

For lease

Sun City Commerce Center
351 30th St. NE, Ruskin, FL 33570

Building highlights

- Building size: 91,559 SF
- Sprinklers: ESFR
- Lights: LED
- Building dimensions: 150' x 600'
- Class A, tilt-wall construction
- Power: 3-phase, 1,200 amps, 480 volts
- Fully lit interchange at intersection of I-75 & SR 674 (College Ave)
- Park is home to the 1M SF Amazon Fulfillment Center



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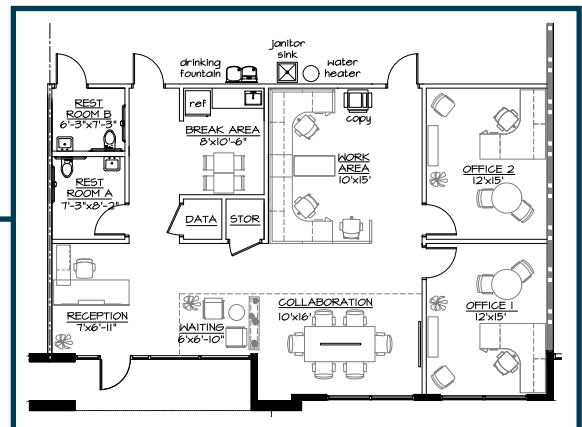
For lease

Sun City Commerce Center
15,489 SF for lease



Space highlights

- Available space: 15,489 SF
- Spec office: 1,250 SF
- Three (3) dock-high doors
- One (1) ramp
- Clear height: 24'
- Column spacing: 50' x 50'
- Parking ratio: 1.09/1,000

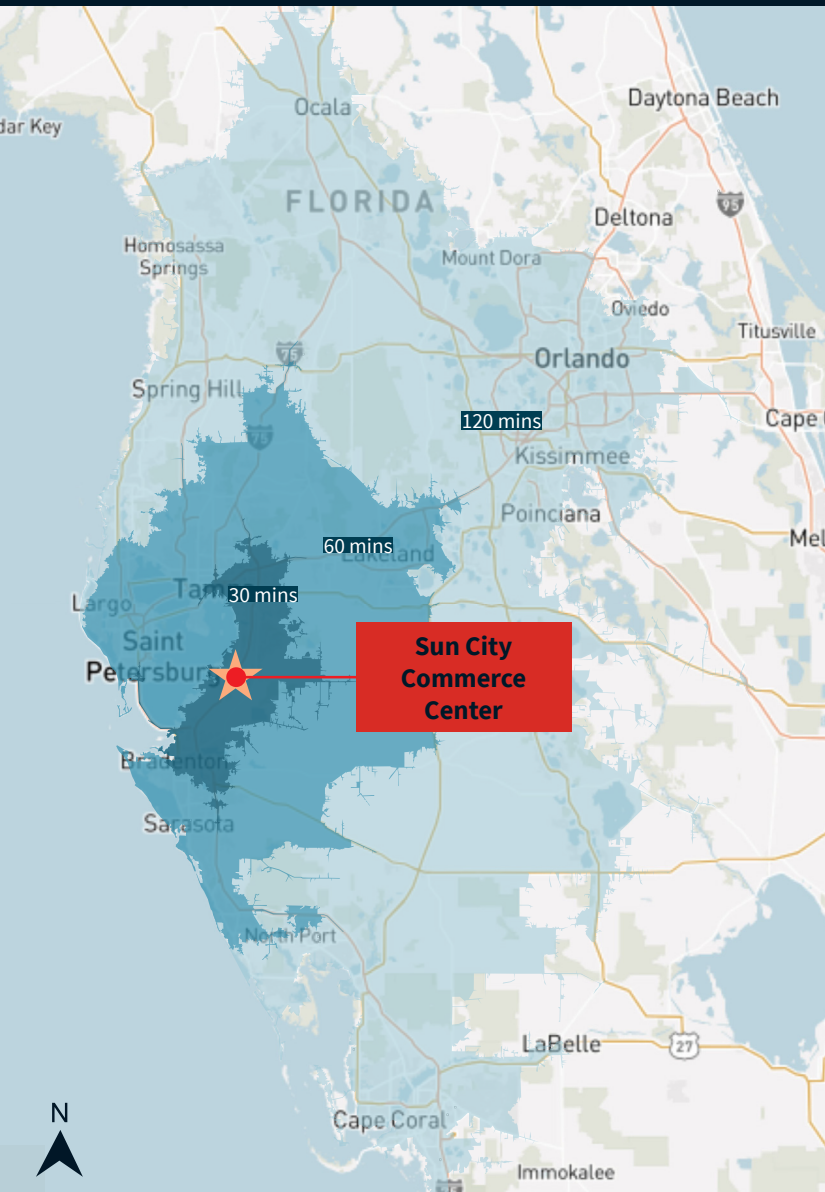


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Location highlights

- Strategic West Coast location ideal for distribution through FL and the Southeast
- Reach Miami, Naples, Sarasota, Tampa, Orlando, Ocala and Gainesville same day
- Close proximity to I-75 interstate, major North/South artery for state of FL
- Centralized location allows user to access multiple different labor markets
- Prime industrial location to service the growing residential construction sector
- Well-positioned within a retail corridor just off Sun City exit, abundance of retail nearby
- An estimated 2,124 new construction residential rooftops currently under construction or planned within a 5 mile radius

Demographics

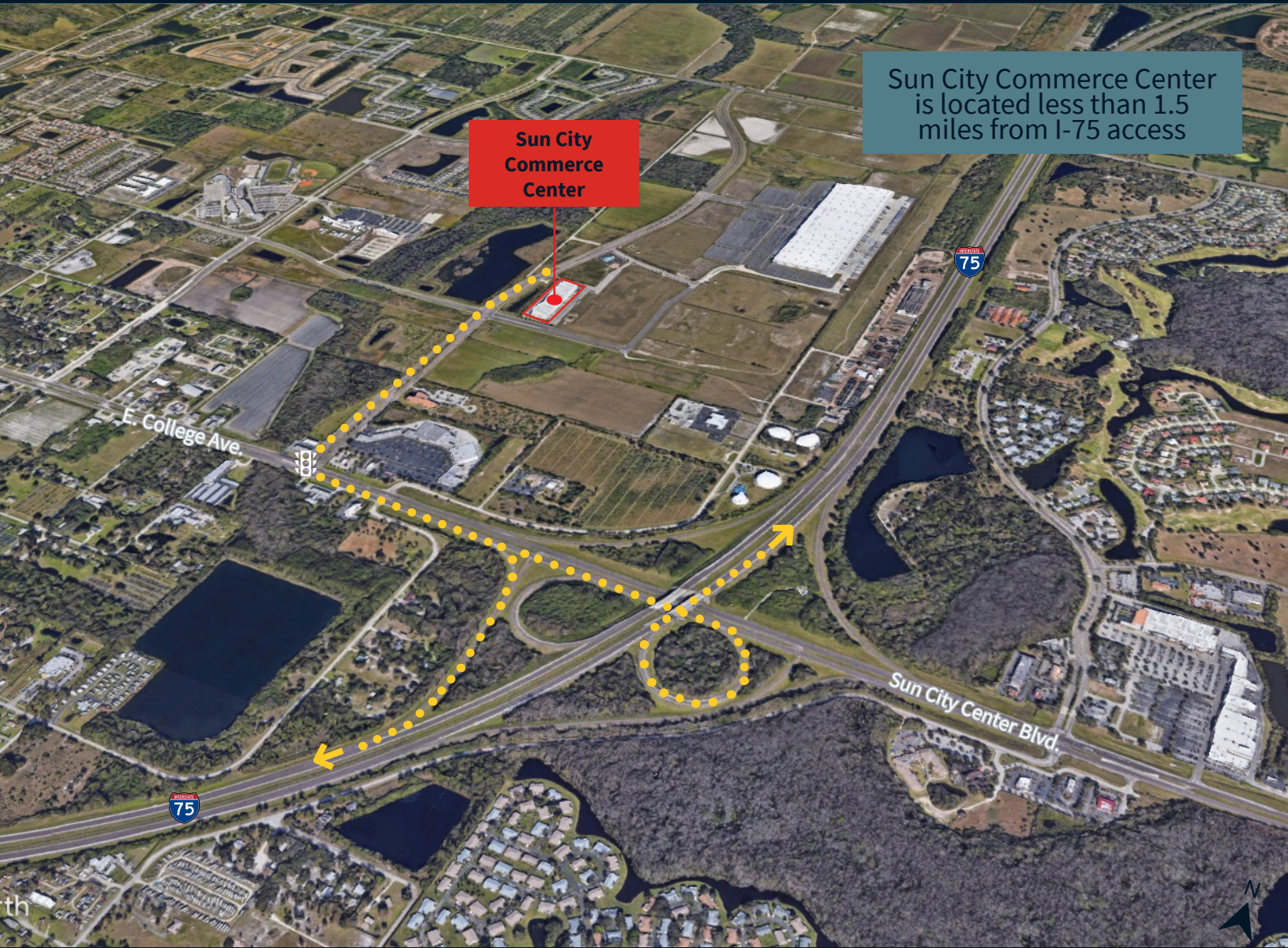
	30 min	60 min	120 min
2024 Total Population	862,225	3,912,384	9,542,226
2029 Total Population	931,553	4,125,516	10,177,167
2024 Total Households	332,714	1,614,822	3,854,983
2024 Median Household Income	\$78,315	\$76,611	\$72,927
2024 Population Density/ Sq Mile	1,568.1	1,047.9	745.0
2024 Total (SIC01-99) Businesses	34,514	172,379	391,621
2024 Total (SIC01-99) Employees	373,030	1,726,755	3,924,207

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