

NEW WAREHOUSE SPACE FOR LEASE

2341 Success Drive Units A & B, Odessa FL 33556

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



Completion Scheduled for December 31, 2026

Property Information

- **Unit A** – 3,000± SF
 - 1,275± SF Office – Reception Area, 3 Private Offices, Workroom, Break Room & Restroom with Shower
 - 1,725± SF Warehouse - 12'x 14± Grade Level Overhead Door. Bonus 1,275± Hardened Mezzanine Storage Space
- **Unit B** – 4,200± SF
 - 800± SF Office/Showroom - Large Reception/Showroom Area, 1 Private Office, Kitchenette, & Restroom with Shower
 - 3,400± SF Warehouse - 14'x16'± Grade Level Overhead door. Bonus 800± SF Hardened Mezzanine Storage Space
- Units A & B Can be Combined for 7,200± SF
- 22-25'± Ceiling Heights
- Easy Semi Truck Access and Ample Parking
- Zoned I-1/Heavy Industrial Land Use
- Excellent Access to SR 54, Suncoast Parkway, I-75 & US Hwy 19



RENEE (DYER) LANDES, CCIM, ALC

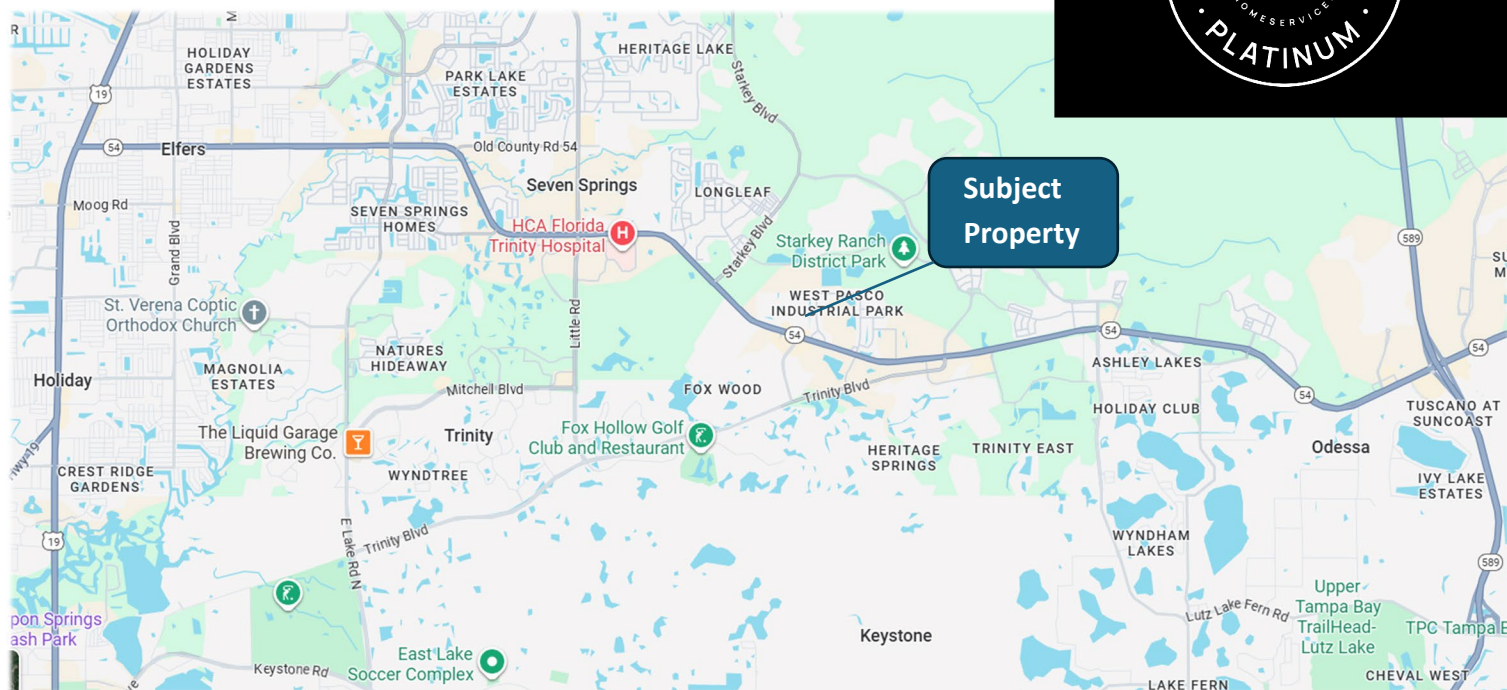
Renee@ReneeLandes.com

(727) 460-4901

RENEE  LANDES

COMMERCIAL REAL ESTATE TEAM

WWW.RENEELANDES.COM



DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	5,440	36,175	85,362
Avg. HH Income	\$145,407	\$144,055	\$134,409
Median Age	43.6	44.7	44.6
Total Households	2,446	14,363	34,396

DEMOGRAPHICS BY DRIVE TIME

	5 MIN	10 MIN	15 MIN
Total Population	4,352	47,594	115,525
Avg. HH Income	\$152,113	\$127,291	\$117,784
Median Age	43.7	43.9	44.9
Total Households	1,943	19,108	47,247

West Pasco Industrial Park

Brand-New Office/Warehouse Space | Pre-Leasing Now for 12/31/26 Occupancy

2341 Success Drive, Units A & B, Odessa FL 33556

ANTICIPATED COMPLETION DECEMBER 31, 2026! Located in the desirable West Pasco Industrial Park, this brand-new 7,200± SF space combines two adjoining units to provide an excellent mix of professional office/showroom and functional warehouse space. The combined layout offers approximately 2,075 SF of office/showroom area, including a large showroom/reception area, additional reception area, four private offices, workroom, break room and two restrooms with showers, with approximately 5,125 SF of warehouse space featuring 22'-25'± ceiling heights, one 12' x 14'± overhead door and one 14' x 16'± overhead door. Bonus 2,075± SF Mezzanine Storage Space. Leasing all or part.

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