

PROTECH

Commercial Realty

"Leading the way for you and the CRE industry"



Asking Price: \$1,449,900

Property Type: Warehouse

**8534 Rees St
Port Richey, FL 34668**



Michael Bruni, CFA®
Broker, Owner

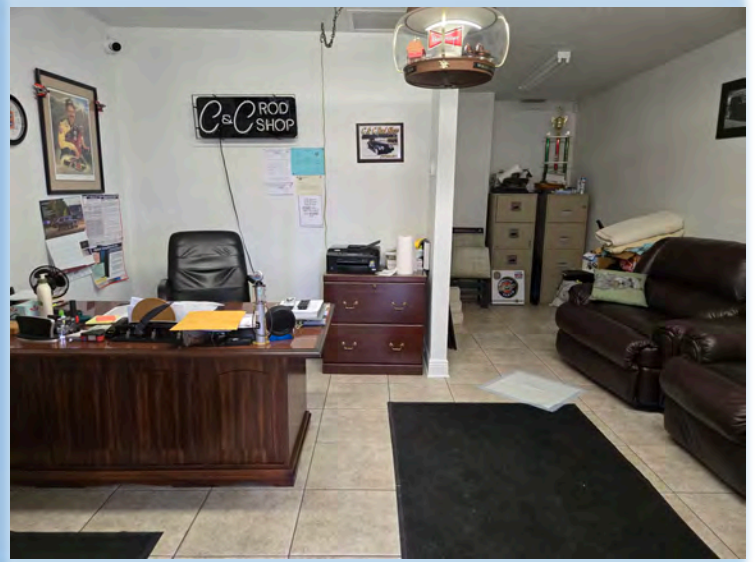
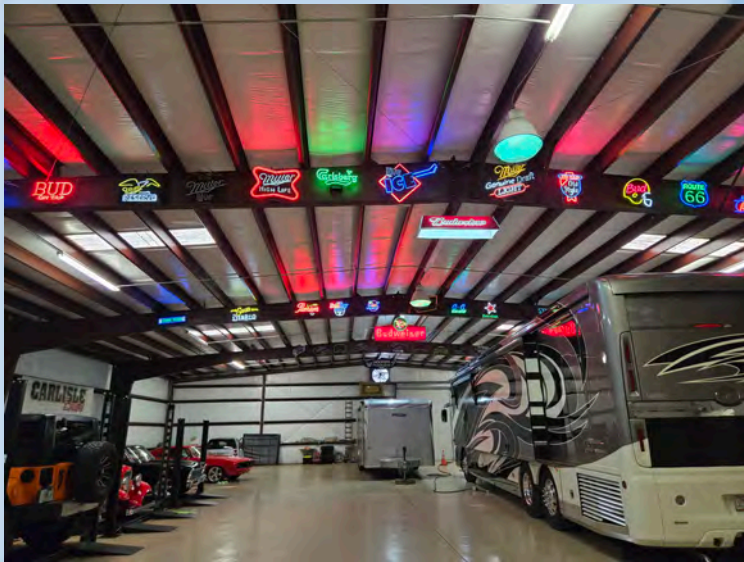
3980 Tampa Rd, Ste 101F
Oldsmar, FL 34677
Cell: 813-995-5544
E-Mail: mike@protech-cr.com

Website: www.protech-cr.com



INDUSTRIAL | OFFICE | MIXED-USE | RETAIL | LAND | MULTIFAMILY | HOSPITALITY

8535 Rees St
Port Richey, FL 34668



Property Highlights:

- * 7,500 total heated sf
- * 340 sf Office
- * 18,570 sf/0.43 AC lot
- * Car Lifts
- * US Hwy 19 AADT: 51k-62.5k
- * Ridge Rd AADT: 24k
- * Built 2009
- * Available w/8534 Rees St

PROTECH
COMMERCIAL REALTY

8535 Rees St
Port Richey, FL 34668



CONFIDENTIALITY & DISCLAIMER STATEMENT

The information contained in this document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ProTech Commercial Realty LLC and should not be made available to any other person or entity without the written consent of ProTech Commercial Realty LLC. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ProTech Commercial Realty LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business prospects of any tenants, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, ProTech Commercial Realty, LLC has not verified, and will not verify, any of the information contained herein, nor has ProTech Commercial Realty LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Some or all the photographs contained within may have been altered from their original format. All potential buyers must take appropriate measures to verify all the information set forth herein.

PROTECH
COMMERCIAL REALTY