

FOUNDRY COMMERCIAL

FOR LEASE OR SALE

10416 & 10423 SPARGE ST.

PORT RICHEY, FL 34668

Two Industrial Buildings with a Total of 36,295 Square Feet
with Direct Access to U.S. Highway 19.
Recent capital improvements include enhanced site drainage,
a new perimeter security fence, and a renovated office area.

10416 & 10423 SPARGE STREET

PROPERTY DETAILS





10416 SPARGE STREET

ADDRESS	10416 Sparge Street, Port Richey, FL 34668
BUILDING SIZE	±17,672 SF
LOT SIZE	1.19 Acres
YEAR BUILT	1977
WAREHOUSE SF	±12,668 SF
OFFICE SF	±5,004 SF
CONSTRUCTION	Concrete
LOADING	Carport: ±3,300 SF Covered Carport Doors: 9 Grade-Level Doors including (6) 10′ x 10′, (1) 14′ x 10′, and (1) 24′ x 10′ Ramp: (1) Portable Dock High Ramp
CLEAR HEIGHT	12′
POWER	3-Phase/1200 Amp
ZONING	C-2
ROOF	New tapered TPO roof installed in 2025.
HVAC	Ability to HVAC Warehouse. Office and showroom air-conditioned with a new ductless split system.
RESTROOMS	(4) Total

10423 SPARGE STREET

ADDRESS	10423 Sparge Street, Port Richey, FL 34668
BUILDING SIZE	±18,623 SF
LOT SIZE	0.83 Acres
YEAR BUILT	1977
WAREHOUSE SF	±15,682 SF
OFFICE SF	Office: ±610 SF Mezzanine: ±3,009 SF, Air-Conditioned
CONSTRUCTION	Metal
LOADING	Doors: (2) Grade-Level Doors, 14′ x 16′ Ramp: (1) Portable Dock High Ramp
CLEAR HEIGHT	24.5′ column spacing between post lines, 17.5′ eave height with 21′ clear at center
POWER	Single-Phase/200 Amp
CRANE	R&M 3-Ton Bridge Brane with a 3 hp Hoist and Telemotive Radio Remote
ZONING	C-2
HVAC	Ability to HVAC Warehouse. Office and showroom air-conditioned with a new ductless split system.
RESTROOMS	(1) with Shower

PROPERTY OVERVIEW

- Direct Access to US-19
- Two Buildings Totaling ±36,295 SF
- Fenced and Secure Outside Storage
- Ample Parking
- Functional Layout Allowing for Multiple Uses
- Heavy 3-Phase Power (10416)
- 3 Ton Bridge Crane & 21′ Clear (10423)
- Newly Renovated Roofs
- Move-In Ready
- Inquire for Lease Rate and Price

FOR MORE INFORMATION, PLEASE CONTACT:

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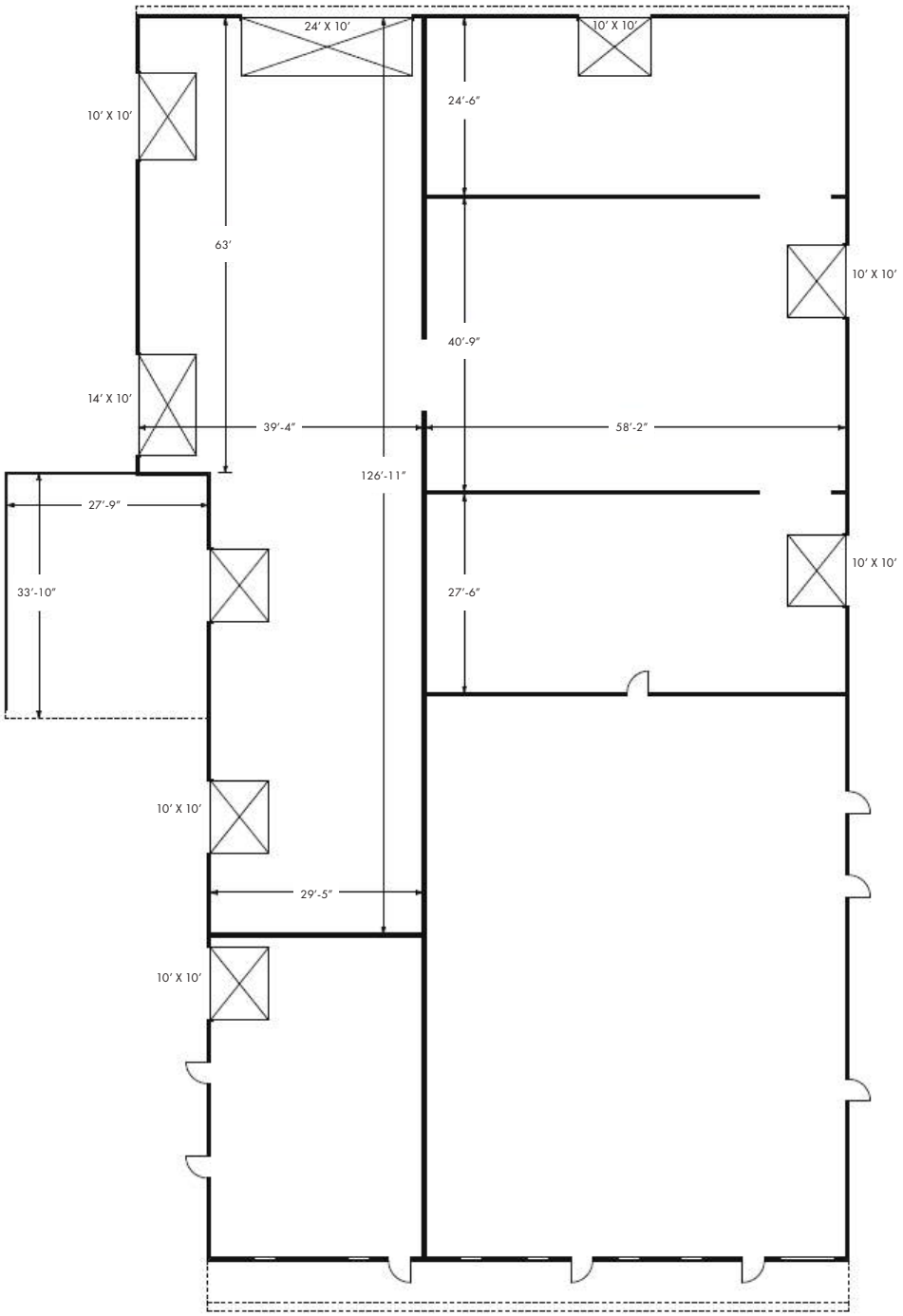
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10416 SPARGE STREET

FLOOR PLAN



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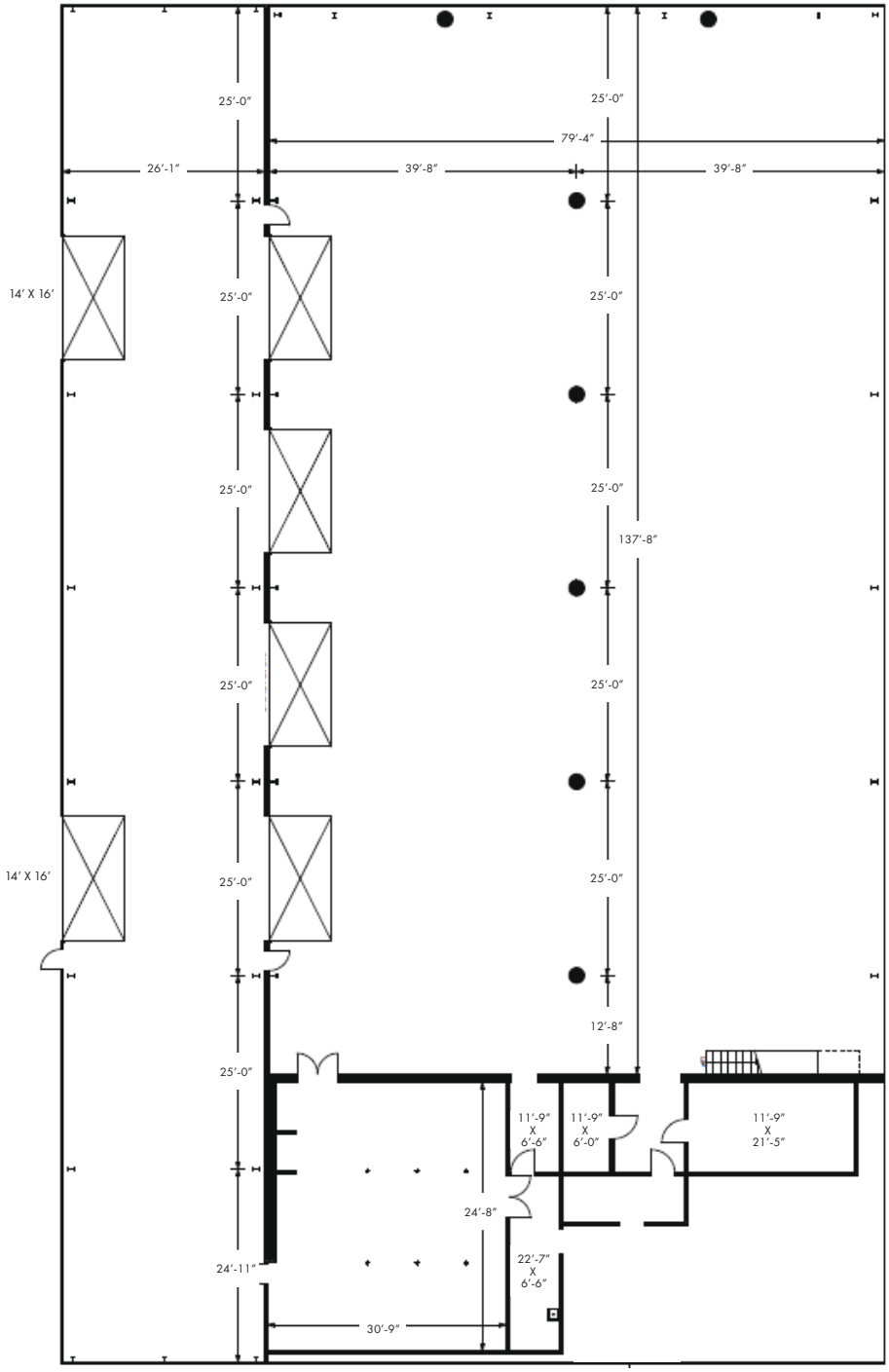
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PHOTOS













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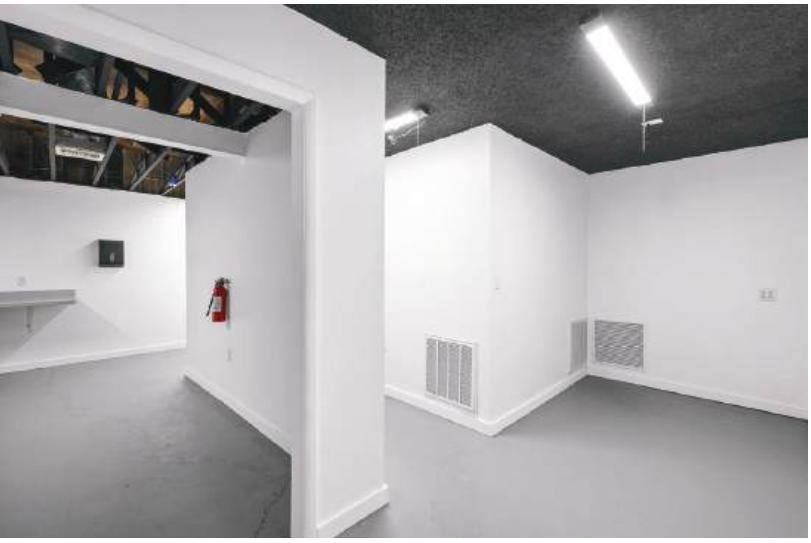
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PORT RICHEY, FL

LOCATION OVERVIEW & NEARBY AMENITIES

11.2 MILES
to Expressway 589

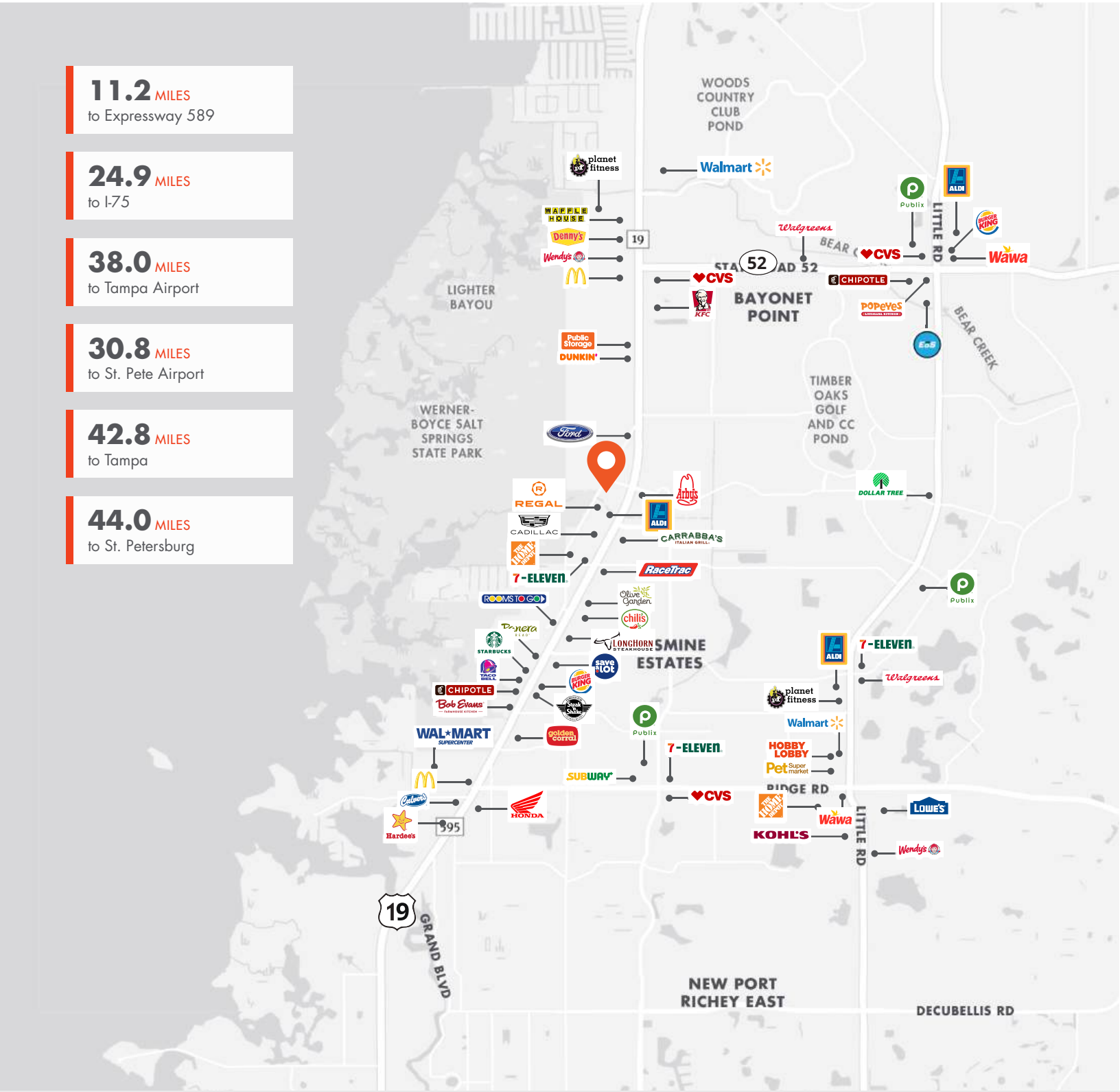
24.9 MILES
to I-75

38.0 MILES
to Tampa Airport

30.8 MILES
to St. Pete Airport

42.8 MILES
to Tampa

44.0 MILES
to St. Petersburg



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