

Office/Warehouse For Lease

West Pasco Industrial Park

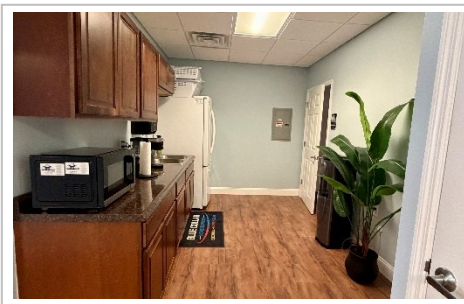
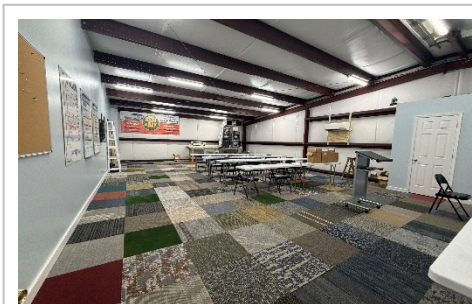
**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



2422 Destiny Way, Odessa, FL 33556



- 3,300± SF Warehouse/Office in West Pasco Industrial Park
- 1,176± SF Office with Reception, Conference Room, 3 Private Offices & Breakroom
- 2,124± SF Warehouse with 22' Clear Heights
- Two 12' x 14' Grade-Level Overhead Doors
- Oversized Fenced Lot with Secure Outdoor Storage
- 12 Parking Spaces
- I-1 Zoning with Heavy Industrial Land Use
- 1,000± SF Climate-Controlled Upstairs Storage Room
- \$5,500/Month Modified Gross (\$20.00/SF)
- Landlord Pays Taxes, Building Insurance, Grounds Maintenance & Trash Service



RENEE (DYER) LANDES, CCIM, ALC

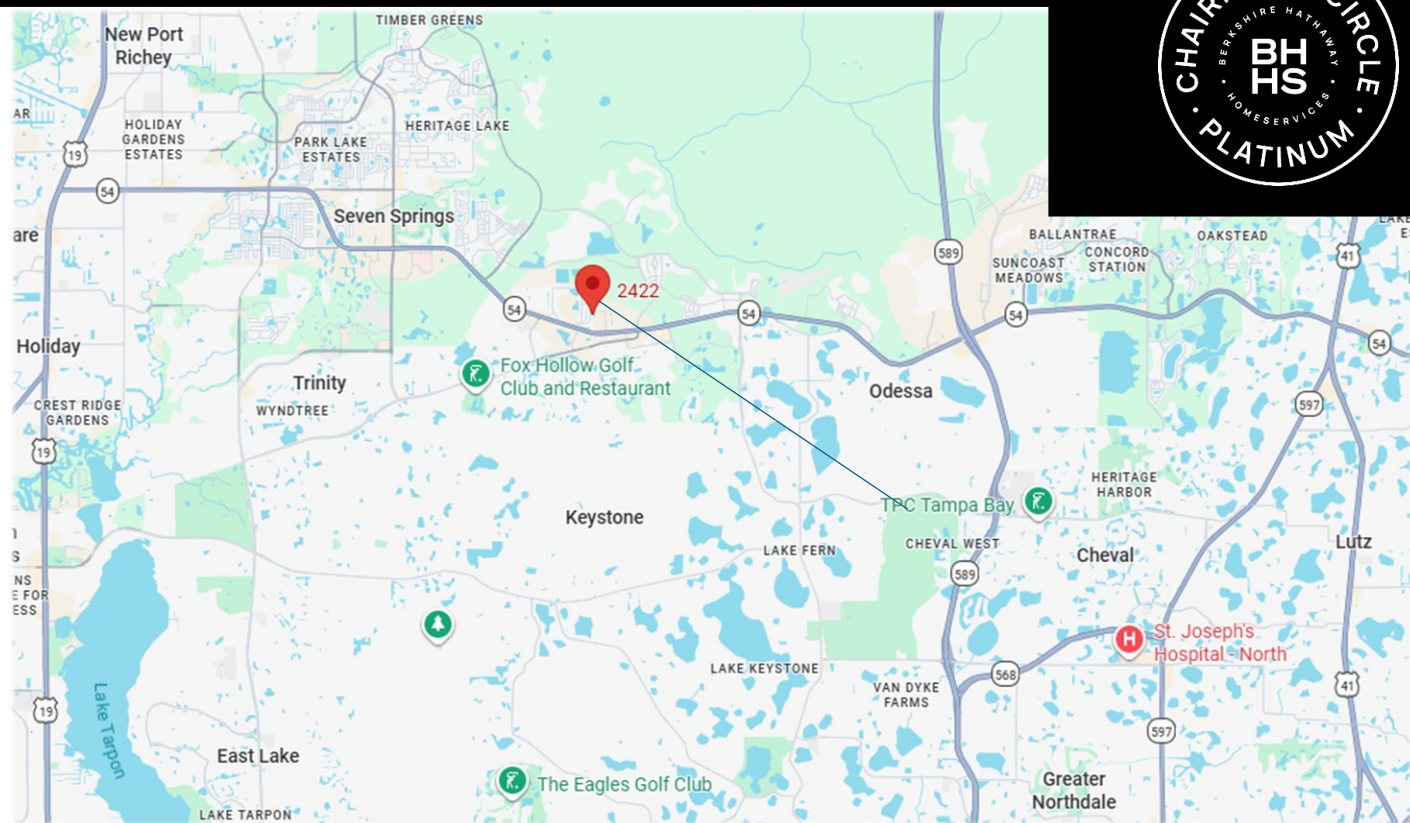
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RENEE'  LANDES

COMMERCIAL REAL ESTATE TEAM

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DEMOGRAPHICS BY MILE				DEMOGRAPHICS BY DRIVE TIME			
	1 MILE	3 MILES	5 MILES		5 MIN	10 MIN	15 MIN
Total Population	6,304	32,919	83,947	Total Population	2,215	34,433	95,142
Avg. HH Income	\$123,381	\$120,398	\$105,691	Avg. HH Income	\$118,253	\$111,116	\$92,822
Median Age	42.8	43.8	44.4	Median Age	45	43.1	44.4
Total Households	2,784	12,958	33,889	Total Households	1,039	13,644	38,667

West Pasco Industrial Park

Warehouse/Office Space | Heavy Industrial

2422 Destiny Way, Odessa, FL 33556

Located in the highly desirable West Pasco Industrial Park, this 3,300± SF warehouse/office features 1,176± SF of professional office space with a reception area, conference room, three private offices, and breakroom, plus 2,124± SF of warehouse space with approximately 22' clear heights and two 12' x 14' grade-level overhead doors. The oversized fenced lot offers secure outside storage and 12 parking spaces. Zoned I-1 with Heavy Industrial land use, the property is well suited for a variety of industrial and commercial users. Offered at \$5,500 per month Modified Gross (\$20.00/SF), with landlord paying real estate taxes, building insurance, grounds maintenance, and trash service. BONUS: A 1,000± SF climate controlled upstairs

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