



2431 Destiny Way, Odessa, FL 33556

### EXECUTIVE SUMMARY



#### OFFERING SUMMARY

Sale Price:	\$2,450,000
Lot Size:	1.0 Acres
Year Built:	1988
Building Size:	14,700 SF
Renovated:	2016
Zoning:	I2
Market:	Tampa Bay
Submarket:	Odessa
Price / SF:	\$166.67

#### PROPERTY OVERVIEW

This expansive 14,700 square foot warehouse in the West Pasco Industrial Park offers a prime opportunity for your industrial needs. The single-story building boasts 20-foot ceilings and three exterior bay doors, providing ample space and accessibility for various operations. Zoned I-2 (General Industrial Park), this property is versatile and suitable for a wide range of industrial uses.

- Ceiling Height: 20 feet, ideal for storage and large equipment.
  - Bay Doors: Three exterior bay doors and a loading dock for easy loading and unloading.
  - Office Space: 2,500 square feet of office space, perfect for administrative and managerial functions.
  - Zoning: I-2 zoning allows for multiple industrial uses.
  - Location: Situated in the West Pasco Industrial Park, offering convenient access to major transportation routes.
- This warehouse is strategically located to support business operations, providing the space and infrastructure needed for efficiency and growth. Don't miss out on this exceptional industrial property!

#### Kari L. Grimaldi/ Broker

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 kari@grimaldicommercialrealty.com

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## COMPLETE HIGHLIGHTS

### SALE HIGHLIGHTS

- Expansive 14,700 square foot industrial building
- Floor in the building is 12 inches thick and 4200PSI concrete fiber reinforced (normal concrete is 2800psi strength)
- Every window of the building has custom hurricane shutters
- Located in the highly sought-after West Pasco Industrial Park
- Ceiling height of 20 feet, ideal for storage and large equipment
- Entire building has first 8 feet block construction
- Three exterior bay doors (one 16 feet tall, two 20 feet tall)
- Loading dock for seamless loading and unloading
- Warehouse renovated in 2005 with all new insulation, 2,500 square feet of office space added in 2016 with 7 offices, three bathrooms
- Building brought to code in 2016, including a firewall separating office and warehouse spaces
- Four separated warehouse spaces: 2,400 sq ft, 4,250 sq ft, 4,200 sq ft, and 1,350 sq ft
- All new electrical panels: 120V, 240V, and 480V up to 800 Amps
- New HVAC system installed in 2015 (2 units)
- Floors receive new epoxy every 2 years
- Warehouse height above the office area, allowing for potential conversion
- Situated on an acre of land
- Convenient access to major transportation routes (right off SR-54 and next to Starkey Ranch)



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## PROPERTY DESCRIPTION

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PRICE IMPROVEMENT! \$2,450,000

This expansive 14,700 square foot industrial building in the highly sought-after West Pasco Industrial Park presents a unique opportunity. The building boasts a ceiling height of 20 feet, ideal for storage and large equipment, and includes three exterior bay doors and a loading dock for seamless loading and unloading. Additionally, there are two interior bay doors that can divide the building into separate sections or open it up into one large warehouse space. The 2,500 square feet of office space, added in 2016, is perfect for administrative and managerial functions. The rest of the building was brought to code in 2016, including the addition of a firewall separating the office from the warehouse space, which comprises four separate warehouse spaces. All new electrical panels up to 800 Amps and 480 Volts were installed, along with a new HVAC system in 2015.

Situated on an acre of land, this property is located right off SR-54 and next to Starkey Ranch, offering convenient access to major transportation routes. This property is perfectly positioned to support business operations, providing the space and infrastructure needed for efficiency and growth. Don't miss out on this prime industrial real estate opportunity!



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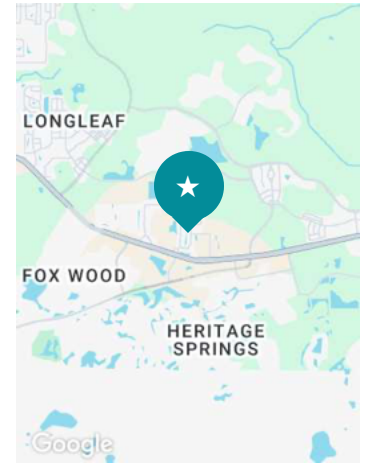
SALE COMPS



14,700 SQ FT CLIMATE-CONTROLLED WAREHOUSE WITH OFFICE SPACE IN WEST PASCO INDUSTRIAL PARK

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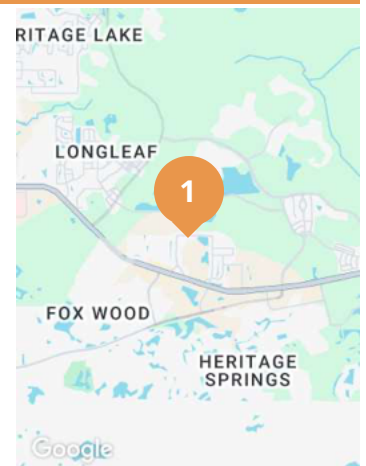
Price:	\$2,450,000	Bldg Size:	14,700 SF
Lot Size:	1 Acres	No. Units:	1
Price/SF:	\$166.67		



9,948 SF INDUSTRIAL BUILDING IN WEST PASCO INDUSTRIAL PARK

11206 CHALLENGER AVE, Odessa, FL 33556

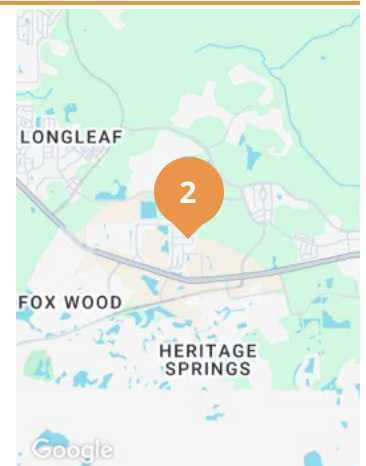
Price:	\$1,725,000	Bldg Size:	9,948 SF
Lot Size:	0.65 Acres	Price/SF:	\$173.40



7,200 SF BUILDING IN THE SAME INDUSTRIAL PARK

11608 Prosperous Dr, Odessa, FL 33556

Price:	\$1,395,000	Bldg Size:	7,200 SF
Lot Size:	0.48 Acres	Price/SF:	\$193.75



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**ADDITIONAL PHOTOS**



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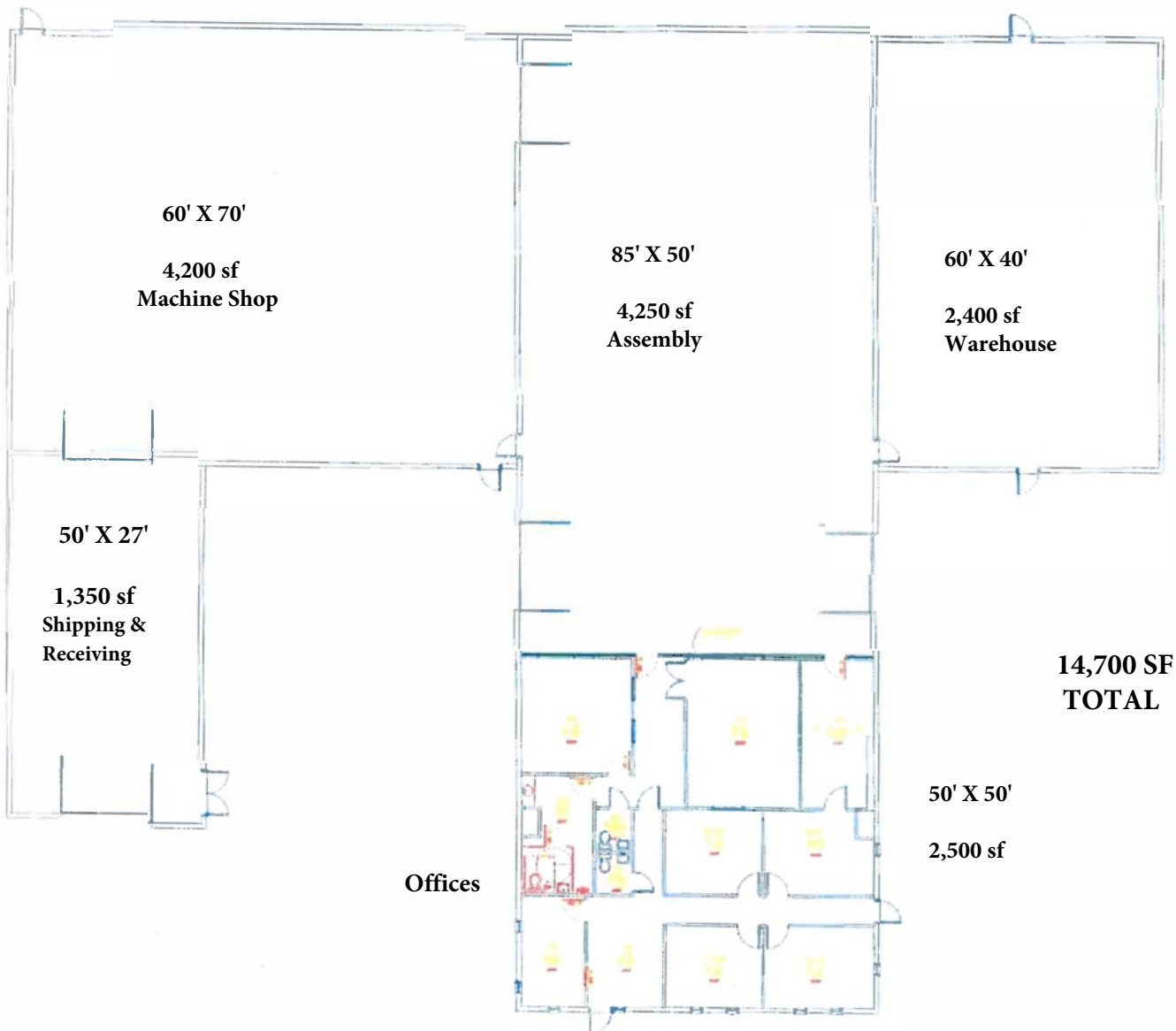
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## FLOOR PLAN



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## PROPERTY DETAILS

Sale Price	<b>\$2,450,000</b>
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### PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I2
Lot Size	1 Acres
APN #	29-26-17-0010-00000-0200

### LOCATION INFORMATION

Building Name	14,700 Sq Ft Climate-Controlled Warehouse with Office Space in West Pasco Industrial Park
Street Address	2431 Destiny Way
City, State, Zip	Odessa, FL 33556
County	Pasco
Market	Tampa Bay
Sub-market	Odessa
Cross-Streets	Destiny Way & Prospect Rd
Side of the Street	West
Road Type	Paved
Market Type	Large
Nearest Highway	SR-54
Nearest Airport	Tampa International Airport (TPA)

### PARKING & TRANSPORTATION

Number of Parking Spaces	11
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### UTILITIES & AMENITIES

Restrooms	3
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### BUILDING INFORMATION

Building Size	14,700 SF
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	20 ft
Minimum Ceiling Height	8 ft
Office Space	2,500 SF
Number of Floors	1
Year Built	1988
Year Last Renovated	2016
Construction Status	Existing
Framing	Block
Condition	Excellent
Free Standing	Yes

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## LOCATION

### LOCATION DESCRIPTION

Strategically located in the highly sought-after West Pasco Industrial Park, this expansive 14,700 square foot warehouse offers unparalleled space and accessibility. Situated right off SR-54 and next to Starkey Ranch, this property provides convenient access to major transportation routes, making it perfectly positioned to support business operations and drive growth.

West Pasco Industrial Park is nestled in the heart of Pasco County, offering a prime location for businesses seeking growth and efficiency. Close to major highways and just a short drive from Tampa, this industrial hub provides unparalleled access to key markets and resources. The park boasts a strategic location near the Pasco Sheriff Office - District 3 and Pasco County Fire Rescue - Station 15, ensuring safety and security.

Additionally, it is in close proximity to amenities such as Big Storm Brewery, Vallarta's Mexican Restaurant, and Suncoast Credit Union, making it a convenient and attractive spot for employees and visitors alike. The thriving business community includes companies like Global ETS, which has recently expanded its operations, creating over 100 new jobs and investing significantly in new facilities.

Choosing West Pasco Industrial Park means benefiting from easy access to major transportation routes, making logistics and distribution seamless. The supportive environment fostered by the Pasco Economic Development Council is dedicated to helping businesses grow and succeed. The park features state-of-the-art infrastructure designed to meet the needs of diverse industries, ensuring that your business has the resources it needs to thrive.



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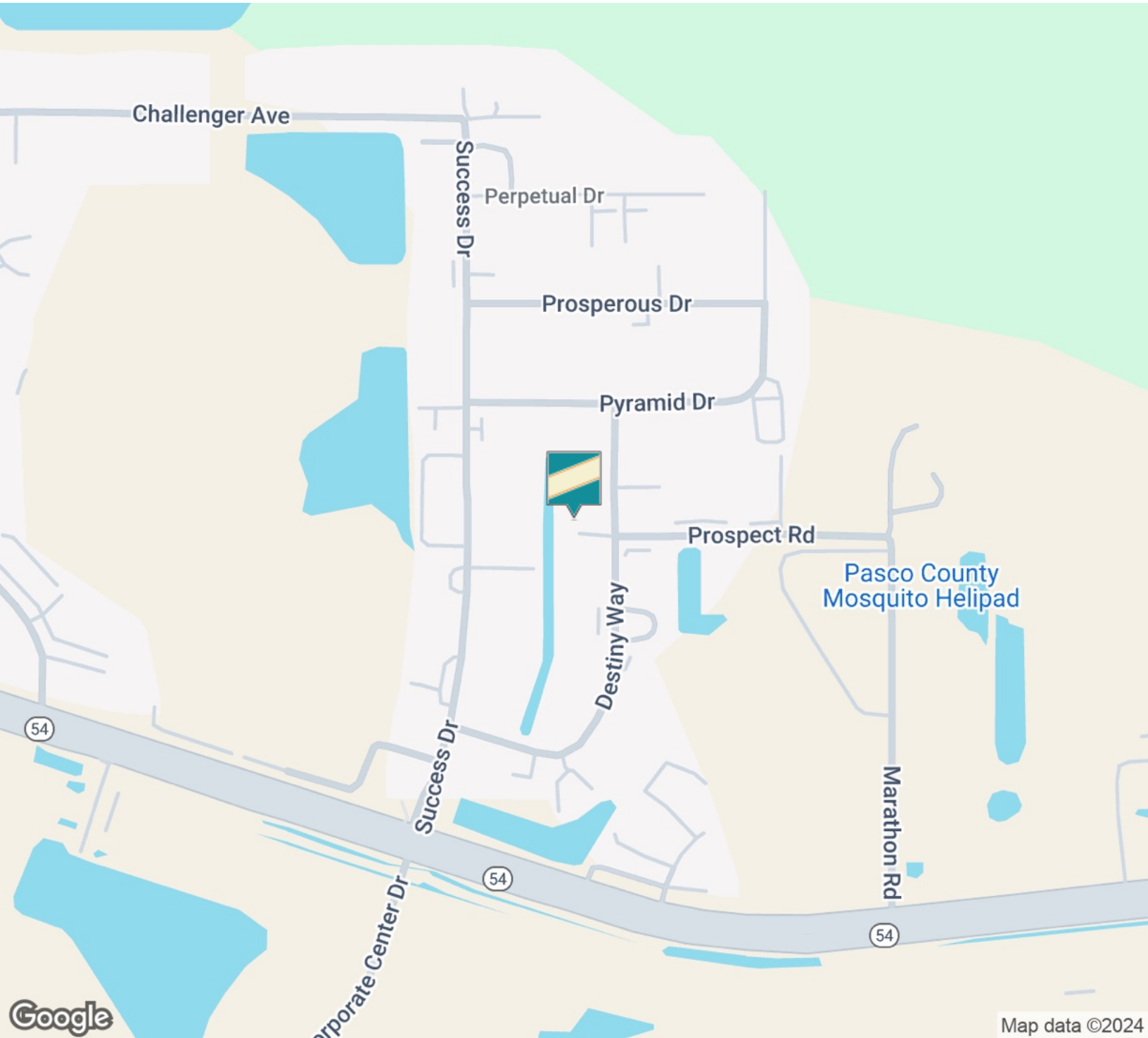
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LOCATION MAP



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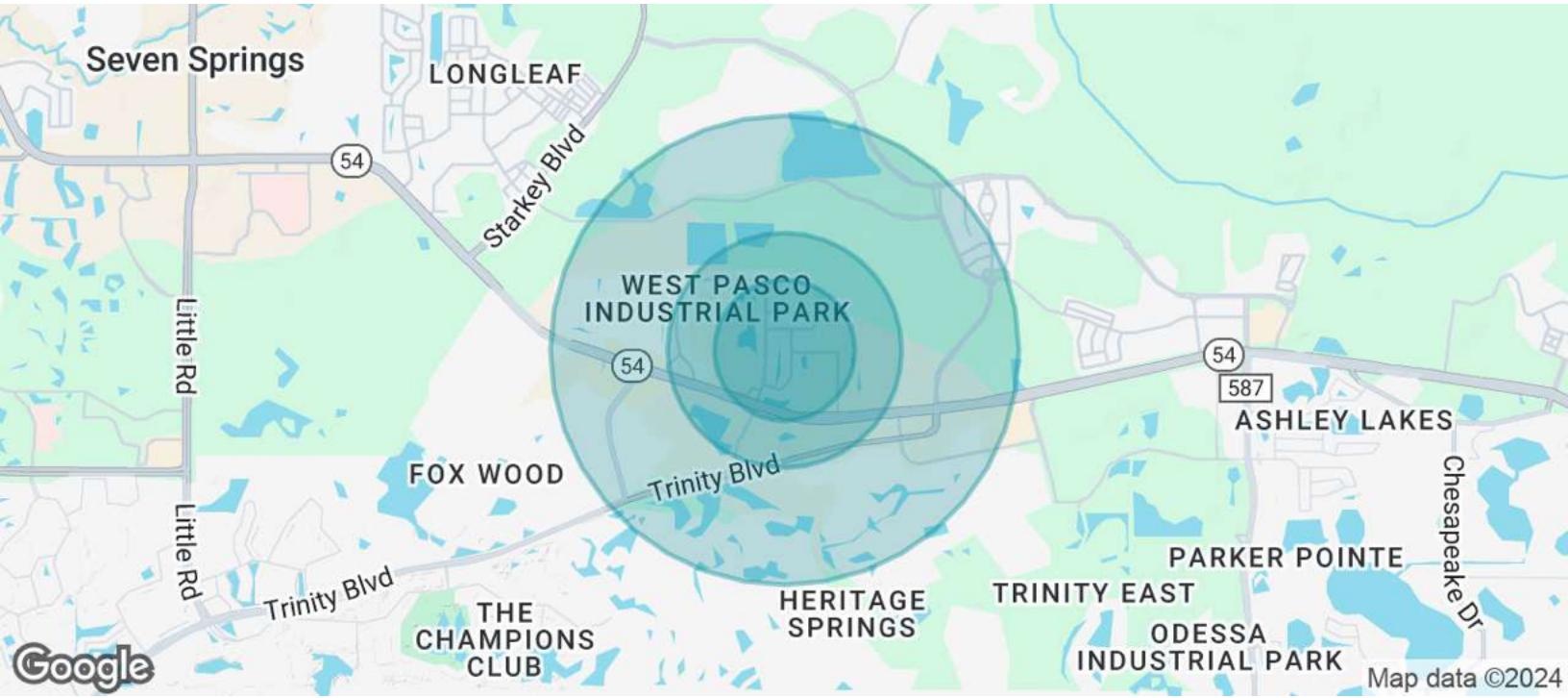
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**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	14	455	6,272
Average Age	44	47	44
Average Age (Male)	43	45	43
Average Age (Female)	45	48	45

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	6	179	2,409
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$128,678	\$125,371	\$129,856
Average House Value	\$466,194	\$458,489	\$472,238

Demographics data derived from AlphaMap

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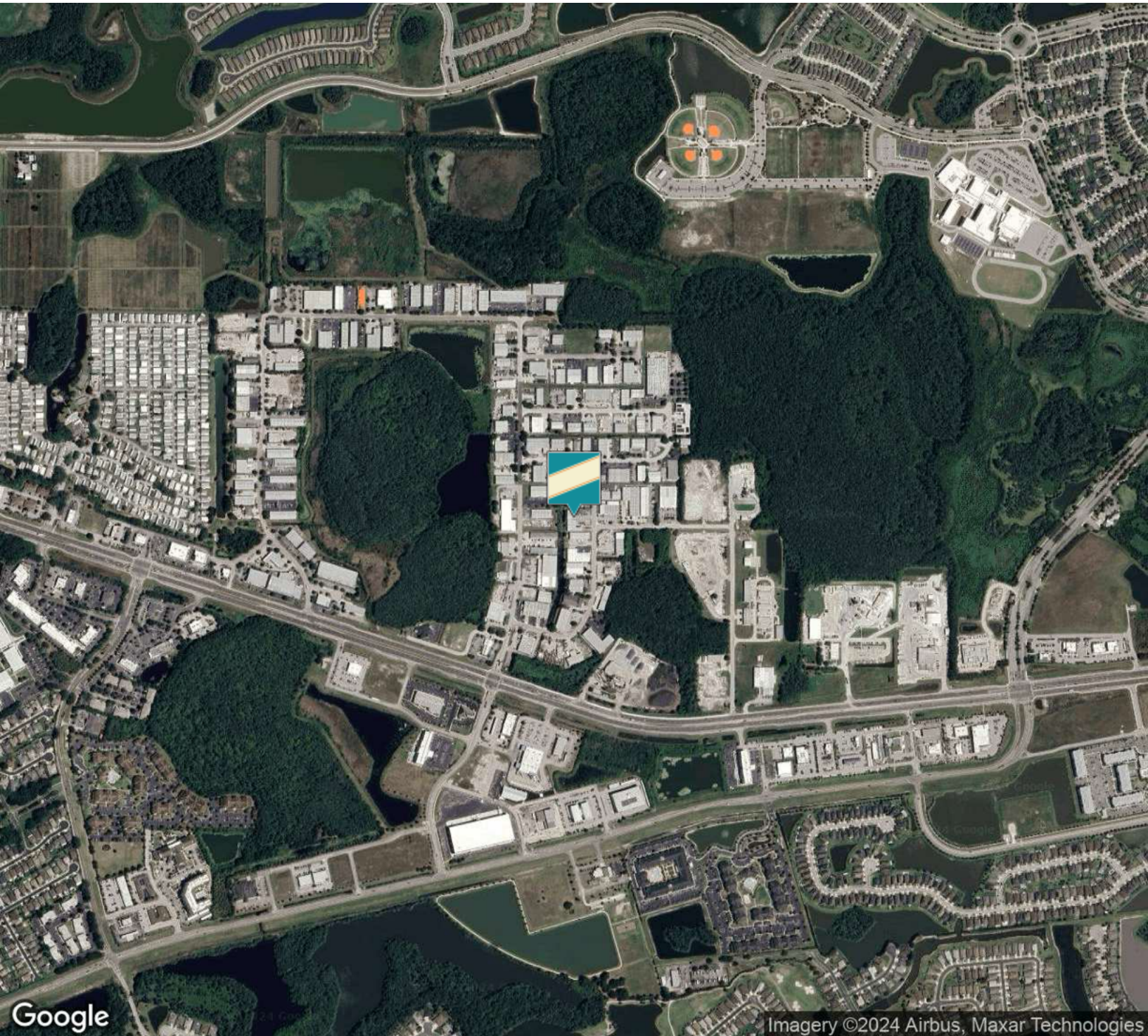
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AERIAL MAP



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# GRIMALDI COMMERCIAL REALTY CORP.



## ADVISOR BIO

### JUSTIN WORTHINGTON

Commercial Real Estate Advisor



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FL #SL3603509

### PROFESSIONAL BACKGROUND

Justin Worthington is a proud native of the Tampa Bay Area, where he has spent his entire life immersed in the community, including his time as a graduate of the University of South Florida. Prior to joining Grimaldi Commercial Realty, Justin gained over a decade of invaluable experience serving the public as a dedicated Law enforcement detective, Team Leader and Supervisor/Trainer. Justin brings a unique perspective and unwavering commitment to his role in commercial real estate. As a Team Leader and Supervisor, Justin has honed his leadership skills and developed a keen understanding of teamwork and accountability. His ability to effectively manage high-pressure situations and guide others through challenging circumstances speaks volumes about his character and professionalism.

Justin's transition into the commercial real estate arena was driven by his passion for real estate and for helping others, and his desire to continue serving the community. His background has instilled in him a strong sense of integrity, empathy, and professionalism, traits that he brings to every client interaction. As a member of the esteemed Grimaldi Commercial Realty team, Justin leverages his extensive network within the Tampa Bay Area to facilitate successful transactions and foster positive relationships. His dedication to client satisfaction and his deep understanding of the local market dynamics position him as a trusted advisor and advocate for his clients' real estate needs.

### Areas of Focus:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Land Sales
- Seller Financing and Creative Financing

### EDUCATION

University of South Florida





## ADVISOR BIO

### KARI L. GRIMALDI/ BROKER

President



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### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Multiple Year Crexi Platinum Broker Award Winner

Areas of Expertise:

Office and Build-to-Suit Sales & Leasing  
Medical Office Sales  
Retail Sales  
Industrial Sales  
Multifamily Investments  
Single NNN National Investments  
Land & Commercial Development  
Foreign Investors & Investment Specialist  
Seller Finance and Creative Financing  
1031 & Reverse Exchanges  
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

### MEMBERSHIPS & AFFILIATIONS

REIC Member- Real Estate Investment Council  
CCIM Candidate- Certified Commercial Investment Member  
ICSC Member- International Council of Shopping Centers

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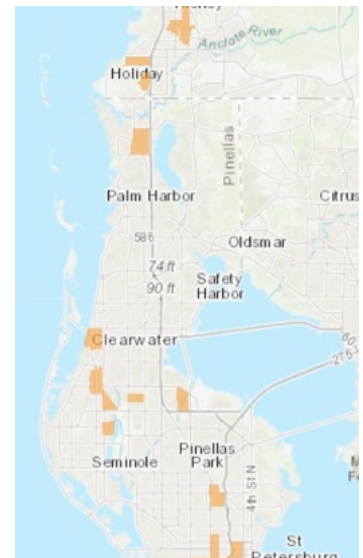
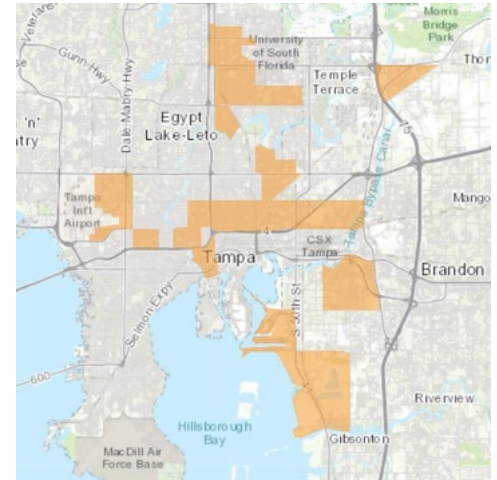


# FLORIDA OPPORTUNITY ZONES

## COMPLETE HIGHLIGHTS

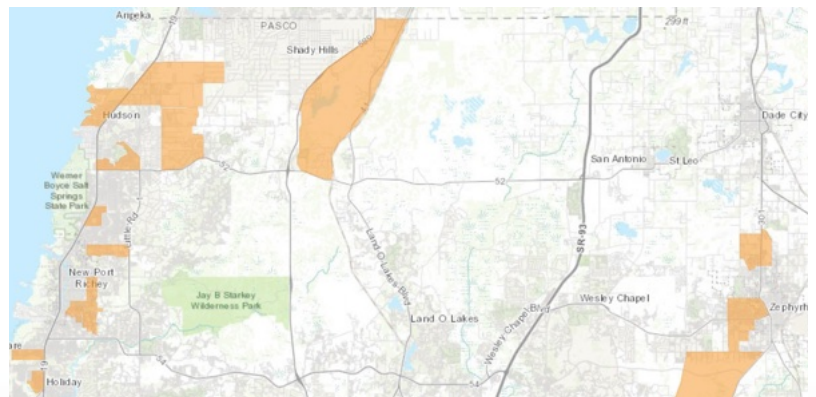
### OPPORTUNITY ZONE HIGHLIGHTS

- There are beneficial tax incentives that you can take advantage of by purchasing properties within a designated “Opportunity Zone”.
- An Opportunity Zone is a community where new investments, under certain conditions, may be eligible for preferential tax treatment.
- Key Benefits of Investing in an Opportunity Zone:
  - Tax Deferral: Investors can defer paying taxes on previous gains
  - Step-Up in Basis: If the Opportunity Zone investment is held for at least 5 years, the basis of the original investment increases by 10%, and if held for 7 years, by an additional 5%.
  - Exclusion of Gains: If the investment is held for at least 10 years, any gains from the Opportunity Zone investment itself may be excluded from taxable income.
- A total of 427 Qualified Opportunity Zones are designated in Florida and located in every county in the state, stretching from the Panhandle through the Keys. Governors could nominate up to 25 percent of their state's eligible tracts to receive the designation.



*For additional information, please contact your CPA or Accounting Professional to assist with your personal tax considerations.*

*As always, please contact your Commercial Real Estate Advisor at Grimaldi Commercial Realty Corp. for assistance with your Sale and Purchase Investment needs.*



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