

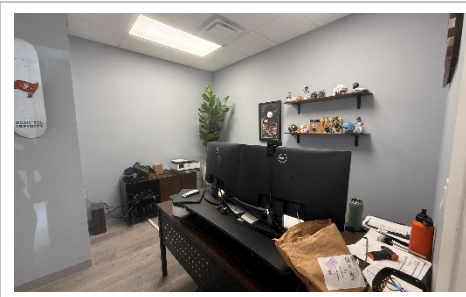
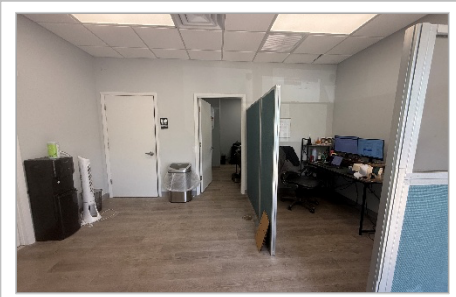
FOR LEASE

11729 Uradco Place, San Antonio, FL 33576

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



- 6,000± SF Fully Air-Conditioned Warehouse Space
- Located in Desirable One Pasco Center
- 20' Clear Ceiling Height
- Two 14' x 16'± Grade Level Overhead Doors
- 3 Phase Power, 200 Amp, 208 V
- Private Office, Reception Area and Two Bathrooms
- Quick Access to 1-75 for Regional Connectivity
- June 2026 Occupancy
- Lease Rate: \$18/SF Modified Gross

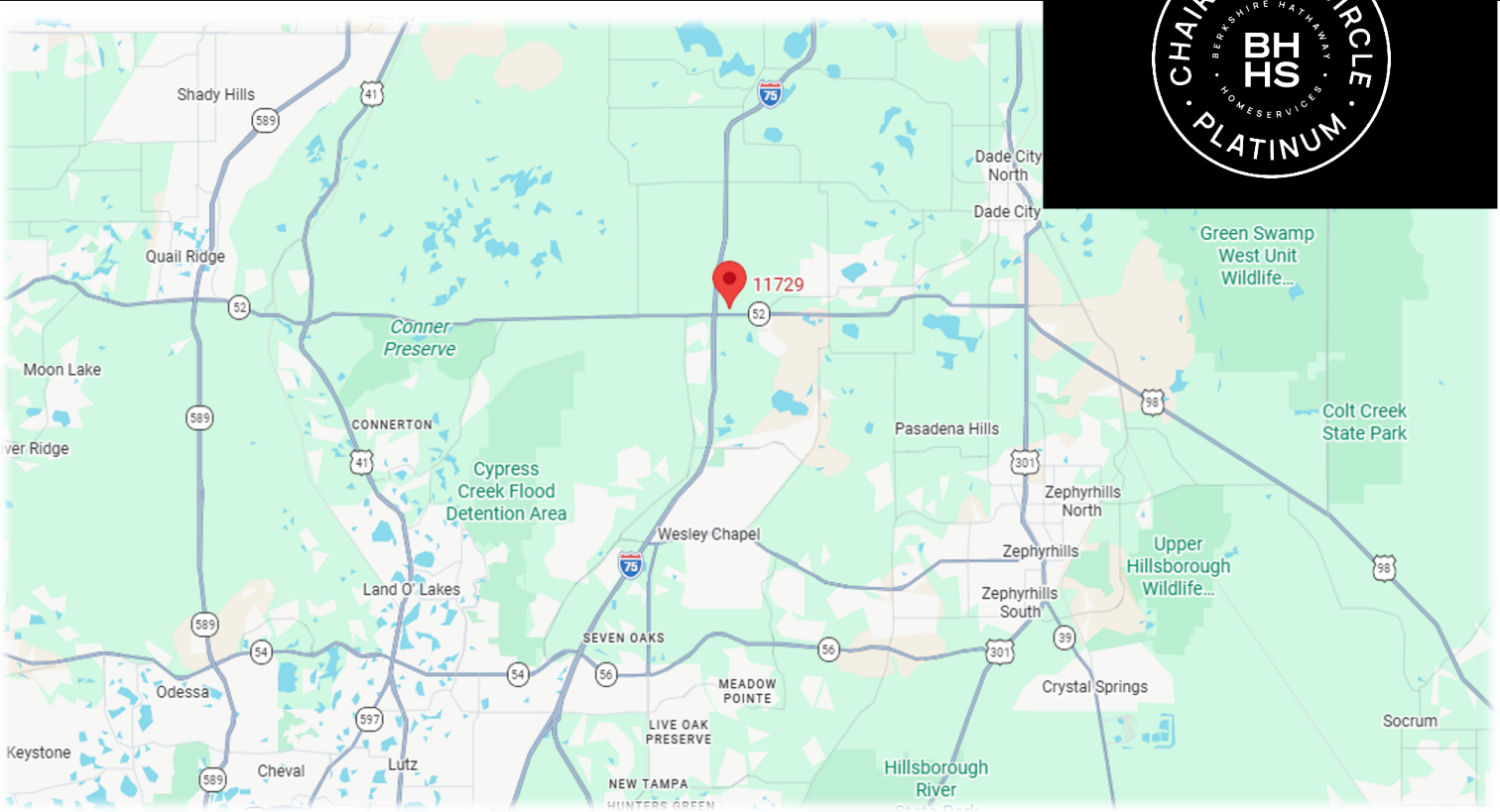


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RENEE'  LANDES

COMMERCIAL REAL ESTATE



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	216	10,301	34,943
Avg. HH Income	\$114,328	\$125,542	\$137,302
Median Age	71	53.8	42.9
Total Households	111	4,363	12,032

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	67	11,172	47,574
Avg. HH Income	\$114,521	\$124,997	\$129,952
Median Age	65.6	55.6	41.6
Total Households	28	4,565	16,315

6,000± SF Climate Controlled Warehouse

June 2026 Occupancy | Well-Maintained Space

11729 Uradco Place, San Antonio, FL 33576

Fully air-conditioned 6,000± SF warehouse available for lease in the highly desirable One Pasco Center. Built in 2023, this well-maintained space features 20'± clear ceiling height, one private office, reception area, two 14' x 16'± grade level overhead doors, two restrooms and 3 phase power.

This location offers quick access to I-75, providing excellent connectivity throughout the Tampa Bay region. Pre-leasing for June 2026 occupancy.

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