



BERKSHIRE
HATHAWAY

HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Highly Desired West Pasco Industrial Park 12,250± SF Warehouse



For Sale



11218 Challenger Avenue, Odessa, FL 33556

Property Information

- **11,200± SF Warehouse/1,050± SF Office**
- **Ceiling Heights of 20' to 24'± (19'-21'± Clear)**
- **Three 12' x 14'± and Two 10' x 10'± Overhead Doors**
- **Built in 2005 on .68± Acre**
- **3 Phase Power, 208v and 120v**
- **Bonus 1,000± SF Mezzanine Space**
- **Extensive Racking and Two Forklifts Included**
- **For Sale: \$1,675,000**

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. ©2021 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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Teamwork | Integrity | Passion | Excellence

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www.bhhsflpcommercial.com



DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	4,525	30,389	72,265
Avg. HH Income	\$71,643	\$87,729	\$84,381
Median Age	70.9	56.9	51.3
Total Households	2,309	12,709	29,925

DEMOGRAPHICS BY DRIVE TIME

	5 MINS	10 MINS	15 MINS
Total Population	3,655	41,551	118,472
Avg. HH Income	\$92,481	\$84,214	\$79,946
Median Age	65.4	53.4	47.8
Total Households	1,663	17,405	48,299



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