

FOR LEASE

# 3,000 SF TO 21,000 SF | SMALL BAY INDUSTRIAL

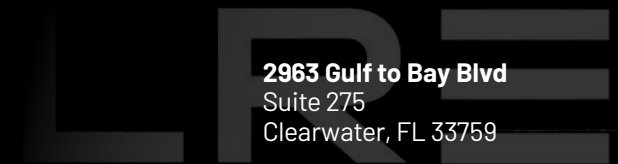
9521 Denton Ave, Hudson, FL 34667

**JASON MCCORMICK**, Senior Associate

📞 561-613-5293

✉️ Jason@LoberRealEstate.com

**2963 Gulf to Bay Blvd**  
Suite 275  
Clearwater, FL 33759



FOR LEASE

3,000 SF | 21,000 SF OF WAREHOUSE SPACE

LOBER  
REAL ESTATE

9521 DENTON AVE, HUDSON, FL 34667

## PROPERTY OVERVIEW



**±21,000 SF ACROSS 2 BUILDINGS**

BUILDING SIZE



**3,000 SF TO 21,000 SF**

SUITES SIZE



**3-PHASE  
POWER**



**DOCK-HIGH & GRADE-LEVEL LOADING**



PROPERTY DETAILS

### LOCATION

**ADDRESS** 9521 Denton Ave, Hudson, FL 34667  
- Google Maps Link [Here](#)

**MSA** Tampa

### BUILDING

**BUILDING SIZE** • Building 1: 9,000 SF (±2,500 SF of Office)  
• Building 2: 12,000 SF (3,000 to 4,800 SF Suites)

**LOADING** Twelve (12) Grade-Level Doors (12' H x 10' W)  
Loading Platforms At Each Building

**CLEAR HEIGHT** 14 Ft

**POWER** 3 Phase | 400 Amps | 240 Volts

### SITE

**LOT SIZE** 2.5 Acres

**FEATURES** Fully Fenced With Extra Parking In Rear Of Property

### ZONING & USE

**ZONING** I1 (Light Industrial)

**PERMITTED USES** Light Manufacturing, Assembly, Warehousing, Distribution,  
And Associated Office Or Commercial Uses That Do Not  
Create Significant Environmental Nuisances.  
- See Additional Uses [Here](#).

### AVAILABILITY

**DATE AVAILABLE** **AVAILABLE NOW**

**LEASE TERMS** Call Broker For Pricing

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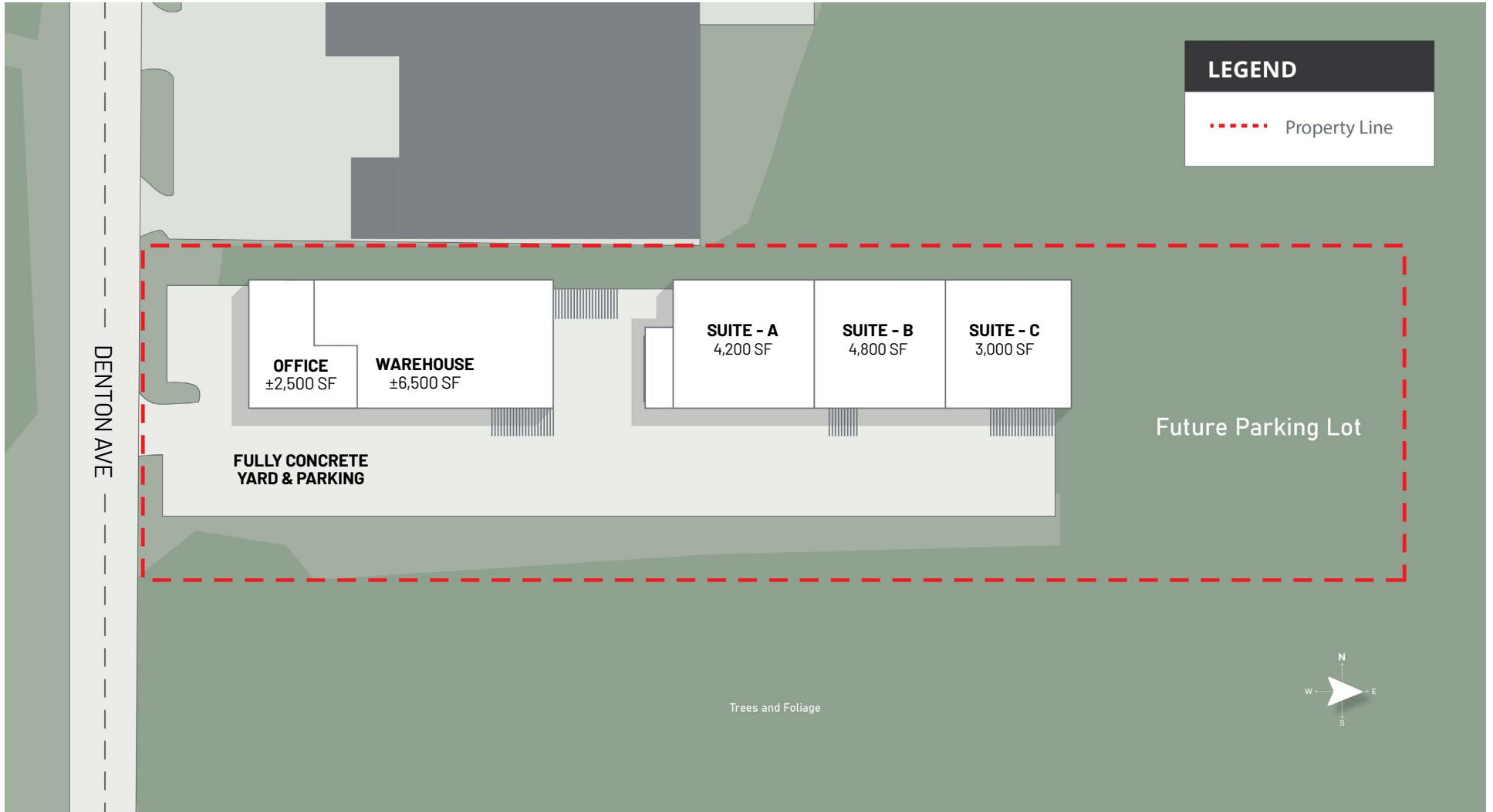
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## SITE PLAN



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## PROPERTY PHOTOS



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## LOCATION MAP



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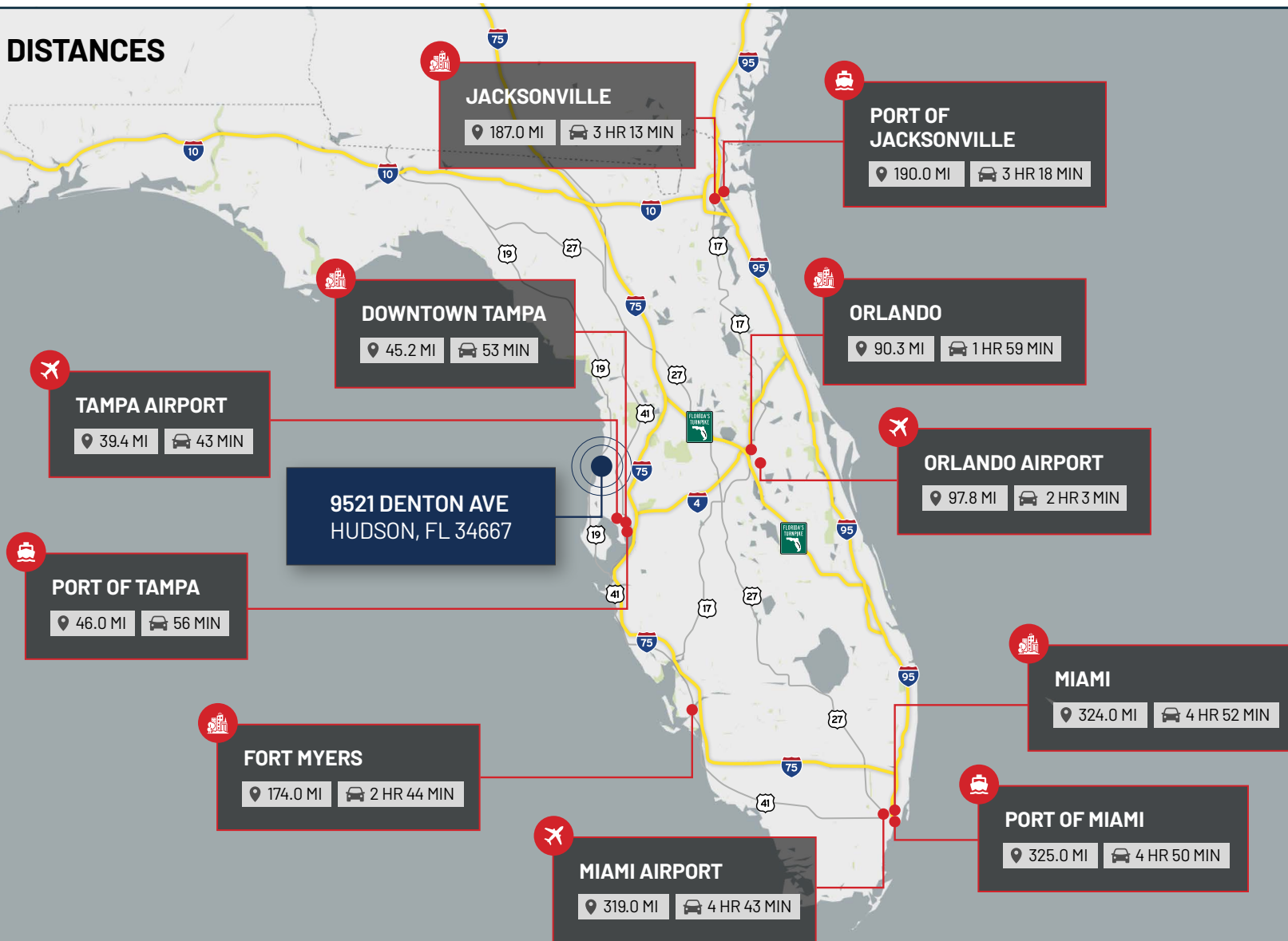
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### KEY DISTANCES



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