



BERKSHIRE
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Florida Properties Group

COMMERCIAL DIVISION



10,148 +/- SF with 28' clear height, two ADA compliant bathrooms and 250 +/- SF office located in the Dade City Business Center.

15011 DAWSON DR
DADE CITY BUSINESS CENTER

15011 DAWSON DR



HIGHLIGHTS

- 10,148 +/- SF Industrial Space with 28 FT Clear Height
- Two ADA Compliant Bathrooms and 250 +/-SF Office
- (2) 36" Entry Doors & (2) 16'x16' Electric Roll-up Doors
- Heavy Industrial Zoning for Most Manufacturing & Warehouse Uses
- 200 Amp 208 Volt 3 phase Electric Power
- Dock High, Grade Level, Rail Dock, and Dock Well loading available
- CSX Rail Runs thru Property, Easy Access to a Deep Water Port & Airport
- Secure and Gated with 24 HR Manned Security
- Ample Parking and Outside Storage Available
- Strategically Located in Eastern Pasco County on 6 lane US-301 near I-75, I-4, I-275, US 98, and the Florida Turnpike
- Offered For Lease - \$6 - \$8/SF/YR MG



Lease Price:	\$6 - \$8/SF/YR MG
Location:	15011 Dawson Dr Dade City, FL 33523
Industrial Park:	Dade City Business Center
Industrial Space:	10,148 ± SF
Office:	250 ± SF
Lot Size:	N/A



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DADE CITY BUSINESS CENTER

15011 Dawson Dr, Dade City, FL 33523

DESCRIPTION

10,148 +/- SF Industrial Space with 28' clear height, two ADA compliant bathrooms and an approximately 250 SF office. There is 200 Amp 208 Volt 3 phase electric power and upgraded lighting throughout. The roof is in good condition. The recently renovated Dade City Business Center was formerly the largest fruit processing plant in the Tampa Bay area redeveloped as an Industrial Park on 355 acres with over 1,000,000 SF of space for heavy industrial, light industrial, manufacturing, warehouse, storage, flex-space, retail and office.

This secure and gated site has 24 hour manned security and ample room to maneuver and park both personal and commercial vehicles. A regional/national rail mainline that flows through the heart of the Business Park provides connectivity to regional airports and deep water ports. Moving goods in and out of the Dade City Business Center is incredibly convenient with dock high, grade level, rail dock and dock well options available.

Additional benefits include an on-site water utility and water treatment facility with the ability to provide exceptional water quality and supply capacities/capabilities and superior water pressure at competitive rates.

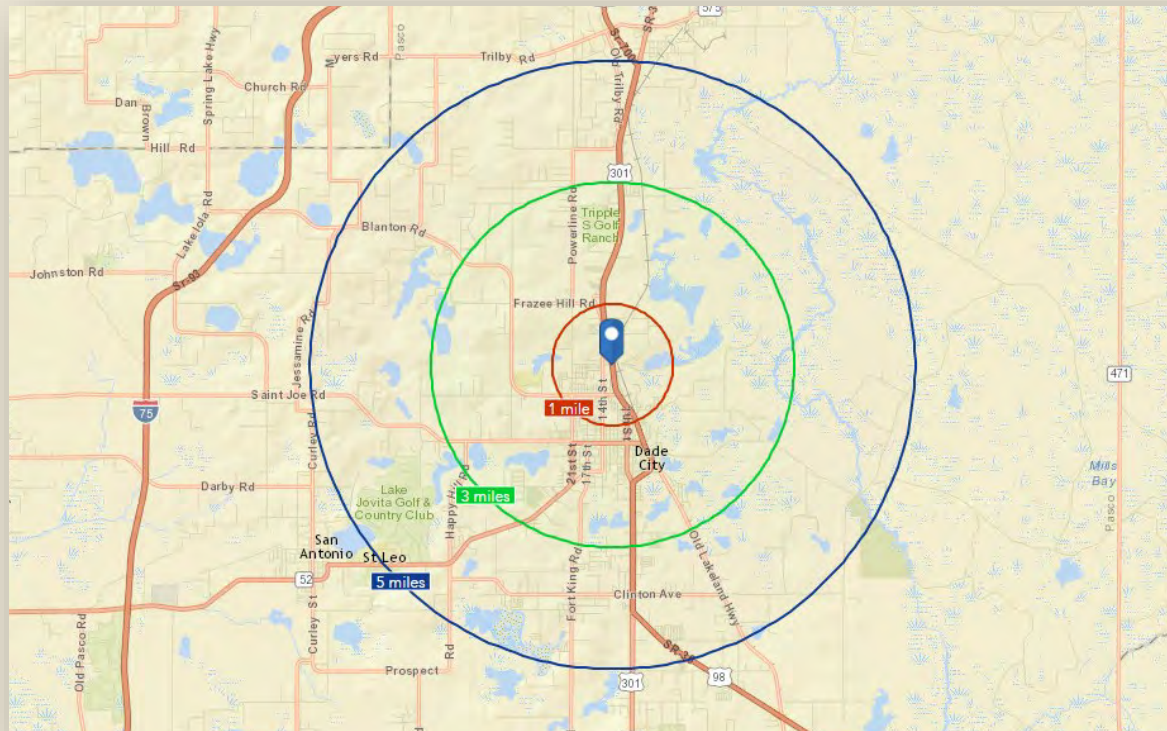
DIRECTIONS

The Dade City Business Center is strategically located on the six-lane US Highway 301 near I-75, I-4, I-275, US98 and the Florida Turnpike in Eastern Pasco County, Florida, minutes from the Historic Shopping District of Downtown Dade City.



DADE CITY BUSINESS CENTER

15011 Dawson Dr, Dade City, FL 33523



DEMOGRAPHICS BY MILE	3 MILES	5 MILES	10 MILES	DEMOGRAPHICS BY DRIVE TIME	5 MIN	10 MIN	15 MIN
Total Population	13,976	25,142	74,742	Total Population	3,421	14,388	31,542
Total Households	4,936	8,949	29,691	Total Households	1,263	5,276	11,997
Daytime Population	16,511	24,810	70,697	Daytime Population	5,905	17,335	33,996
'17-'22 Pop. Growth	1.00	1.05	1.28	'17-'22 Pop. Growth	0.57	0.84	0.94
Median Age	35.7	40.8	47.7	Median Age	35.6	38.7	43.2
Avg. HH Income	\$50,022	\$62,538	\$61,871	Avg. HH Income	\$40,852	\$49,005	\$58,404



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For More Information:

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