

Dade City Building for Sale or Lease

18409 US Highway 301 Dade City, FL 33523

EXECUTIVE SUMMARY



*Image created using Artificial Intelligence and does not depict the actual condition of the property.

Summary:

Price:	\$999,900
Lease Rate:	\$6.00 PSF, NNN
Total SF:	10,000 SF (350+/- sf office)
Power:	3 phase
Construction:	Metal
Land Size:	0.68 Acre
Outside storage:	Fenced back yard
Zoning:	C2
Current Use:	Warehouse/Showroom
Parcel ID:	03-24-21-0000-03400-0040
Location:	Pasco County
Taxes (2025):	\$4,228.82
Utilities:	Well/Septic Tampa Electric
Traffic Counts:	Over 21,000 AADT
Ceiling Heights:	11'eaves -15'ridge +/-
Sign:	Pylon and Building
Sprinklers:	None
Dock Doors :	1 dock/van high rear load

Overview:

Welcome to this excellent opportunity to acquire a rear load commercial building in North Dade City, FL. The building is located on a four-lane section of US 301/98. This building has excellent visibility with over 20,000 cars driving by daily. Zoning is C2 allowing for many types of commercia uses.

The entrance features a large apron/driveway with ample paved area for parking. The building has a small loading dock in the back with a fenced rear yard. There is a highly visible pylon type sign located along US 301 Hwy.

The current use of the building is as manufacturing. There is 3 phase power in the building. The roof has several skylights. There are columns that run the ridge of the building. Clear heights are approximately 11'+/- along the eaves and 15'+/- at the ridge.

This property is a great opportunity for a buyer or tenant looking for a warehouse property in a good location with good visibility.

Do not disturb current tenant. Building will be delivered vacant. Building is selling in "AS IS, WHERE IS WITH RIGHT TO INSPECT" condition.

Picture above is a rendering and was created using AI. Actual photos are on page 2 of this marketing package.

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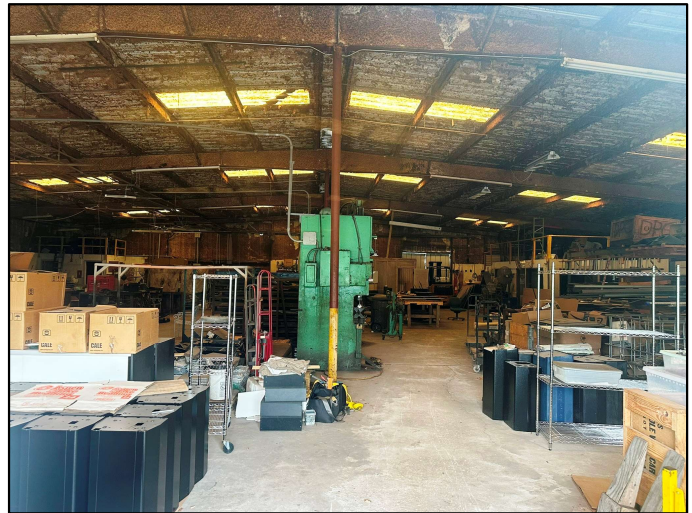
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PHOTOS



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LOCATION AND AERIAL MAPS



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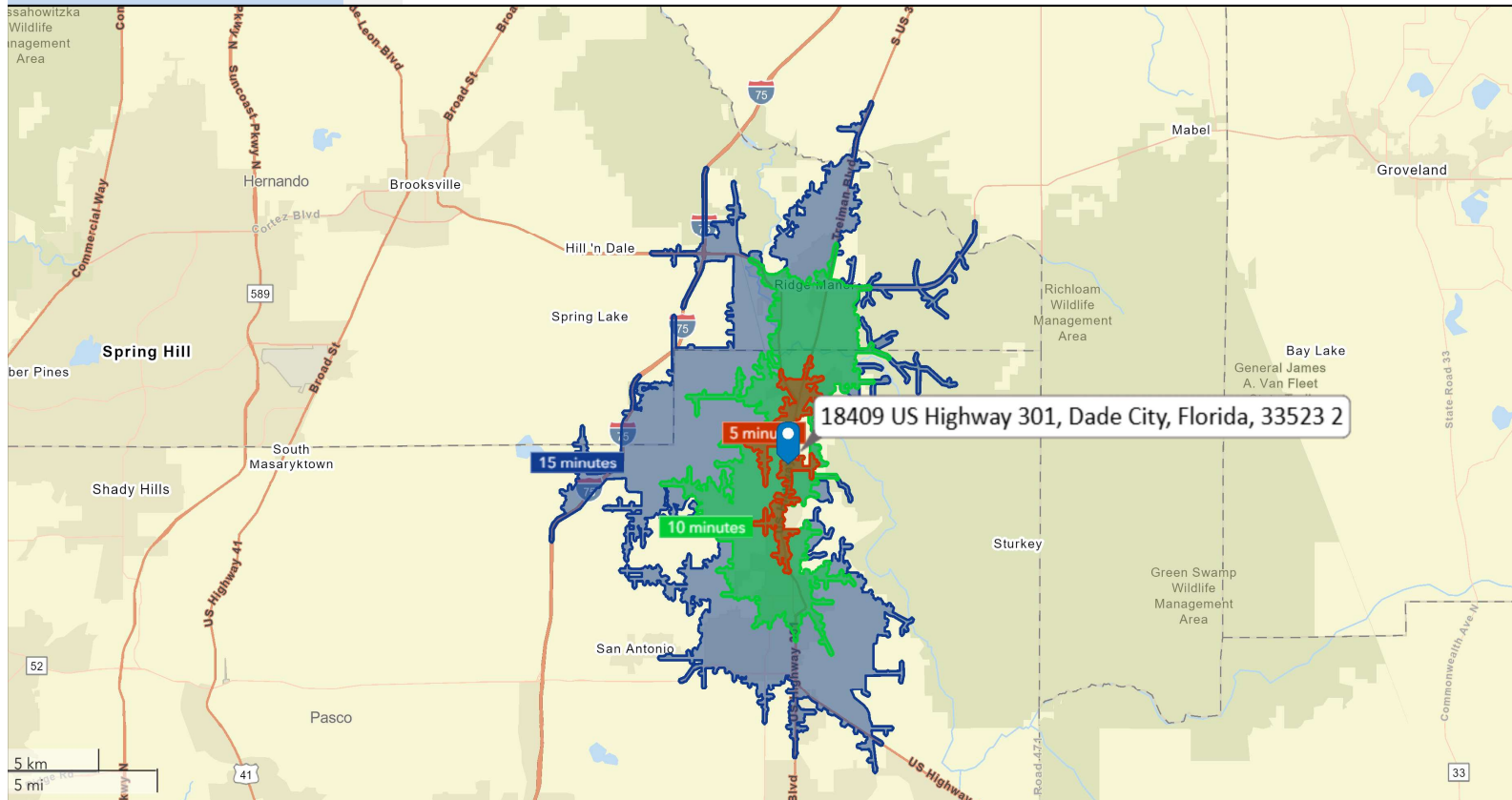
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DRIVE TIME AND DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

18409 US Highway 301, Dade City, Florida, 33523 2

Drive time of 5 minutes

KEY FACTS

1,493

Population

39.7

Median Age



560

Households

\$53,733

Median Disposable Income

EDUCATION

22.0%

No High School Diploma



38.3%

High School Graduate



20.6%

Some College/
Associate's Degree



19.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$65,511

Median Household Income



\$31,260

Per Capita Income



\$216,882

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

56.2%



Blue Collar

30.5%



Services

15.3%

9.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

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