

FOR LEASE



11801 - 11805 State Rd. 52 | Hudson, FL 34669

Lease Rate | \$12.00 psf Modified Gross

- Two flex/retail and warehouse units available for immediate occupancy: 2,592 SF and 2,304 SF
- Each unit includes ground-floor workspace plus additional mezzanine area above
- Two (2) roll-up overhead doors in each suite provides easy loading and equipment access
- End unit includes a completely fenced yard with additional storage or parking, for a total of \$2,950/month
- Two detached metal sheds offer additional storage for automotive tenants: 880 SF & 300 SF
- Well suited for contractors, specialty trades, and various workshop users
- Located directly on State Road 52 in Hudson, convenient to Little Road and the Suncoast Parkway

SR 52 Flex & Warehouse Space

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FLOOR PLANS | 2,304 SF - 4,896 SF AVAILABLE

PROPERTY FEATURES



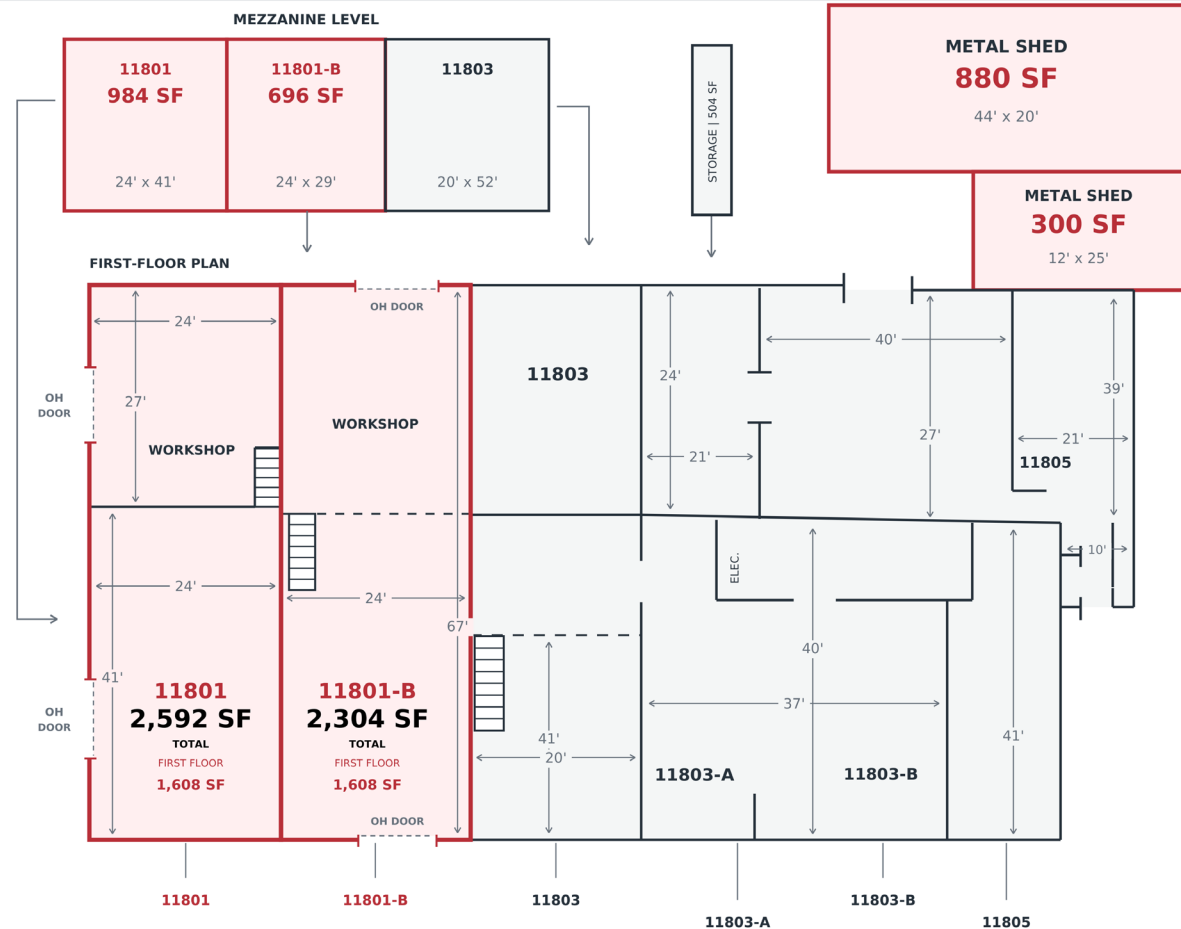
End Unit - Storefront / Entry



Workshop - #11801-B



End Unit - Office



UNIT 11801
2,592 SF
1,608 SF first floor + 984 SF mezzanine

UNIT 11801-B
2,304 SF
1,608 SF first floor + 696 SF mezzanine

TWO REAR SHEDS
1,180 SF
880 SF metal shed + 300 SF metal shed

*LINES & AREAS ARE APPROXIMATE FOR REPRESENTATION PURPOSES ONLY

Demographics | 5 Miles



110,282

Population



2.8%

Population Growth



47.2

Median Age



\$75,396

Average HH Income



Fenced yard ideal for work vehicles or storage!



Workshop w/ Mezzanine



End Unit Roll-up Doors



POINTS & LINES ARE APPROXIMATE



Fenced yard & gate



Interior yard view

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