



1331 Gunn Hwy, Odessa, FL 33556

(\$) Price: **Call for Current Pricing**

↗ Unit Size: **15K± SF on 5.35± AC**

✓ Available: **Now (Offered As Vacant 5/2026)**

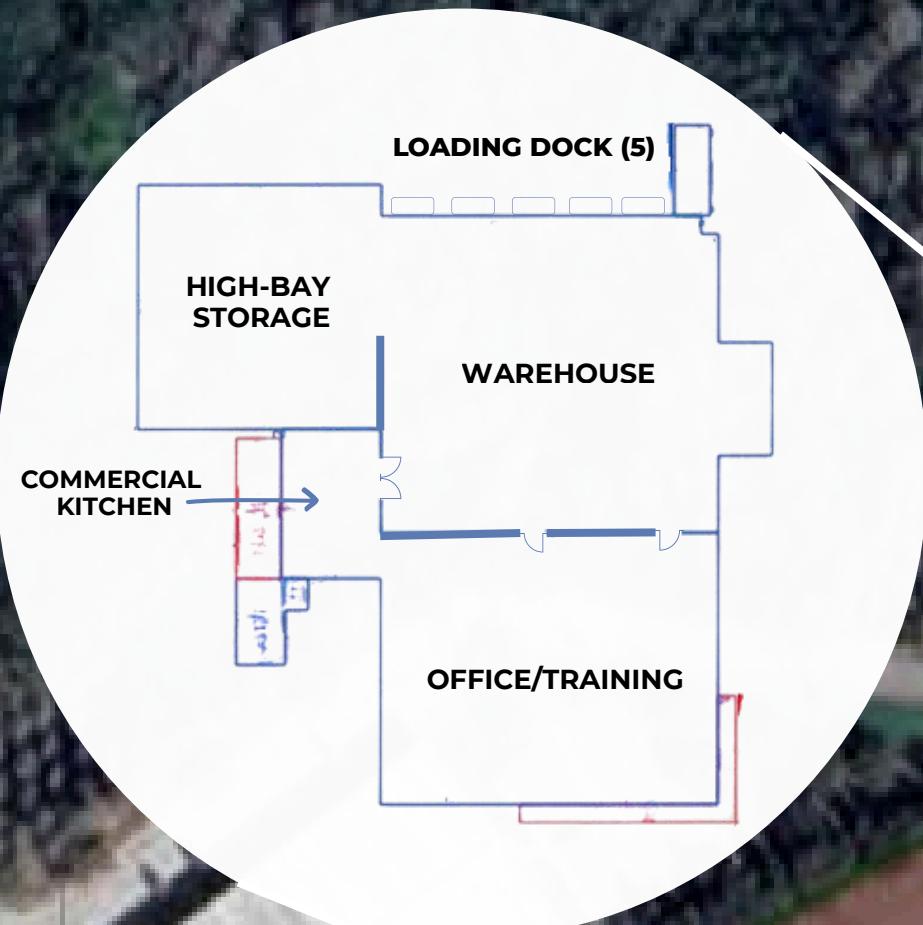


VP Industrial Brokerage Services

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Bob Alter



GUNN HIGHWAY





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With 400 LF of direct frontage on Gunn Hwy, less than one mile south of SR-54, the 5.35± AC property features a 15,000± SF office/warehouse facility (built in 1987) which formerly served as the HQ for a food service operation, since **repurposed for flexible adaptive reuse, expansion, or redevelopment**.

Zoned “I-1” Light Industrial (which includes all permitted uses in “C-3” Commercial/Light Manufacturing District), the property supports a variety of uses including general **processing, warehousing, bulk sales, and distribution/logistics, or specifically for contractors, fleet services, wholesaler manufacturers and Corp HQ**.



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GUNN HIGHWAY

Building Details



CLICK HERE FOR



DRONE VIDEO



Prime Features

Ample 208/240V, 3-Phase

Centrally Located Open Office, Meeting and Training Space



5,700± SF Versatile Office Area, with full-function Commercial Grade Kitchen and Terrace (~700 SF)



8,500± SF Warehouse, including 3,000 SF of clear span, high-bay (26') w/insulated panels



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Highlights



15± SF Flex Office/Warehouse on 5.35± Acres



Zoned Light Industrial
Allows Light manufacturing, assembly, and fabrication operations



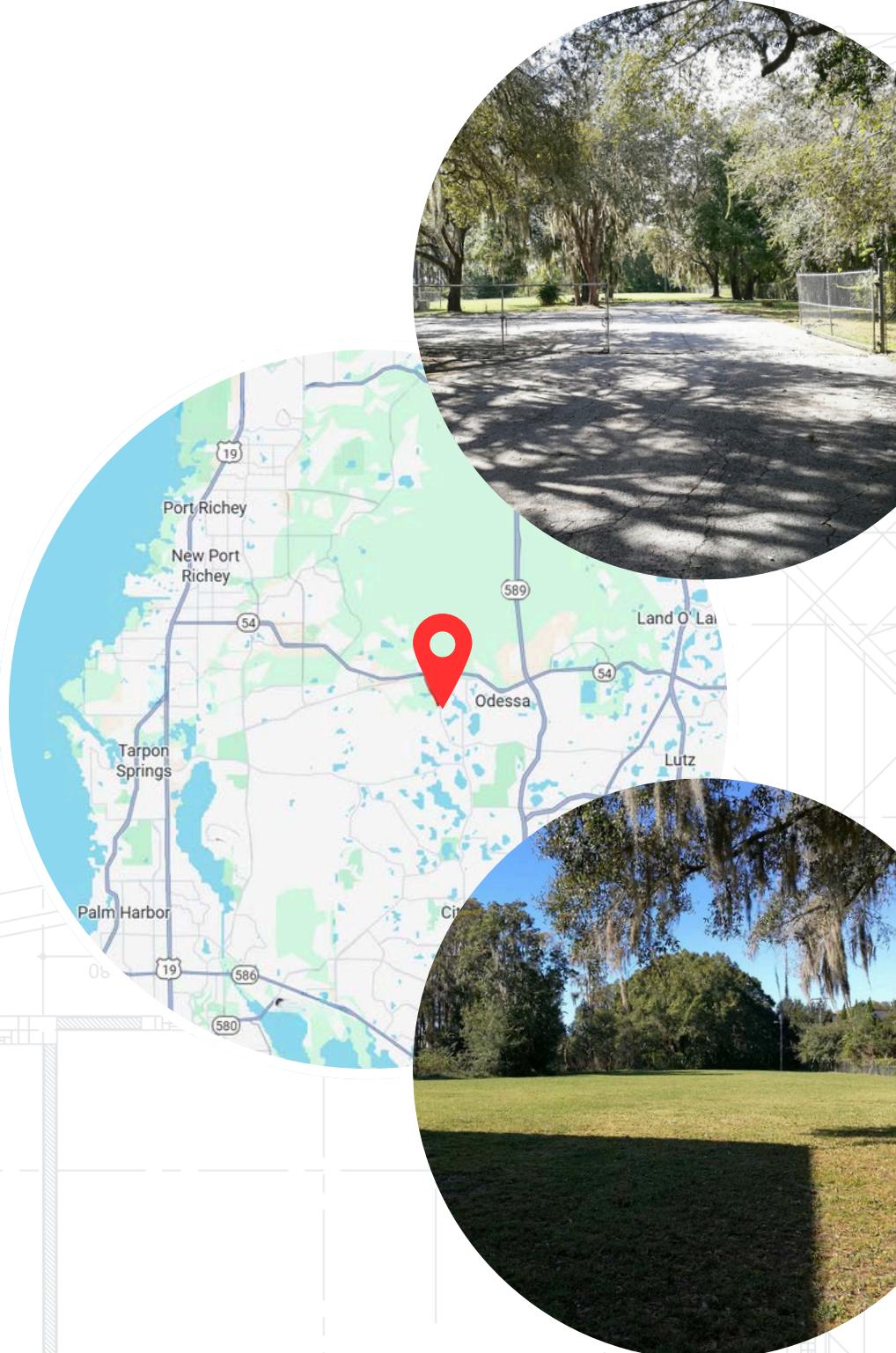
Ample Existing Fenced Outside Area for Storage, Fleet, IOS, or Building Expansion



Enclosed Loading Area w/ Five (5) Exterior Dock-High Doors (9' X 10') With Capacity For Additional Positions



28 Front Parking Spaces; Ample Additional Parking Capability



Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.

Listing Agent



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✉ **bob@cprteam.com**



As a senior member of the CPR Team, Bob Alter specializes in owner-occupied properties and investment advisory services for industrial, distribution, flex assets, and land. With over 35 years of diverse experience in Commercial Real Estate, Bob brings a unique perspective to the Team . In his most recent role, **Bob served as Senior Vice President for Redstone, with overall responsibility for Owned Portfolio Investment, Leasing, and Asset/Property Management for industrial and flex properties, as well as 3rd party Transaction Services.**

In addition to more than 20 years in Tampa Bay and SW/Central Florida, Bob has negotiated build-to-suit developments and commercial transactions in more than 32 markets across 24 states. With a solid foundation in public accounting and a proven track record in various leadership roles within the commercial real estate sector, **Bob is a solutions-driven advisor for clients in portfolio management, strategic planning, and asset optimization.**

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