



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Teamwork. Integrity. Passion. Excellence.

Trucking Terminal / Distribution Hub - For Sale or Lease



20537 US Highway 301, Dade City, FL 33523

For Sale or Lease

- 3 Parcels Totaling 7.41± Acres with 264± LF on US Hwy 301
- Ideal Central Location for a Florida Distribution Hub or Trucking Terminal
- Convenient Access to US 98, SR 50 & I-75
- 9,520± SF Metal Building with Standing Seam Metal Roof
- 3,500± SF Office with Open Space, Executive Offices & Conference Rooms
- 1,120± SF Warehouse with 2 Truck Wells & Roll Up Doors
- 4,080± SF Three Bay Maintenance Area with 14 X 16 FT Roll Up Doors
- Driver's Lounge with Dedicated Restroom & Shower
- Large Reinforced Parking Area for 60+ Trailers
- Zoned C2
- Owner Financing may be Available
- Lease Rate: Negotiable NNN
- Sale Price: Negotiable

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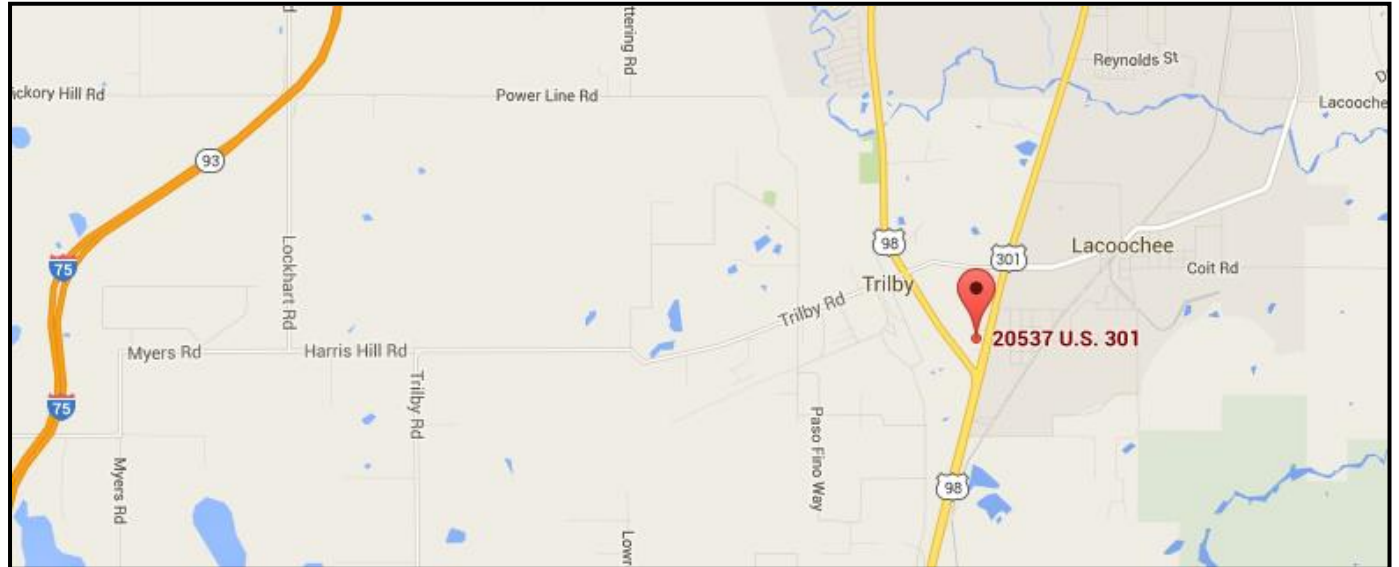
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Maintenance Area



Warehouse Area and Truck Well



Open Office Area



Trailer Parking Area

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