



## Trinity Oaks Business Center

7996 Photonics Drive, Unit 2, Trinity, FL 34655



COMMERCIAL REAL ESTATE TEAM

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLORIDA  
PROPERTIES  
GROUP

COMMERCIAL DIVISION

## CLASS A SPACE FOR LEASE

# Building Features

- 68,293± Total SF | Last Unit Available: 11,226± SF
- Up to 10% Office
- Rear-Load
- 15 Dock-High Doors (9'x10'±) 3 Per Unit and 5 Ramps (1 Per Unit)
- 28' Clear Height
- ESFR Sprinkler System
- 55'x41' Column Spacing
- 6" Concrete Slab
- Electrical Conduits Stubbed up at Each Tenant Location for Future Power and Telecommunications Needs
- Each Tenant Entrance has a Canopy and 15'-6"x9'± Storefront Windows

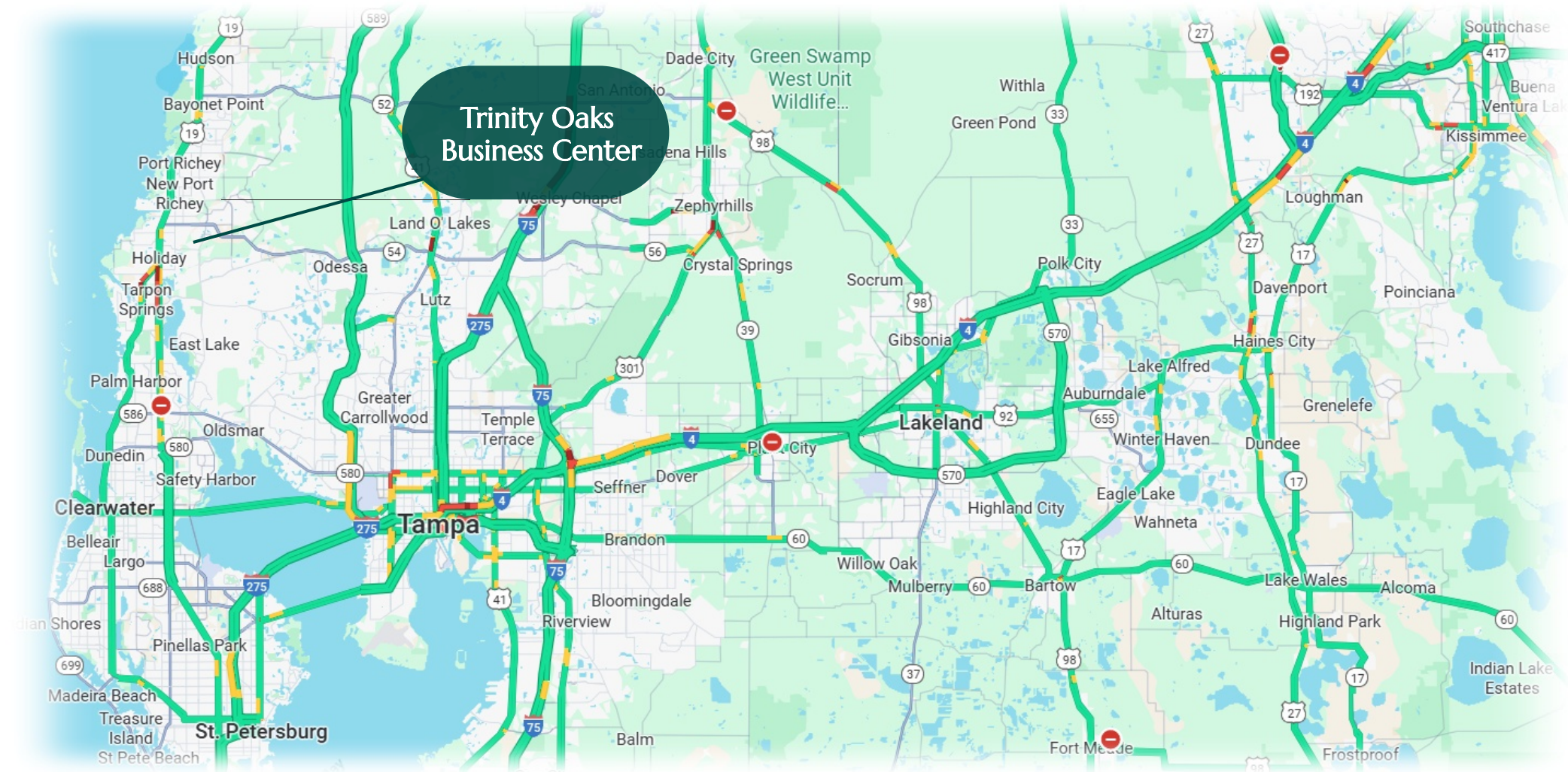
Trinity Oaks Business Center is a new development in the Trinity-Pasco County Market. The Class A Building is conveniently located on Photonics Drive, just south of State Road 54.



20,755± SF  
AVAILABLE

# Property Location

Trinity Oaks  
Business Center



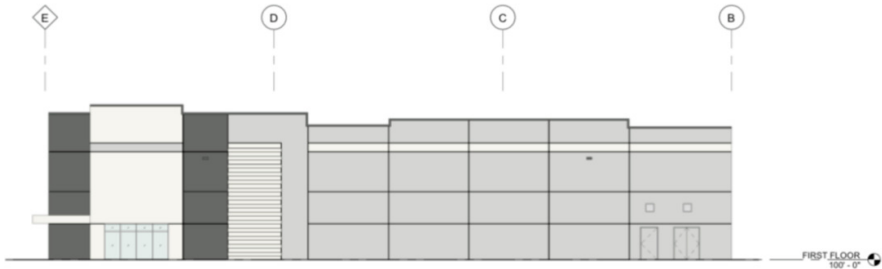
# CLASS A SPACE FOR LEASE

## Market Aerial



# Property Elevation

of 1

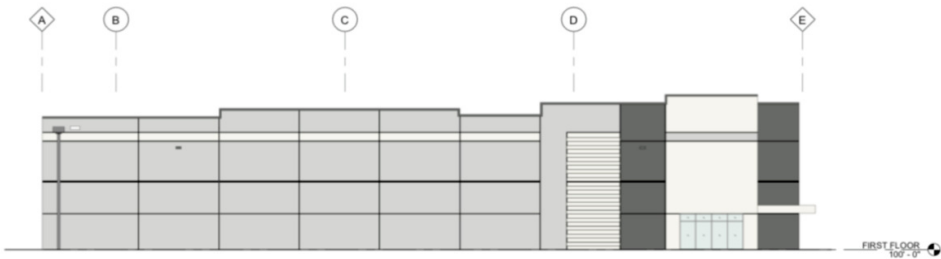


| ELEVATION COLOR LEGEND                                                                                                                       |                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| ALL MANUFACTURERS LISTED BELOW ARE A BASIS OF DESIGN. ALTERNATE MANUFACTURER AND COLORS WILL BE ACCEPTED IF APPROVED BY OWNER AND ARCHITECT. |                                                                                         |
|                                                                                                                                              | PAINTED CONCRETE WALL PANEL<br>SHERWIN WILLIAMS<br>SR 7084 - PASSIVE (RGB 233/234/231)  |
|                                                                                                                                              | PAINTED CONCRETE WALL PANEL<br>SHERWIN WILLIAMS<br>SR 7089 GRIZZLE GRAY (RGB 99/101/98) |
|                                                                                                                                              | PAINTED CONCRETE WALL PANEL<br>SHERWIN WILLIAMS<br>SR 7005 PURE WHITE (RGB 237/236/235) |

1 OVERALL ELEVATION - NORTH - COLOR  
AS.3.1/ 1/16" = 1'-0"



2 OVERALL ELEVATION - EAST - COLOR  
AS.3.1/ 1/16" = 1'-0"



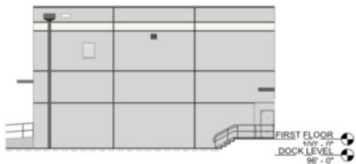
3 OVERALL ELEVATION - SOUTH - COLOR  
AS.3.1/ 1/16" = 1'-0"



4 EXTERIOR ELEVATION  
AS.3.1/ 1/16" = 1'-0"



5 EXTERIOR ELEVATION - DOCK WALL - COLOR  
AS.3.1/ 1/16" = 1'-0"



6 EXTERIOR ELEVATION WITH STAIR  
AS.3.1/ 1/16" = 1'-0"



7 EXTERIOR ELEVATION - TYPICAL DOCK WALL WITH STAIR - COLOR  
AS.3.1/ 1/16" = 1'-0"



8 EXTERIOR ELEVATION - SOUTH DOCK WALL - COLOR  
AS.3.1/ 1/16" = 1'-0"

# Executive Summary

Trinity Oaks Business Center introduces a premier opportunity in the heart of the Trinity-Pasco County market, strategically located just south of State Road 54 on Photonics Drive. Delivering Class A industrial space with modern design and operational efficiency, this new development is designed to meet the needs of today's logistics, distribution, and light manufacturing users.

The project totals 68,293± SF with only one unit left available - Unit 2: 11,226± SF, offering flexible configurations and the ability to accommodate up to 10% office buildout. The space is designed for functionality, featuring rear-load access. The unit has 3 dock high doors and 1 ramp, 28' clear ceiling height, 55'x41' column spacing, and a 6" concrete slab to support heavy industrial use. There are electrical conduits stubbed up at each tenant location for future power and telecommunications needs as well as each tenant entrance has a canopy and 15'-6"x9' storefront windows. The building is equipped with an ESFR sprinkler system, ensuring safety, efficiency, and long-term performance.

Positioned in one of Pasco County's fastest-growing business corridors, Trinity Oaks Business Center offers excellent accessibility to major transportation routes including the State Road 54, Suncoast Parkway, U.S. 19, and I-75, connecting tenants to the entire Tampa Bay region and beyond. The surrounding area boasts strong demographics, an established commercial base, and proximity to retail, dining, and residential communities, providing an ideal environment for both workforce and business operations.

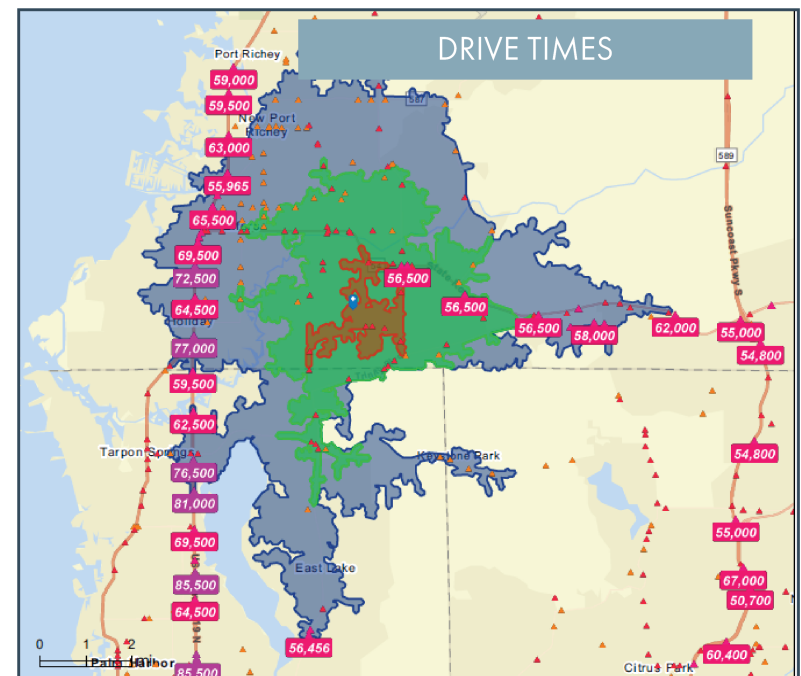
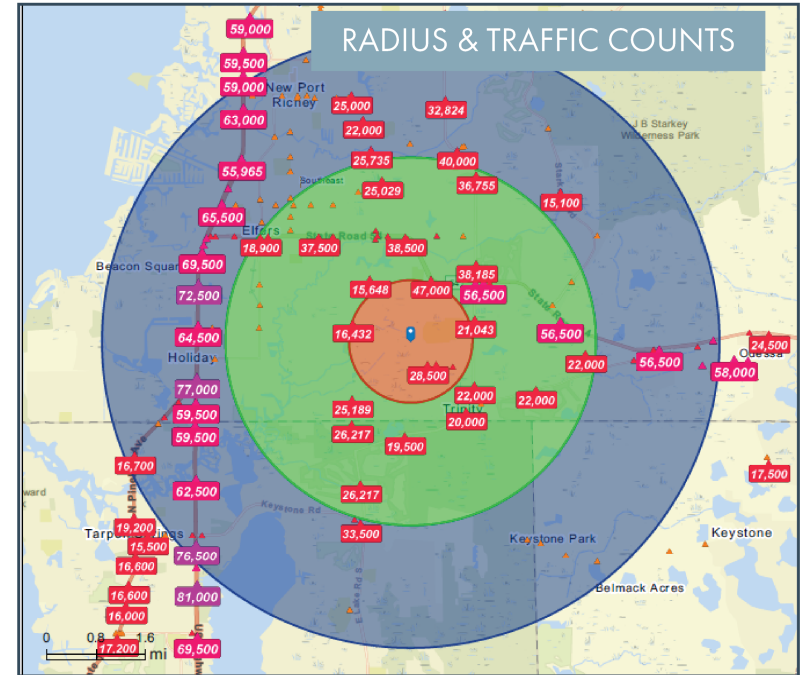
For leasing opportunities and additional information, contact:

**Renee' Landes, CCIM, ALC**  
Berkshire Hathaway Commercial  
Renee@ReneeLandes.com | (727) 460-4901

# Demographics

| POPULATION            | 1-MILE    | 3-MILE    | 5-MILE   |
|-----------------------|-----------|-----------|----------|
| 2030 Projection       | 9,973     | 64,641    | 164,697  |
| 2025 Population       | 9,050     | 59,869    | 153,036  |
| 2025-2030 Annual Rate | 1.96%     | 1.55%     | 1.48%    |
| 2020-2025 Annual Rate | 2.48%     | .66%      | .53%     |
| 2010-2020 Annual Rate | .68%      | 1.01%     | 1.32%    |
| 2025 Median Age       | 42.1      | 45.5      | 47.7     |
| HOUSEHOLDS            |           |           |          |
| 2030 Projection       | 4,025     | 26,873    | 71,772   |
| 2025 Households       | 3,611     | 24,661    | 66,194   |
| 2020 Households       | 3,116     | 23,361    | 63,177   |
| 2010 Households       | 2,946     | 21,514    | 56,333   |
| 2025 Avg. HH Income   | \$118,971 | \$101,694 | \$96,577 |

| POPULATION            | 5-MINUTE  | 10-MINUTE | 15-MINUTE |
|-----------------------|-----------|-----------|-----------|
| 2030 Projection       | 3,460     | 43,702    | 142,111   |
| 2025 Population       | 3,120     | 40,469    | 132,994   |
| 2025-2030 Annual Rate | 2.09%     | 1.55%     | 1.33%     |
| 2020-2025 Annual Rate | -0.18%    | 0.77%     | .56%      |
| 2010-2020 Annual Rate | 0.99%     | 1.14%     | 1.20%     |
| 2025 Median Age       | 41.3      | 45.1      | 47.2      |
| HOUSEHOLDS            |           |           |           |
| 2030 Projection       | 1,203     | 17,820    | 61,704    |
| 2025 Households       | 1,070     | 16,337    | 57,256    |
| 2020 Households       | 1,077     | 15,353    | 54,582    |
| 2010 Households       | 985       | 14,042    | 48,985    |
| 2025 Avg. HH Income   | \$116,081 | \$105,765 | \$98,060  |



## Contact:



**Renee' Landes, CCIM, ALC**

**Renee@ReneeLandes.com**

**(727) 460-4901**

**RENEE'  LANDES**  
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