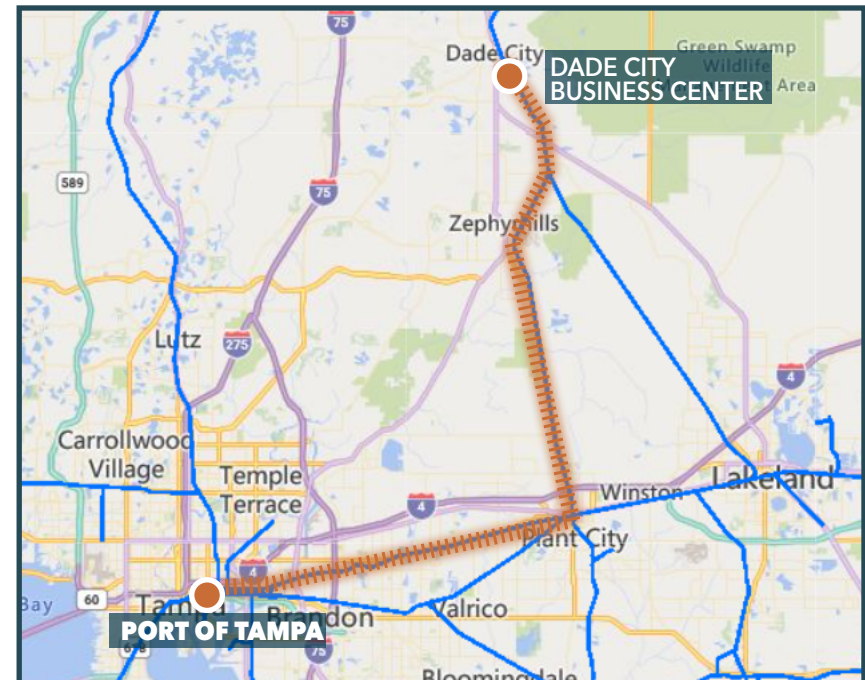
- Roof Replacement
- New Guardhouse and Paved Entrance
- Exterior Lighting Upgrades Throughout
- Parking Lot and Driveway Repairs Throughout



- Onsite industrial wastewater treatment facility
- Fresh water supplied by onsite deep water wells
- Large daily capacities for both wastewater treatment and fresh water supply
- Dedicated water utility infrastructure
- Abundance of deep water wells with excellent water quality and supply capacities
- Imperial water rights ensuring consistent water availability
- Superior water pressure from a upgraded 300,000 gallon capacity water tower
- Over 119 acres of dedicated spray fields

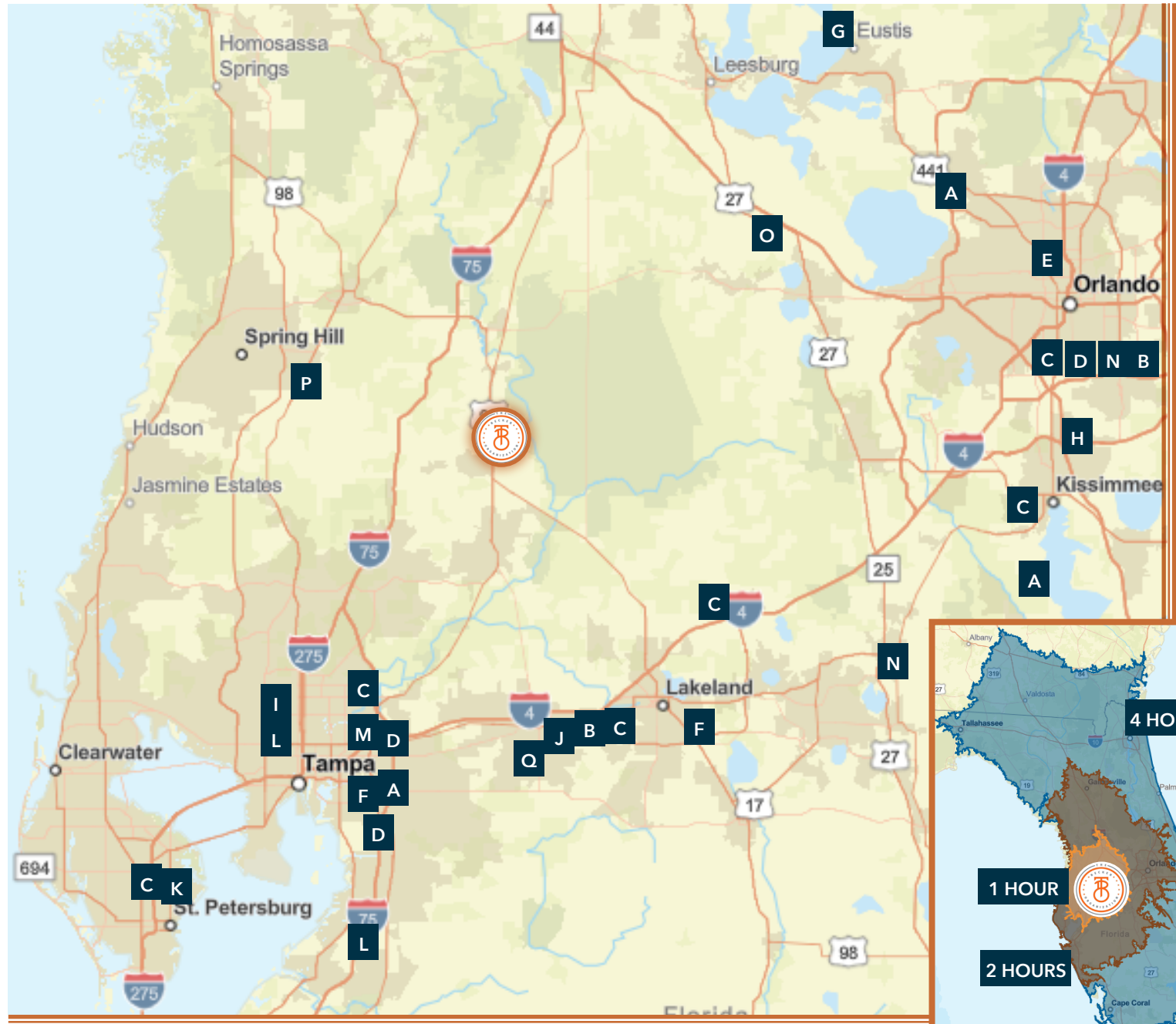


CSX RAIL SPUR WITH DIRECT ACCESS TO THE PORT OF TAMPA READY TO BE ACTIVATED



REGIONAL OVERVIEW

Local Beverage Occupiers	
A	The Coca-Cola Company
B	Southern Glazer Wine & Spirits
C	PepsiCo
D	Breakthru Beverages
E	Reyes Beer Division
F	Refresco
G	Florida Food Products
H	Maverick Beverage Company
I	Seven Up Snapple
J	The Country Malt Group
K	Mother Kombucha
L	Republic National Distribution Company
M	Ball Corporation
N	Lineage Logistics
O	NDCP
P	Micro Matic
Q	Lidworks



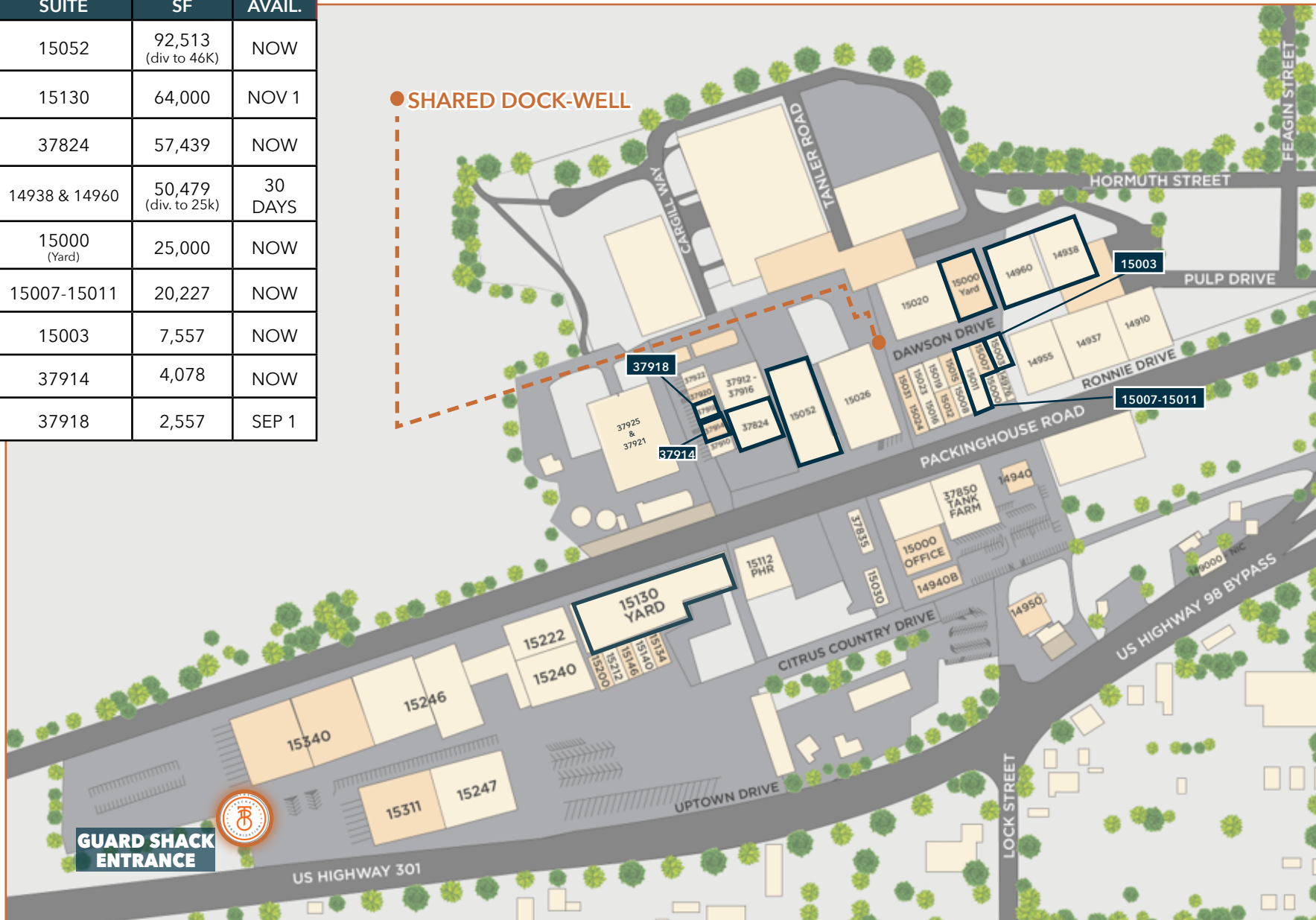


Dade City in Pasco County, Florida, presents a compelling location for industrial ventures with a range of strategic advantages. The area offers robust job creation incentives such as the PEDC Jobs Program and QTI Tax Refunds, designed to attract businesses with cash incentives and tax refunds for high-wage job creation in targeted industries. Additionally, businesses benefit from significant tax abatements, including Ad Valorem Tax Exemptions for up to a decade and sales tax exemptions on crucial equipment and purchases.

Infrastructure in Dade City further supports industrial growth, highlighted by initiatives like the Penny for Pasco program and a Revolving Loan Fund offering low-interest loans. These incentives are complemented by workforce development programs such as QRT and IWT grants, ensuring a skilled labor force tailored to industry needs. Strategically located near Interstate 75 and Interstate 4, Dade City enjoys efficient access to the Port of Tampa via CSX rail services, reducing transportation costs and facilitating seamless logistical operations. Combined with the port's extensive cargo handling capabilities and Dade City's role as a central distribution hub within Florida, the area offers an ideal environment for industrial expansion, underscored by a supportive business ecosystem poised for continued growth.

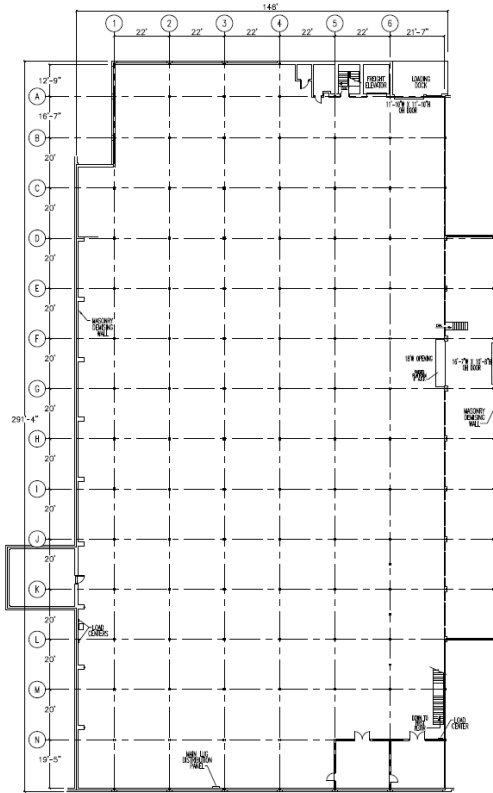
AVAILABILITIES

SUITE	SF	AVAIL.
15052	92,513 (div to 46K)	NOW
15130	64,000	NOV 1
37824	57,439	NOW
14938 & 14960	50,479 (div. to 25k)	30 DAYS
15000 (Yard)	25,000	NOW
15007-15011	20,227	NOW
15003	7,557	NOW
37914	4,078	NOW
37918	2,557	SEP 1

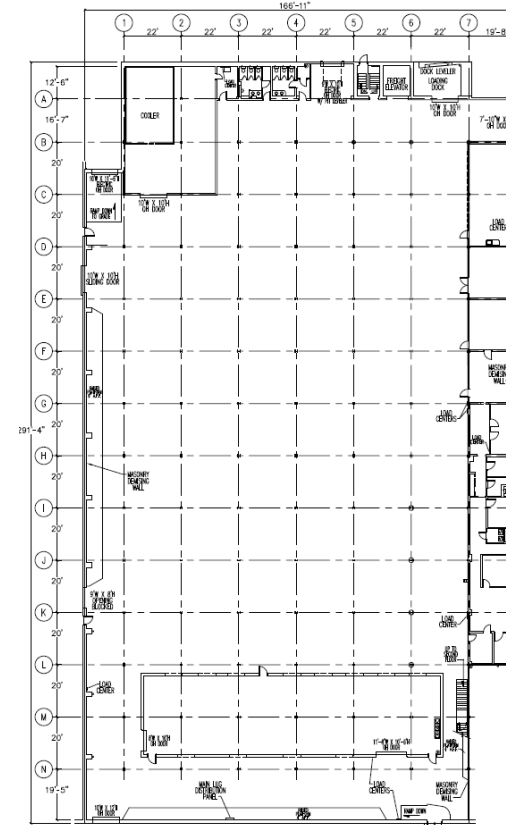


15052 RONNIE DR | 92,513 SF

AVAILABLE NOW



**15052 RONNIE
SECOND FLOOR
45,939 SF**



**15052 RONNIE
FIRST FLOOR
46,574 SF**

Warehouse SF:	92,513 SF
Office SF:	4,000 SF

Loading:	7 Dock-High 8 Grade-Level
Clear Height:	16' - 24'

Power:	1,000 amps with Capacity to Upgrade
Sprinklers:	Wet Pipe
Features:	Freight Elevator

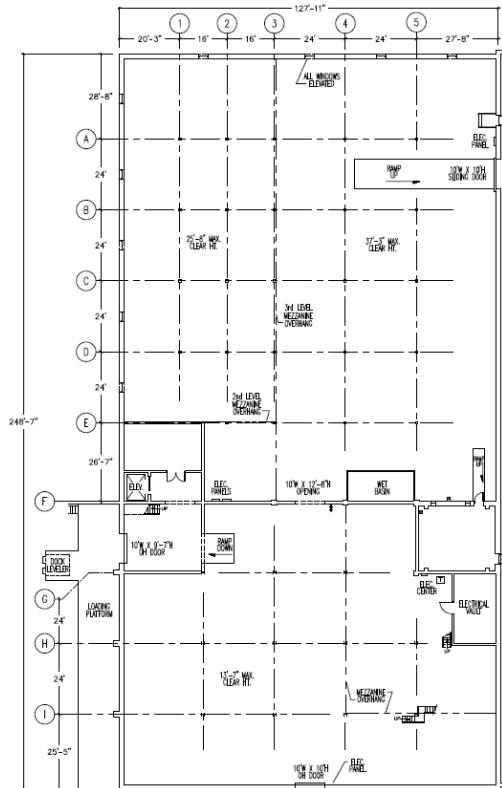
15130 CITRUS COUNTY DR | 64,000 SF

AVAILABLE NOVEMBER 1, 2026

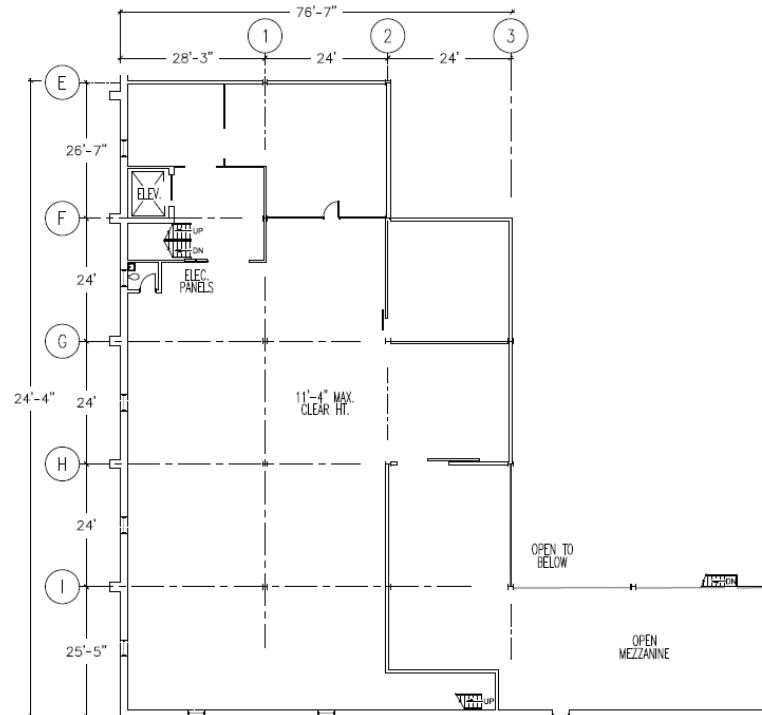


37824 VITALITY WAY | 57,439 SF

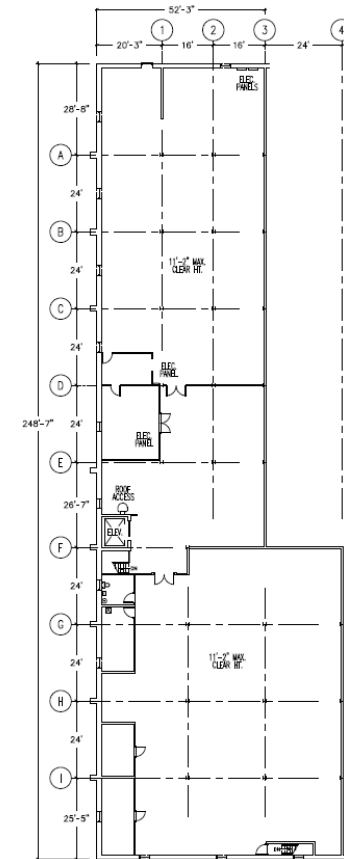
AVAILABLE NOW



FIRST FLOOR
31,803 SF



SECOND FLOOR
10,196 SF



THIRD FLOOR
15,440 SF

Warehouse SF:	57,439 SF
Office SF:	TBD
Loading:	1 Dock-High 1 Grade-Level

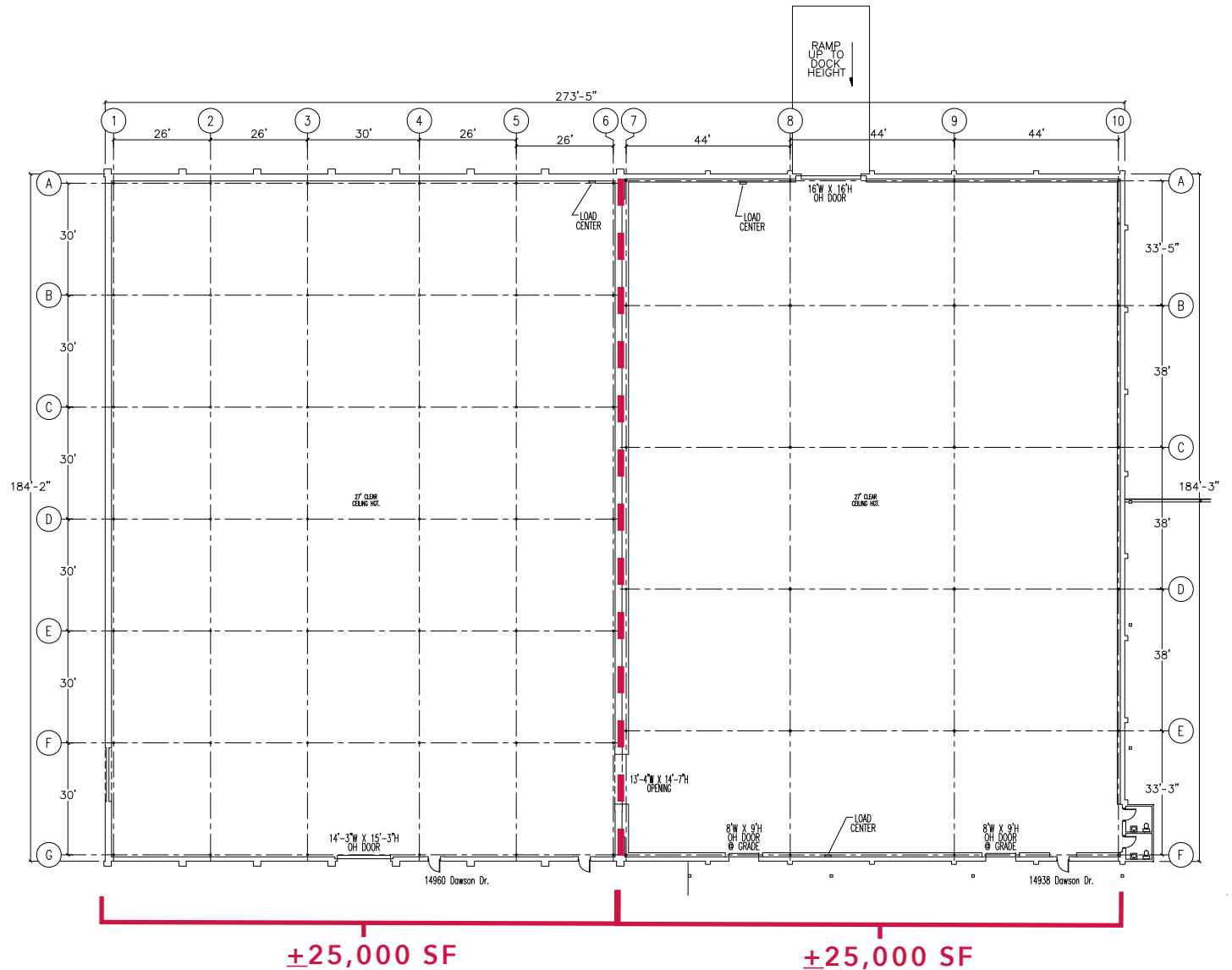
Clear Height:	11'4" - 37'3"
Power:	3 phase, 500 kVA, 480 volts, 800 amps
Sprinklers:	Wet Pipe

Features:	Freight Elevator
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14938-14960 DAWSON DR | 50,479 SF

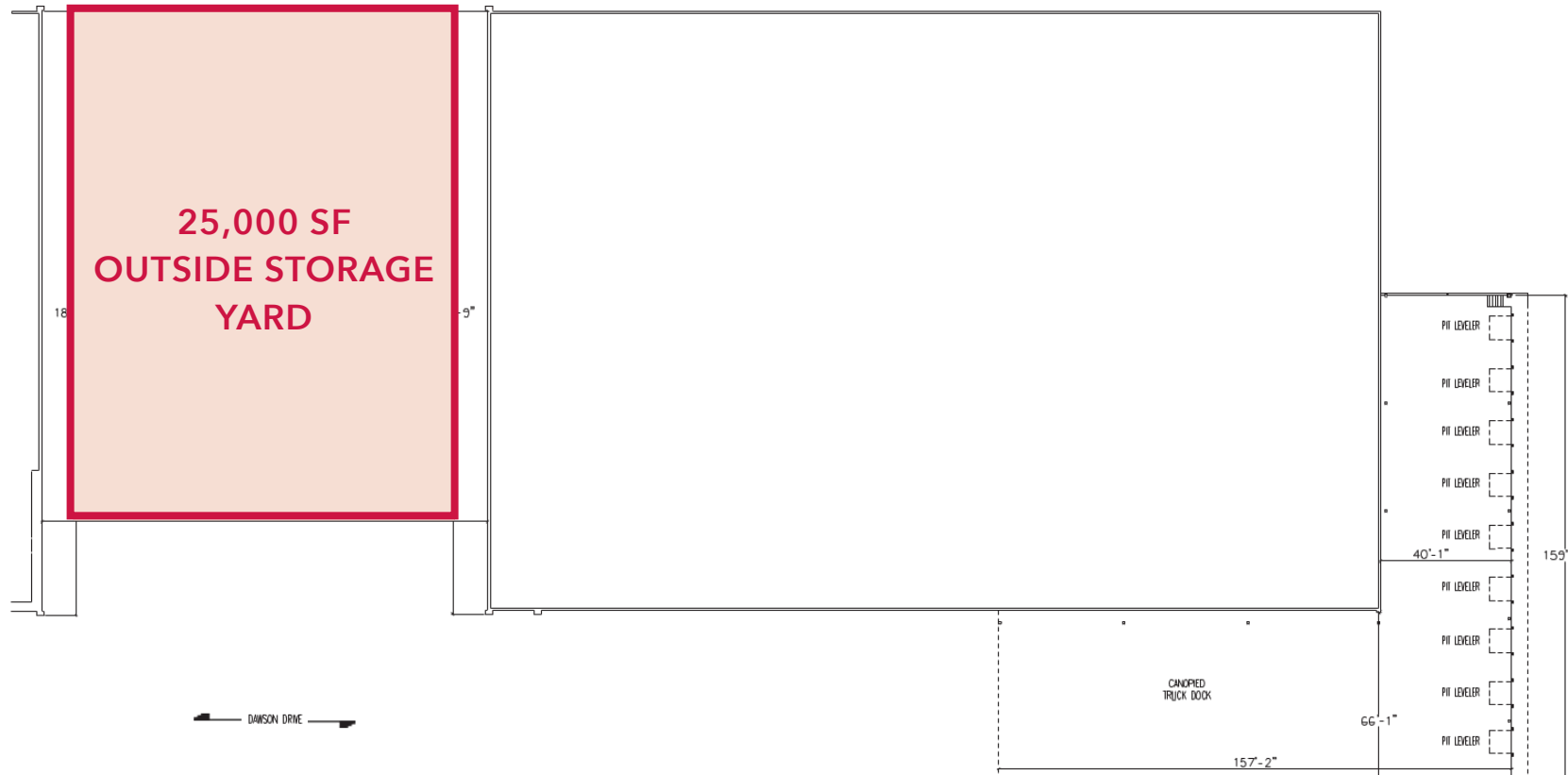
DIVISIBLE TO 25,000 | AVAILABLE WITHIN 30 DAYS

Warehouse SF:	50,479 SF
Office SF:	0 SF
Loading:	4 Grade-Level
Clear Height:	27'
Sprinklers:	Wet Pipe



15000 DAWSON DR | 25,000 SF

AVAILABLE NOW

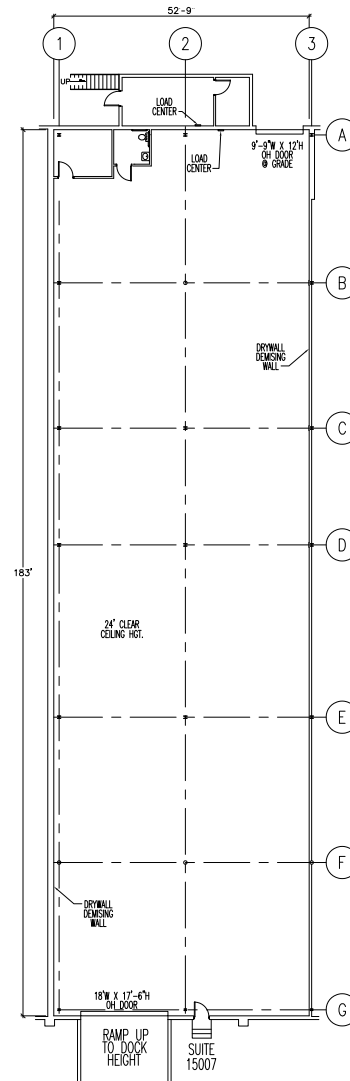


Warehouse SF:	Concrete Lot
Loading:	Potential to Add Dock Well

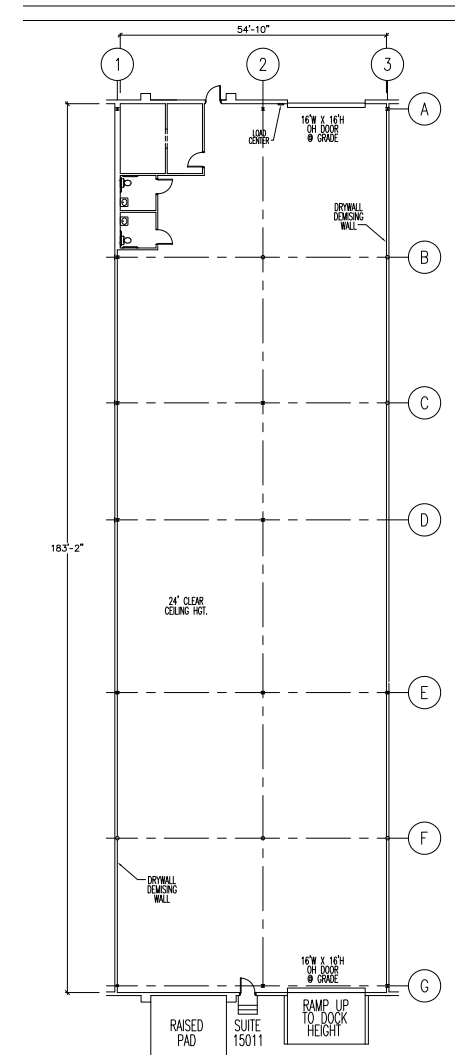
15007-15011 DAWSON DR | 20,227 SF

AVAILABLE NOW

Warehouse SF:	19,669 SF
Office SF:	558 SF
Loading:	2 Grade-Level 2 Ramps to Dock Height
Clear Height:	24'
Sprinklers:	Wet Pipe



SUITE 15007
9,898 SF

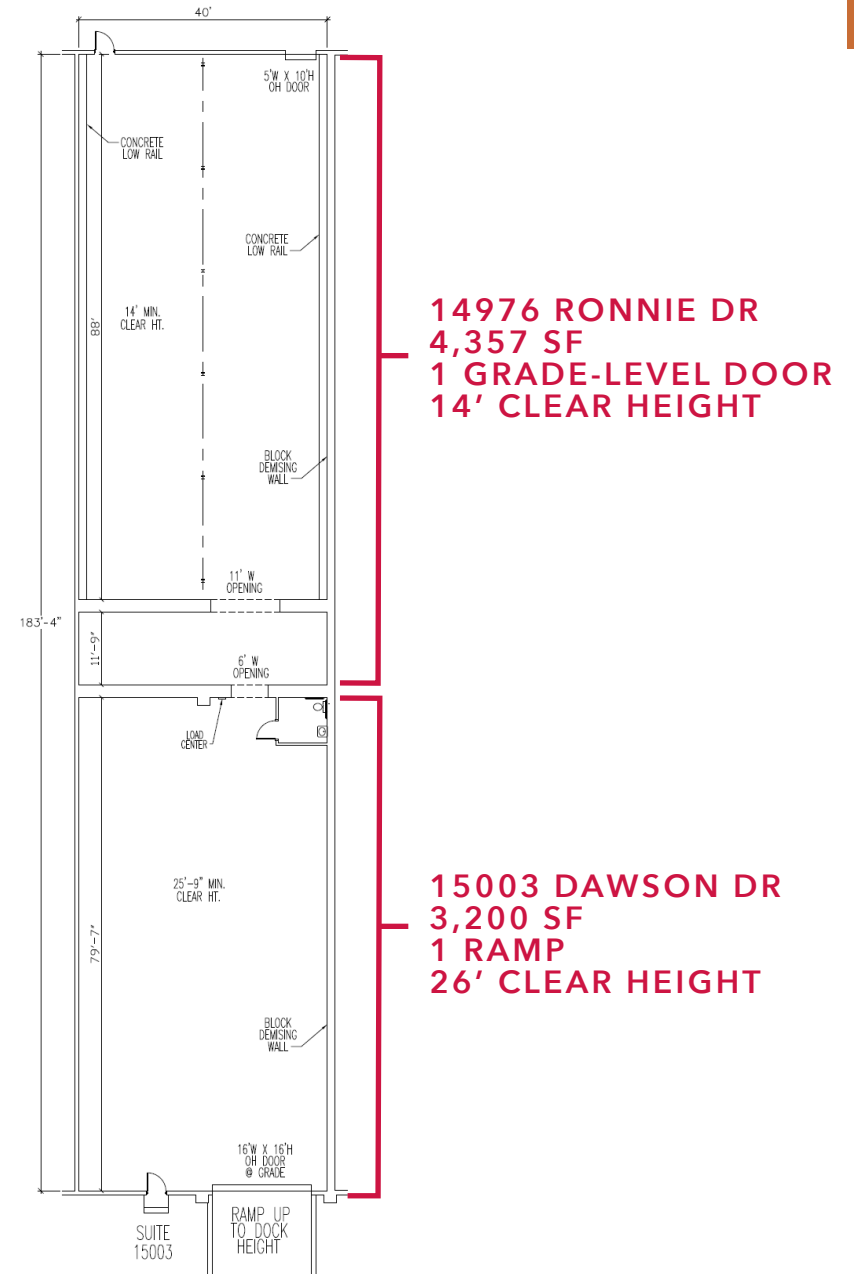


SUITE 15011
10,329 SF

15003 DAWSON DR | 7,557 SF

AVAILABLE NOW

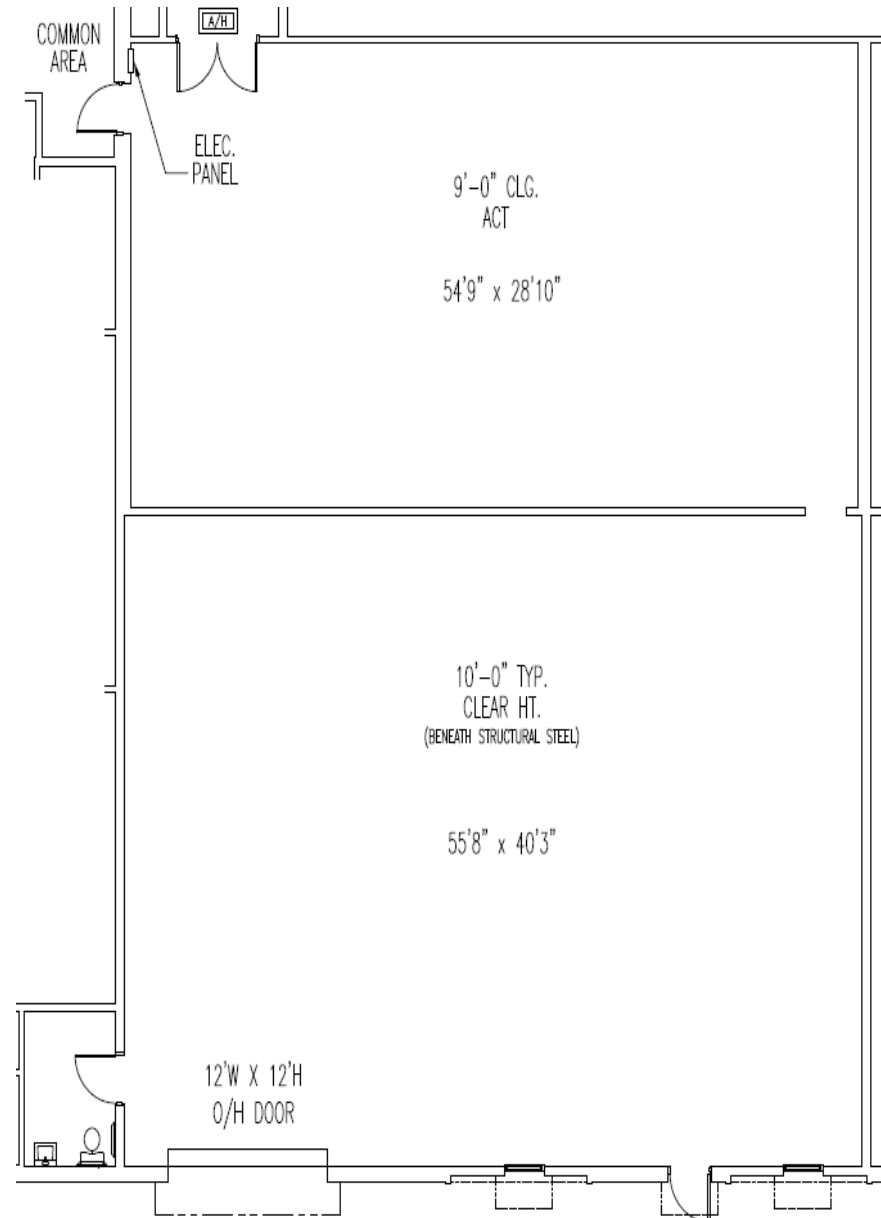
Warehouse SF:	7,557 SF
Office SF:	0 SF
Loading:	1 Ramp 1 Grade-Level
Clear Height:	14'-26'
Sprinklers:	Wet Pipe



37914 VITALITY WAY | 4,078 SF

AVAILABLE NOW

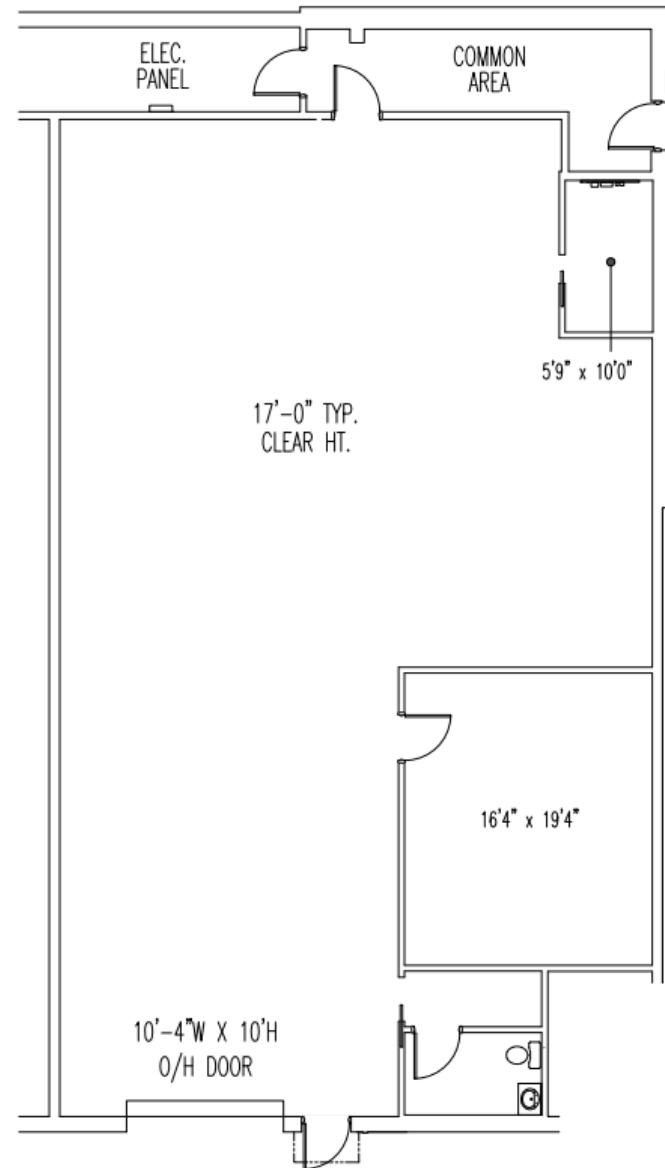
Warehouse SF:	±2,908 SF
Office SF:	±1,170 SF
Loading:	1 Grade Level
Clear Height:	10'
Sprinklers:	Wet Pipe



37918 VITALITY WAY | 2,557 SF

AVAILABLE SEPTEMBER 1, 2026

Warehouse SF:	±2,060 SF
Office SF:	±497 SF
Loading:	Grade Level
Clear Height:	17'
Sprinklers:	Wet Pipe



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