

21422 CARSON DRIVE

Land O' Lakes, Florida 34639



FOR SALE
100% LEASED

18,280±SF
WAREHOUSE & SHOWROOM
Pricing Guidance 7.5% Cap Rate



FOR MORE INFORMATION CONTACT:

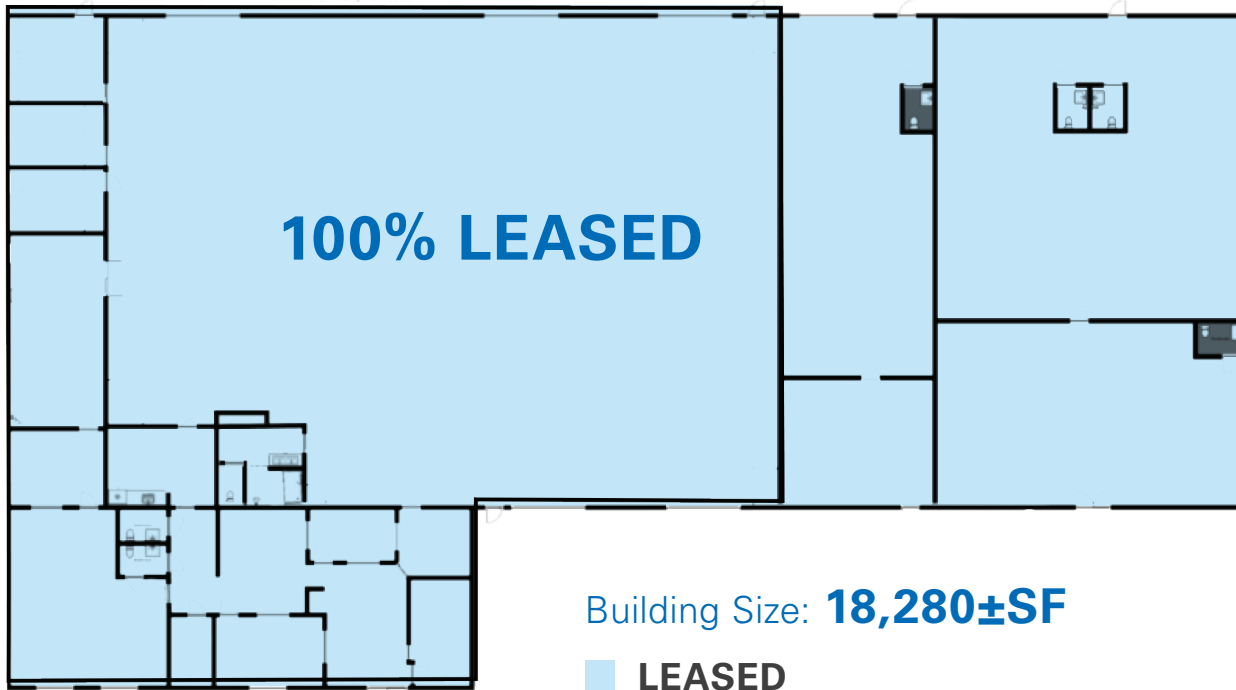
Rick Narkiewicz, SIOR

Senior Managing Director
t 813-830-7884
rick.narkiewicz@nmrk.com

NEWMARK

PROPERTY OVERVIEW

Fantastic Labor Supply



BUILDING HIGHLIGHTS

- Gray, steel building with green trim
- 2 established tenants
- 7 interior restrooms
- 4 carpeted offices with decorative tile and crown molding
- 4 multipurpose work areas
- 2 break rooms with sink, refrigerators and microwave
- Skylights for natural lighting
- 21' –25' ceiling height
- Wired for high-speed internet, cable phone and satellite
- Lighted exterior awning signage
- Security system in place
- Convenient access to SR 54, US 41, I-75 and Suncoast Expressway
- Walking distance to shopping and dining options
- Professionally maintained and irrigated lawn and landscaping
- 6-yard dumpster

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PROPERTY PHOTOS



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PROPERTY SNAPSHOT

Location	21422 Carson Drive, Land O' Lakes, FL 34639	
County	Pasco	
Year Built	2001	
Zoning	Zoned C-3 Light Industrial	
Building Layout	• 8,379 SF warehouse with 3,700 SF mezzanine • 3,150 SF office	• 510 SF (3 storage rooms) • 6,000 SF auto repair
Parking	• 27 spaces • Front, rear and side parking	• Recently repaved/restriped • Additional gravel side parking lot
Loading	• Seven 12' x 14' rollup overhead doors • Two drive-in doors	• Grade level
Power	3-phase; 600amp	
Lighting	LED lighting	
Traffic Count	52,473 vehicles on US 41 and SR 54 intersection	
2022 Population	581,329 in Pasco County	



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PRO BUSINESS GOVERNMENT



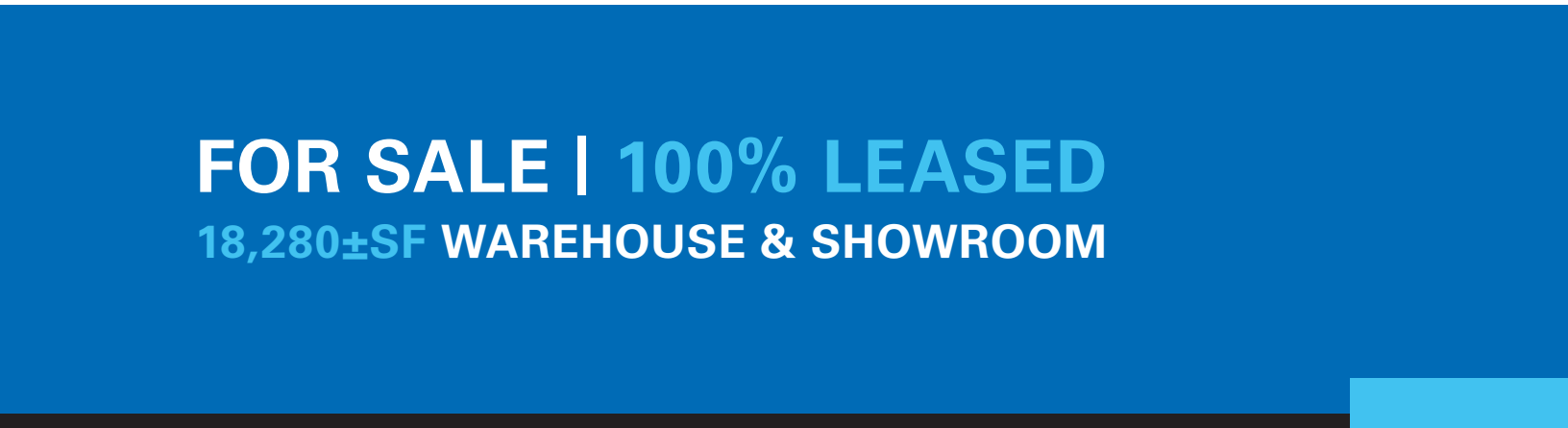
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