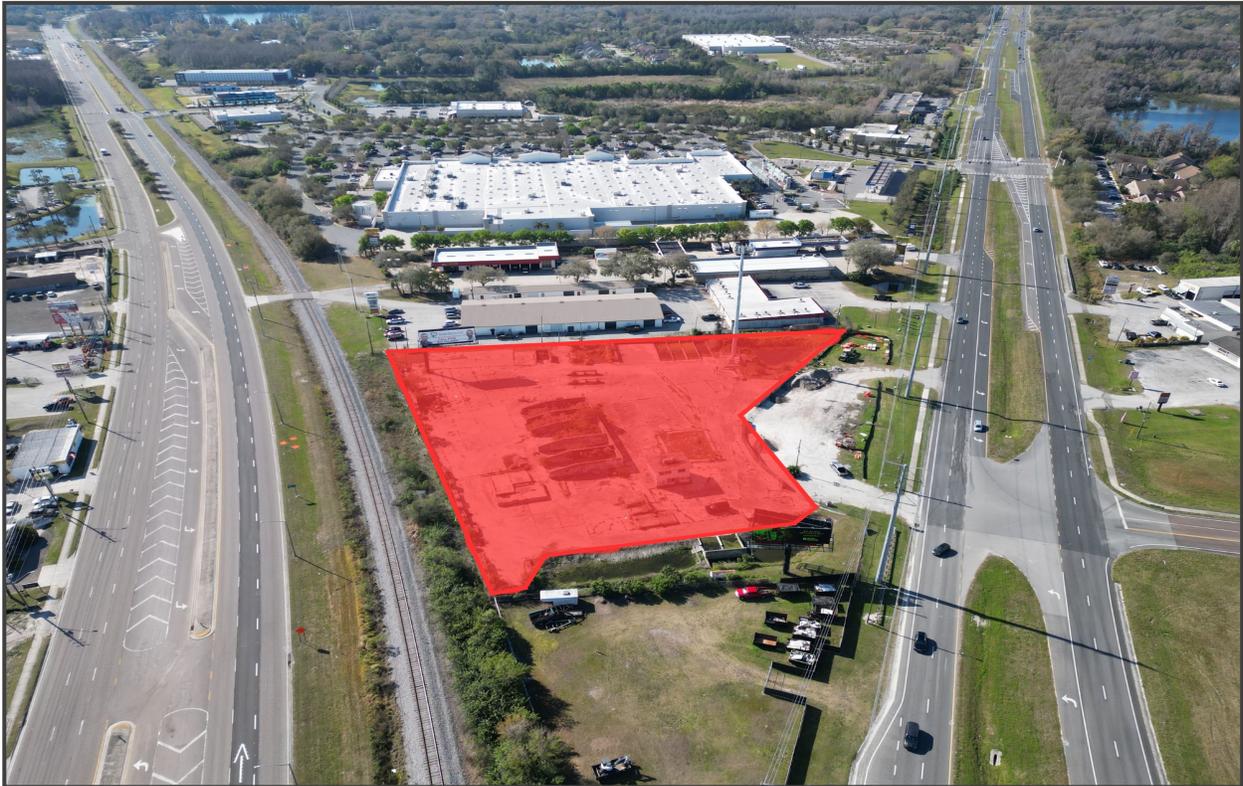


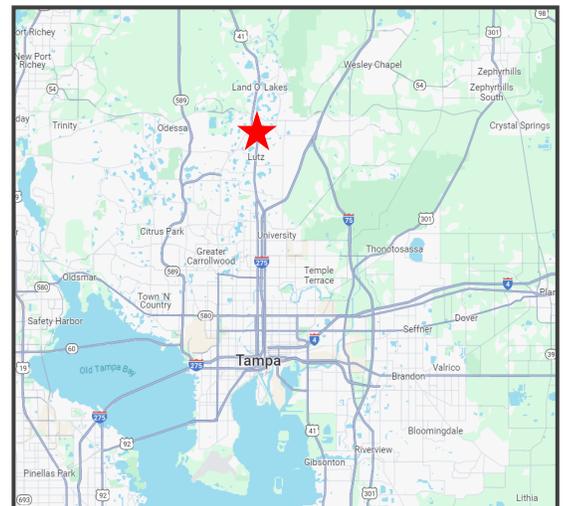
AVAILABLE FOR LEASE & SALE



1714 Dale Mabry Highway Lutz, FL 33548

Property Details:

- 2.82 +/- Acres
- 1,000 sf, two-story office building, including two restrooms
- Landlord to renovate building and make tenant ready
- Expected delivery Q2 2025
- Fenced and gated
- Outdoor storage yard stabilized with concrete
- Property is [Zoned I2](#)
- Municipality: Pasco County
- 5 miles from Interstate 75 & Interstate 275
- **Lease Rate: \$19,500/mo. NNN**
- **Purchase Price: \$2,850,000**

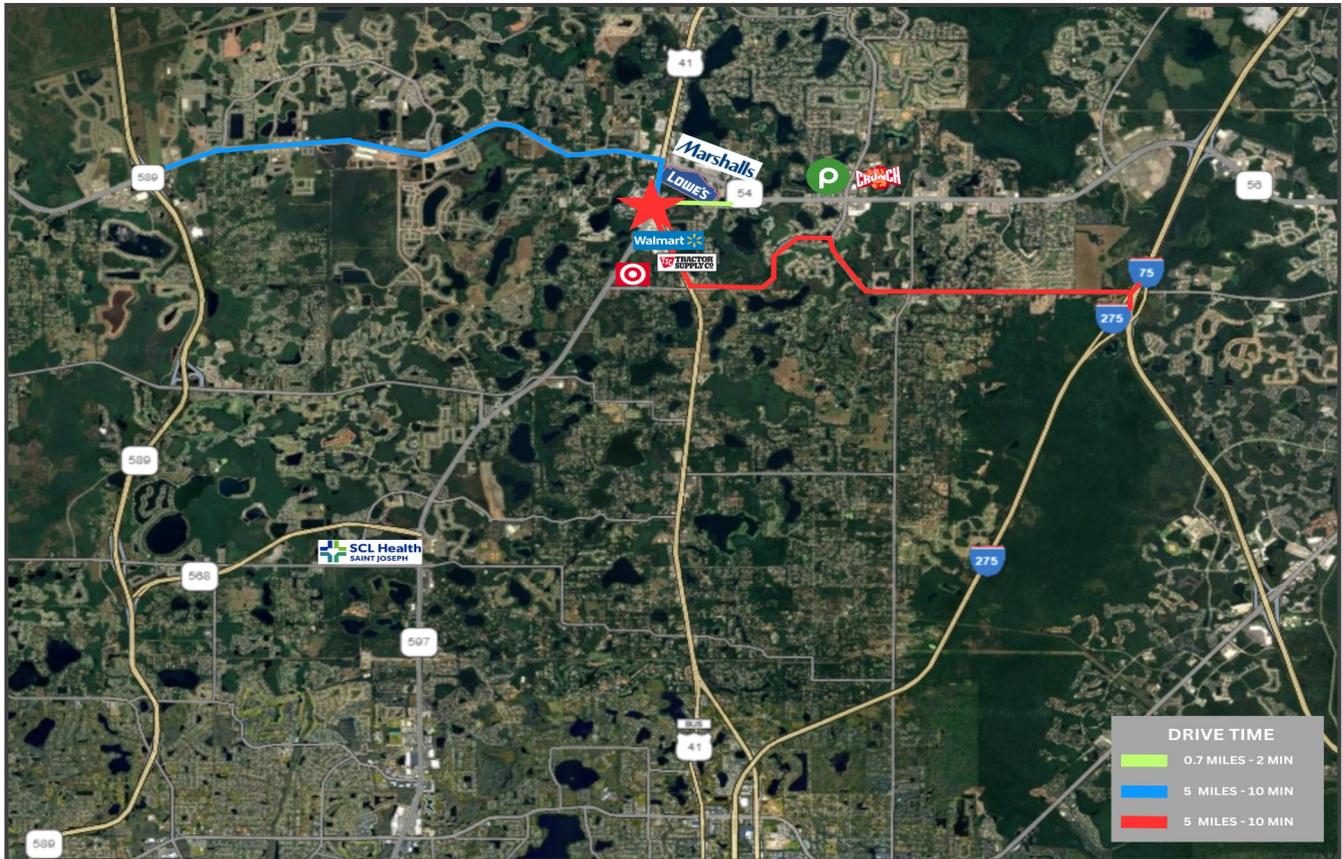


CORY KROEGER
Mobile: 407.402.8581
cory@kroegercommercial.com

WILSON MCDOWELL
Park Industrial, LLC
Mobile: 407.592.4487
wilson@park-industrial.com

KROEGER & CO.
750 Jackson Ave #104 Winter Park, FL 32789
Phone: 407.696.3088
www.kroegercommercial.com

LOCATOR MAP



ROADWAY	MILEAGE & DRIVE TIME
US 41	0.5 MILES LESS THAN 2 MIN
US 54	0.7 MILES LESS THAN 2 MIN
INTERSTATE 75	5 MILES LESS THAN 10 MIN
INTERSTATE 275	5 MILES LESS THAN 10 MIN
SR 589	5 MILES LESS THAN 10 MIN

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