



Fischbach LAND COMPANY

5.09 +/- Acres with 4,000 SF Metal Building, Valrico, FL
Prime Location, Turnkey Office, Shop, 2 Bays, 4 Roll-up Doors

[FischbachLandCompany.com/ValricoRoad5AC](https://www.FischbachLandCompany.com/ValricoRoad5AC)

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Excellent located 5.09 +/- acres with a 4,000 SF metal building on site. The building features a recently redone turnkey office space, consisting of 3 rooms and 2 bathrooms. The other section of the building consists of a shop with a separate entry door and 2 bays, with 4 roll-up doors. This property is zoned AS-1 with a future land use of R-4. Just over half a mile from State Road 60, 5.5+/- miles from the I-4 on ramp and 5.2+/- miles from the I-75 on ramp.

County: Hillsborough

Property Type: Commercial Buildings

Sale Price: \$725,000

Acreage: 5.09 +/- acres

Property Address: 601 N Valrico Road, Valrico, FL 33594

Nearest Intersection: N Valrico Road & Front Street

Road Frontage: 215 +/-feet on N Valrico Road

Water By: 6-inch well on site

Sewer By: Septic on site

Electric By: TECO

Zoning: AS-1

Future Land Use: R-4

STR: 19-29-21

Folio/PIN: 085530-0100

Property Taxes: \$4,705 (2021 TRIM)

Site Improvements: 4,000 SF metal building with office

Property Uses: Landscape contractor, workshop, small business, daycare, kennel



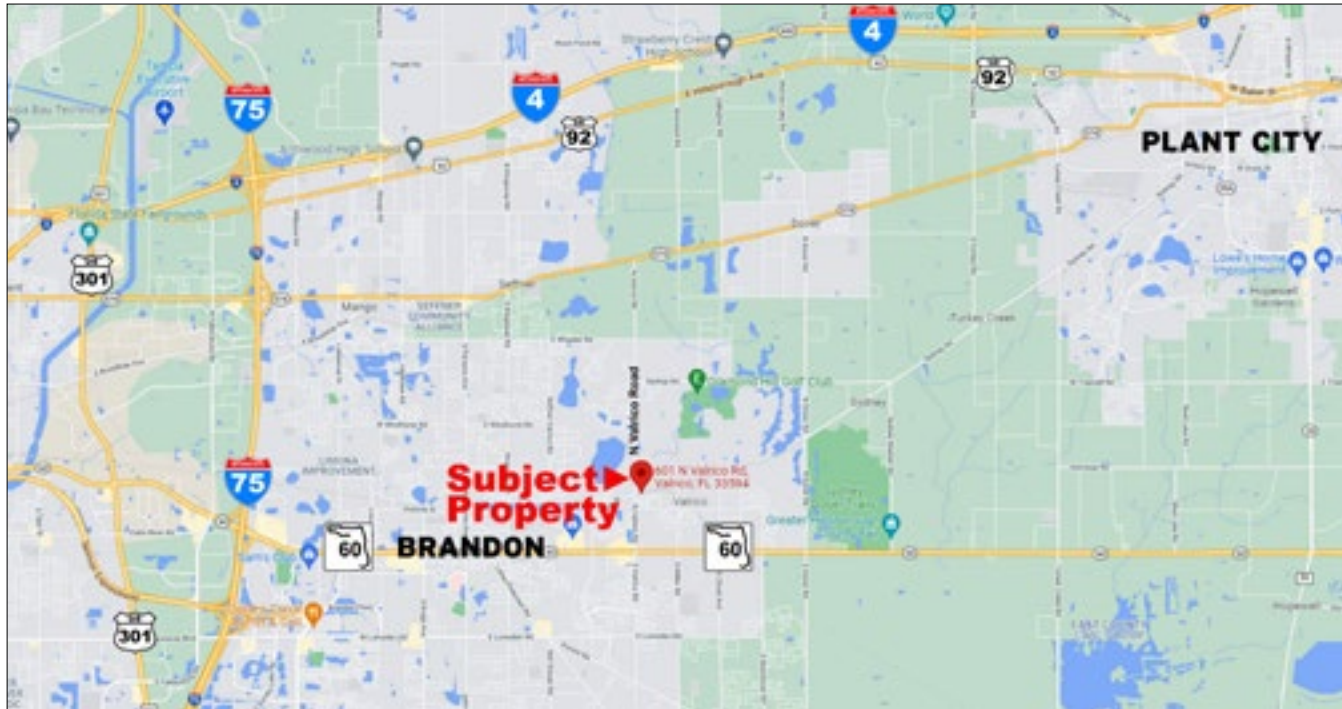
Prime Location

4,000 SF Warehouse with Renovated Turnkey Office Space, Shop, 2 Bays, and 4 Roll-up Doors





0.5 Miles from SR 60
5.5 Miles from The I-4 On Ramp
5.2 Miles from the I-75 On Ramp



Directions to Property From State Road 60:

- From SR 60, turn north onto N Valrico Road
- Stay on N Valrico Road for 0.8 miles
- Property is on East side of road, just after crossing the railroad track
- Look for sign