



**BERKSHIRE
HATHAWAY**

HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Newer Construction Warehouse Unit For Lease



For Lease



11611 Prospect Road, Odessa, FL 33556

Property Information

West Pasco Industrial Park Location

Unit 2 - 1,500± SF

- **900± SF Air Conditioned Room with Drop Ceiling**
- **600± SF Warehouse**
- **14' x 12' Overhead Grade Level Door**
- **Single Phase/200 Amp, Epoxy Floor, Sprinkled**
- **Available 4/1/23 \$15 PSF**

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2022 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.



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Teamwork | Integrity | Passion | Excellence

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www.bhhsflpcommercial.com



DEMOGRAPHICS BY MILE

| | 1 MILE | 3 MILES | 5 MILES |
|------------------|---------------|----------------|----------------|
| Total Population | 5,257 | 30,049 | 78,153 |
| Avg. HH Income | \$113,190 | \$111,563 | \$110,924 |
| Median Age | 65.5 | 50.2 | 48.7 |
| Total Households | 2,301 | 11,713 | 31,053 |

DEMOGRAPHICS BY DRIVE TIME

| | 5 MINS | 10 MINS | 15 MINS |
|------------------|---------------|----------------|----------------|
| Total Population | 5,380 | 52,322 | 141,784 |
| Avg. HH Income | \$113,043 | \$104,699 | \$95,728 |
| Median Age | 46.5 | 49 | 46.8 |
| Total Households | 2,348 | 20,798 | 56,660 |



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DYER-CARBONELLI TEAM
Commercial Real Estate Defined

*Ranked Top 5 Teams Globally
Berkshire Hathaway Commercial
2018-2021*



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