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# 1331 Gunn Hwy, Odessa, FL 33556



💰 Price: **Call for Current Pricing**

📏 Unit Size: **15K± SF on 5.35± AC**

✅ Available: **Now**

**Bob Alter**

*VP Industrial Brokerage Services*

**(404) 307-1320 ☎**

**bob@cprteam.com ✉**





## 1331 Gunn Hwy, Odessa, FL 33556

**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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1331

GUNN HIGHWAY



# Building Details



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## 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



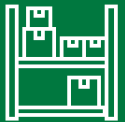
# Highlights



**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**

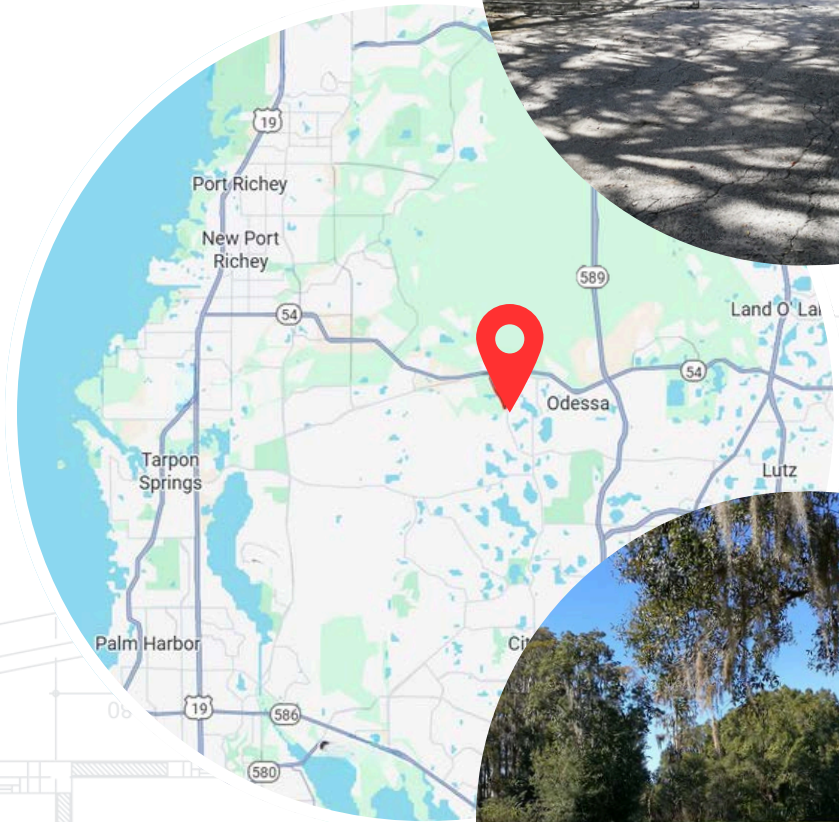


**Enclosed Loading Area w/ Five (5)  
Exterior Dock-High Doors (9' X 10')  
With Capacity For Additional Positions**



**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



**Bob Alter**

*VP Industrial Brokerage Services*

☎ **(404) 307-1320**

✉ **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.**

☎ 727-822-4715

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