

Multi-Tenant Warehouse Unit Newly Renovated

4629 and 4631 Panorama Ave., Holiday, FL 34690

**BERKSHIRE
HATHAWAY** | FLORIDA
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GROUP

COMMERCIAL DIVISION



For Lease

- Unit 4629- 3,000± SF
- Zoned C2
- Ceiling Heights of 17' ± to 20' ±
- One 10' × 12' Grade Level Door
- Ample Parking on Site
- Renovated 2024 • 1.82 ± Acre Fenced Lot
- Lease Rate: \$9 /psf with \$2.50/psf estimated operating expenses
- Unit 4631 - 6,407± SF
- Approx. 5,735 SF warehouse space
- Two 10' x 14' loading door areas
- Large walk in area / office with AC
- One private office with AC
- Two Storage closets approx.. 80/sf each
- 2 restrooms
- 200-amp, two-phase power
- Lease Price \$9/psf with \$2.50/psf estimated operating expenses

**For More Information
Contact:**

Kristy Marcelle, CPM

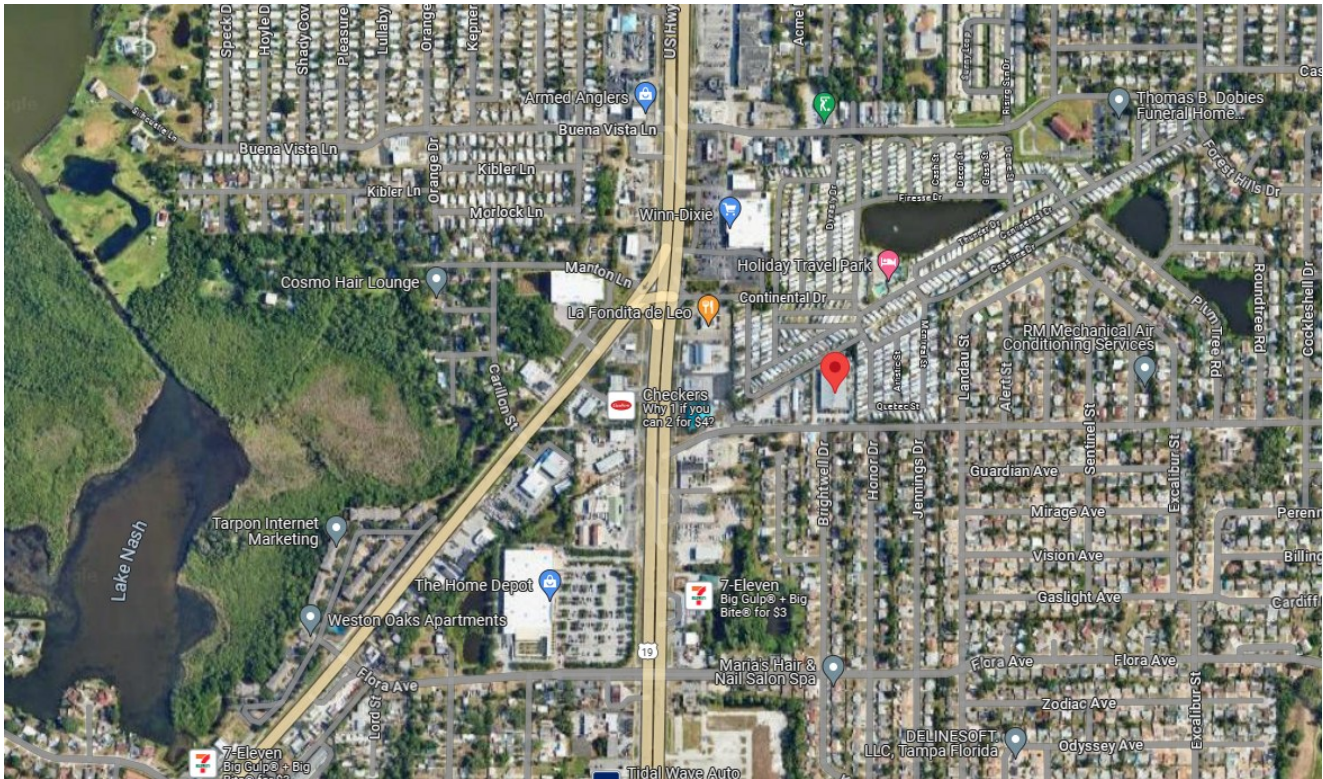
Sales, Leasing, & Property Management
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DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	11,583	69,533	144,723
Avg. HH Income	\$37,504	\$47,750	\$53,512
Median Age	47.7	46.6	48.8
Total Households	4,627	26,720	57,720

DEMOGRAPHICS BY DRIVE TIME

	5 MIN	10 MIN	15 MIN
Total Population	16,826	72,589	167,448
Avg. HH Income	\$39,394	\$45,674	\$53,797
Median Age	46.37	47.7	49.8
Total Households	6,383	28,809	67,871

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