

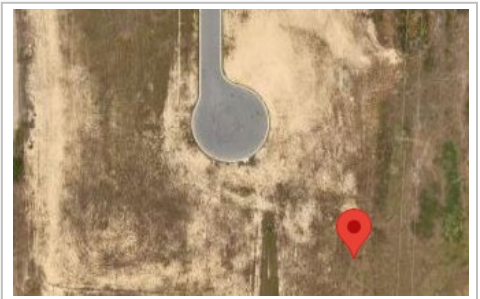
Pre-Leasing Now!

8230 Roam Avenue, New Port Richey, FL 34653

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



- Brand-New, To Be Built Industrial Building – 14,162± SF All or Part
- Available Units: (1) 3,249± SF Unit and (3) 3,638± SF Units
- Ceiling Heights of 24'±; Parking: 1.76/1,000 SF
- 12'± x 14'± Grade-Level Overhead Door for Each Unit
- 200 Amp, 3-Phase Electrical Service to Every Unit
- Prime High Ridge Industrial Park Location Near Ridge Road & Little Road
- Excellent Accessibility – Approximately 8± Miles to the Suncoast Parkway
- Price: \$17.50 PSF Modified Gross



RENEE (DYER) LANDES, CCIM, ALC

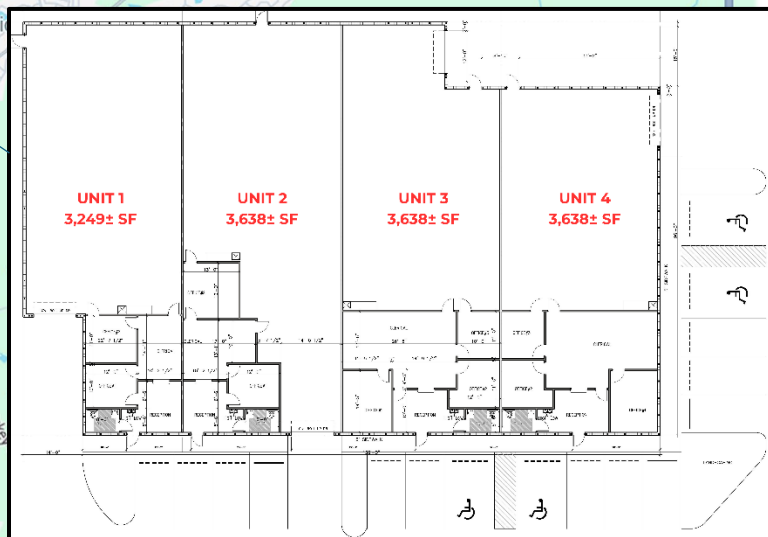
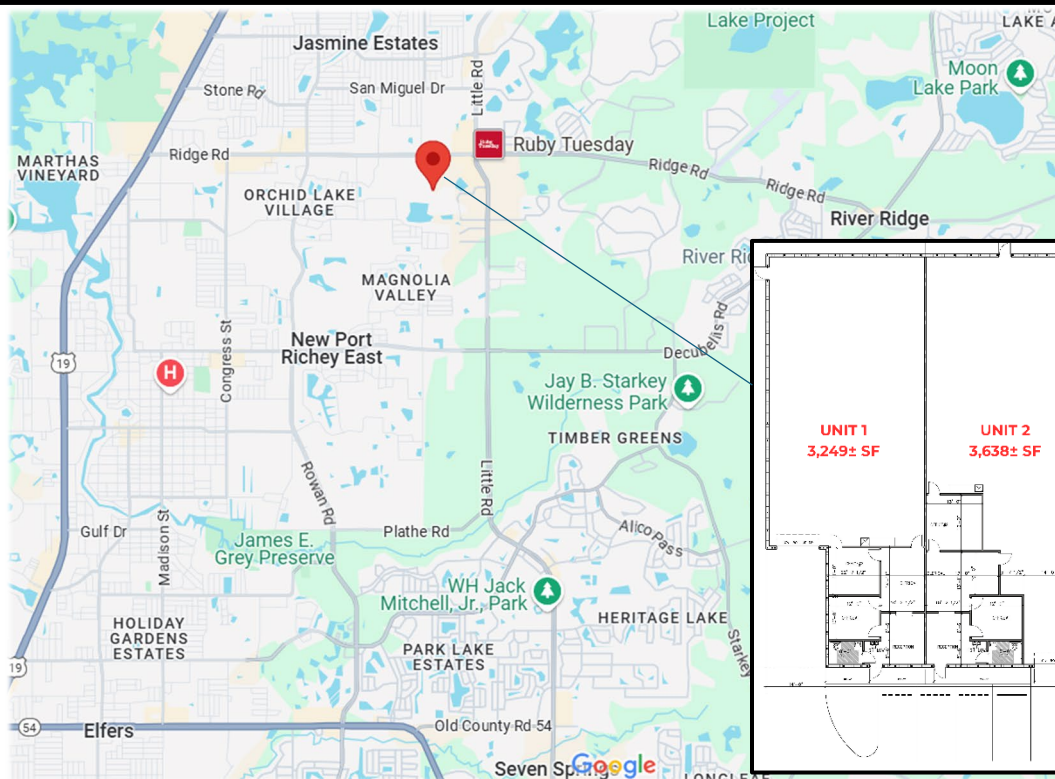
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RENEE  LANDES

COMMERCIAL REAL ESTATE TEAM

WWW.RENEELANDES.COM



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	9,485	68,774	152,845
Avg. HH Income	\$59,121	\$67,033	\$72,416
Median Age	44	47.2	49.2
Total Households	3,965	29,736	67,142

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	9,605	60,381	151,631
Avg. HH Income	\$57,232	\$63,768	\$71,649
Median Age	40.9	46.1	50.2
Total Households	1,902	13,752	41,499

High Ridge Industrial Center

New Construction Industrial | Flex Space Available

8230 Roam Avenue, New Port Richey, FL 34653

Now pre-leasing a brand-new, to be built, 14,162± SF industrial building located in the highly desirable High Ridge Industrial Park. The building will be divided into 4 units, including one 3,249± SF unit and three 3,638± SF units, providing flexible options for a variety of industrial, warehouse, distribution, contractor, service, and light manufacturing users.

Each unit will feature a 12' x 14'± grade-level overhead door, 24± foot clear ceiling heights, and 200-amp, 3-phase power. Conveniently situated just southwest of the Ridge Road and Little Road intersection, the property offers excellent access throughout Pasco County and is approximately 8± miles west of the Suncoast Parkway.

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. ©2026 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.

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