

Rare Large-Parcel
Opportunity Along
US-19 Corridor



Versatile Pasco Commercial Site For Sale

11321 US-19 Port Richey FL 34668

💰 Sale Price: **\$5,275,000**

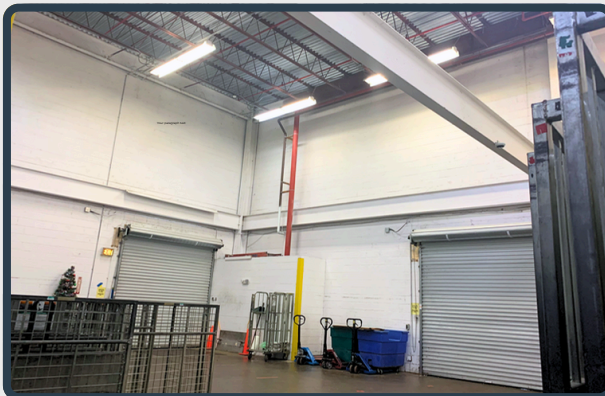
📏 Size: **32,000 SF | 8.50 AC**

✅ Available For Immediate Occupancy



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Prime Features



Zoning: Versatile C-2
Commercial General



Frontage Along US-19:
495' & Pylon Signage



**Expansion or
Re-development:**
4-5 AC of land



Vehicles Per Day:
Current: 51,000
Post Construction:
Projected: 80,000



Functional Loading:

- (2) 10'x10' dock doors w/ levelers
- (1) 10'x10' ramped drive-in door
- Capacity for additional loading doors



COMMERCIAL PARTNERS REALTY
PINELLAS • HILLSBOROUGH • PASCO • MANATEE

Highlights



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Main Structure: 29,680 SF
Free Standing Warehouse: 2,336 SF



Roof Resurfaced in 2023



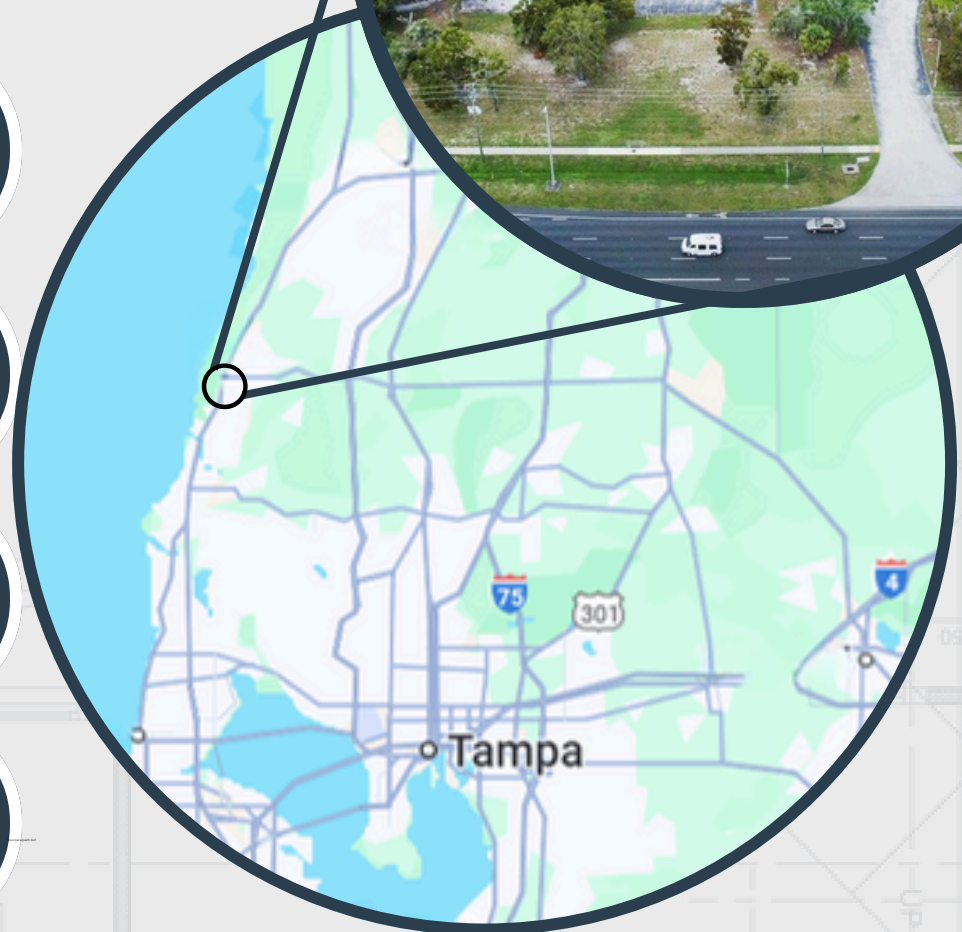
150 Existing Parking Spaces



Heavy Power - 277/480v 3-Phase
Total Capacity - 9,000 Amps
Three (3), 3,000 A panels



Flood Zone X



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



11321 US-19 Port Richey, FL 34668

Formerly home to the Tampa Bay Times' Pasco operations, this 8.5-acre property is poised for its **next chapter**. The site offers nearly **20,000 SF** of adaptable office space with **14'** clear height, alongside a **10,000 SF** warehouse with **26'** clear height, robust **277/480V** power, and abundant **high-capacity parking**. With more than **210,000 households** within a **30-minute drive**, 11321 US-19 provides exceptional connectivity and strategic positioning in one of Florida's fastest-growing regions. Together, these advantages create the scale and infrastructure to support a wide range of uses, including production and light assembly, automotive showroom, last-mile distribution, or adaptive mixed-use redevelopment.

Listing Team



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