

FOR SALE

**PRIME LOCATION
INDUSTRIAL OPPORTUNITY**

18,000 SF

OFFERED AT

\$2,572,000.00



**ONEIL
COMMERCIAL
ADVISORS**

STRATEGIC REAL ESTATE SOLUTIONS



Contact

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**9120 Craftsmans Dr
Hudson, FL 34667**



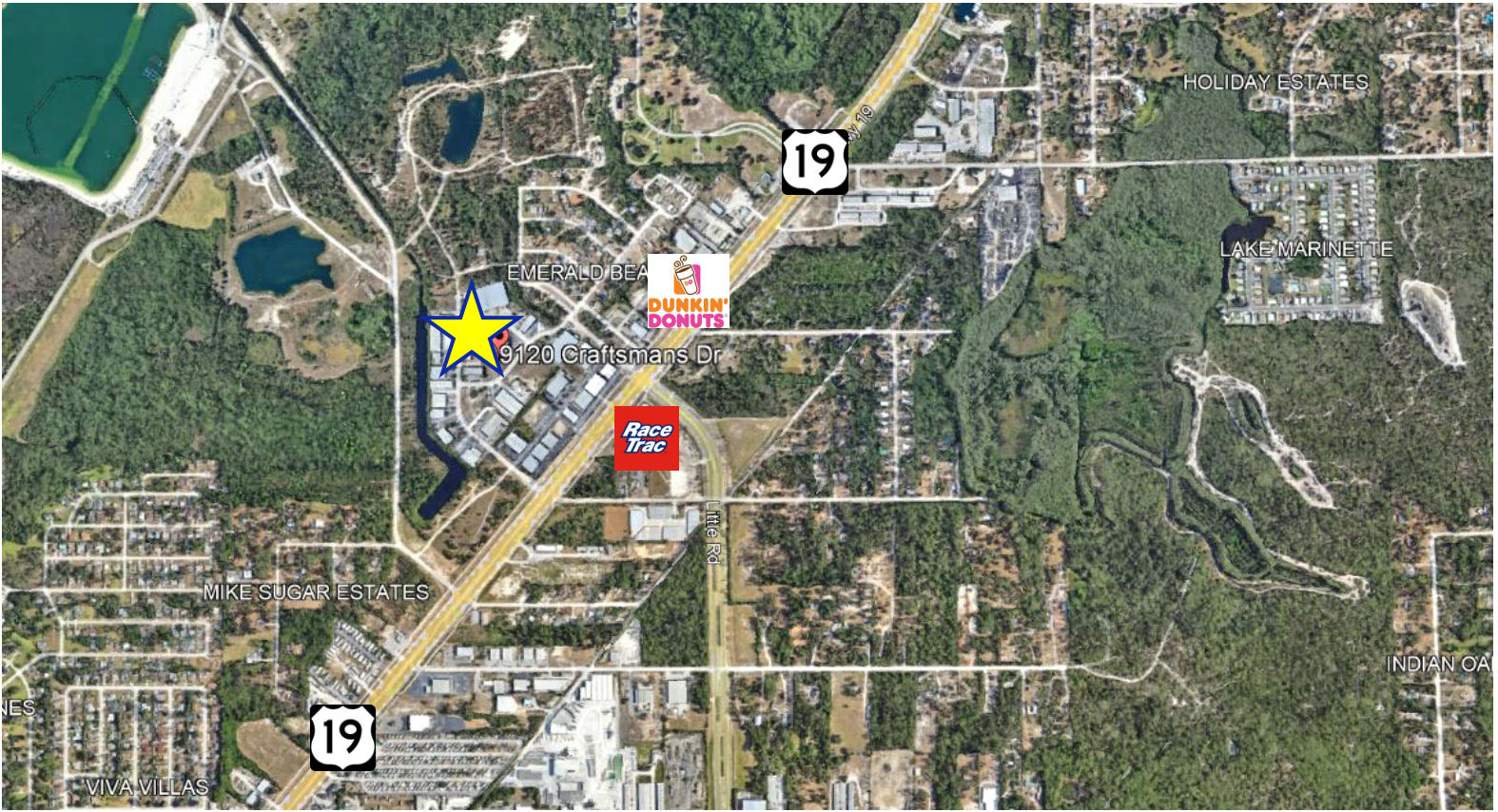
Property Details

Type	Warehouse
Effective Year Built	2007
RBA	18,000 SF
Stories	1
Construction	Metal
Ceiling Height	18' in 7,000 SF; 16' in 11,000 SF
Roof	Steel
Power	208 V 3-Phase
HVAC	Office
Doors	Grade Level: 8 Dock High: 3 Van Heigh Doors: 8
Parking	20 Spaces
Land	1.29 Acres
Zoning	C-3 Commercial General

Property Highlights:

- 18,000 SF Adaptable Space
- High Ceilings & Clear Span
- Loading Docks & Roll-Up Doors
- Office Space
- Generous Parking
- Gated Entry
- Fenced
- Easy Ingress & Egress
- Direct Access to U.S. Highway 19

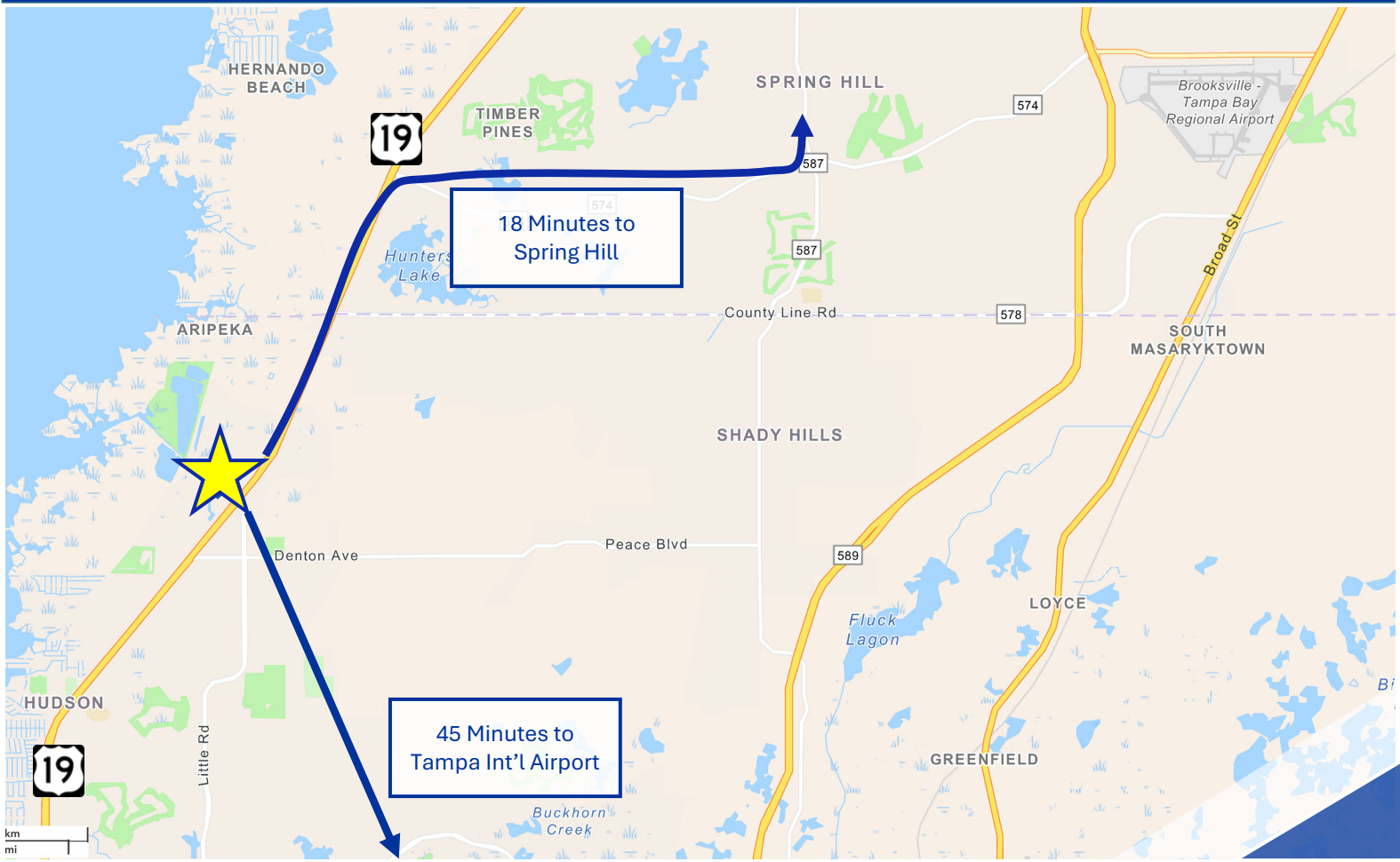




Strategic Location

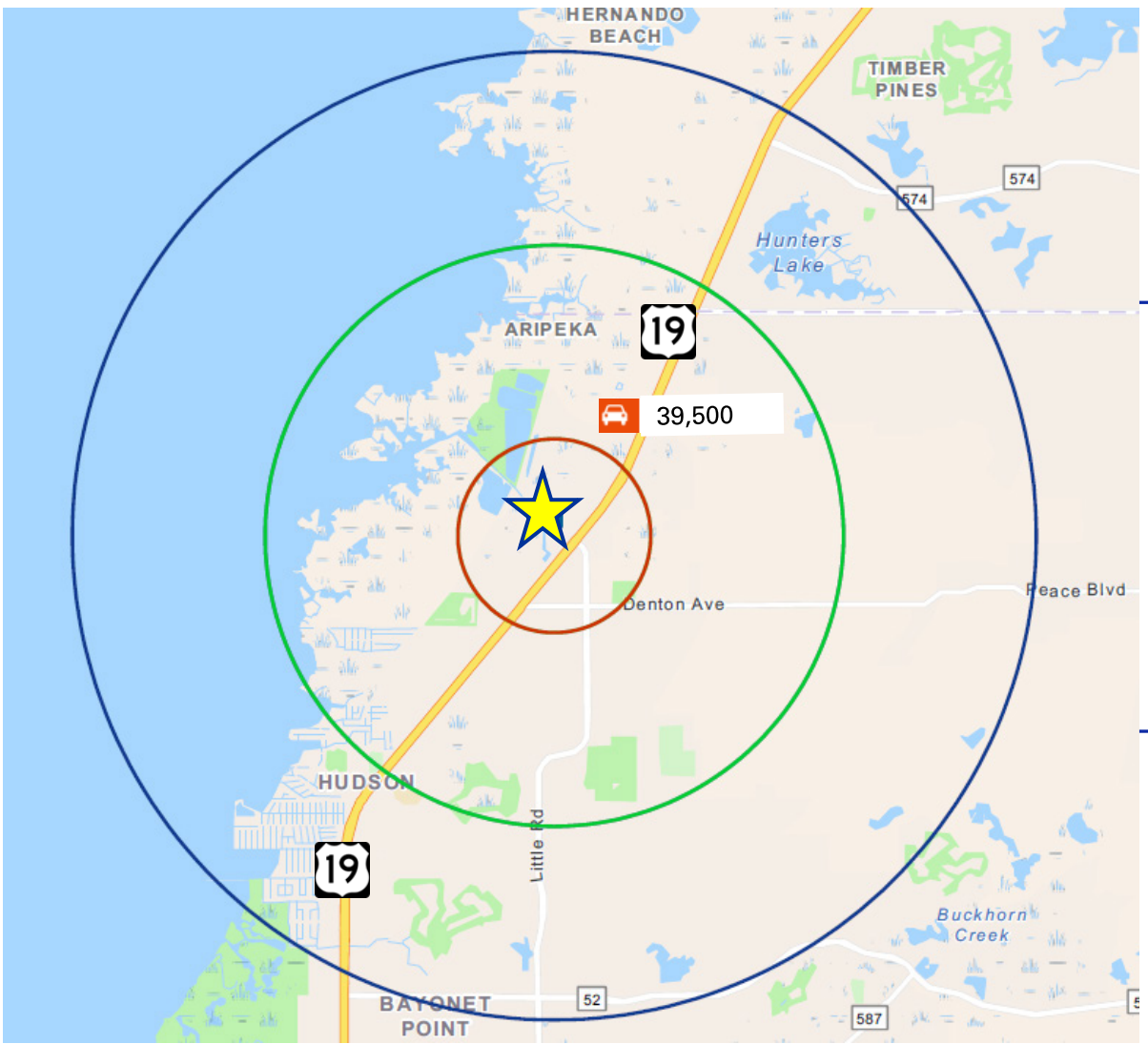
9120 Craftsmans Dr. is located just off U.S. Highway 19, with direct access to the Greater Tampa Bay market making it an ideal location for businesses seeking convenience, visibility, and room to grow. Situated in an active Sheer Commerce Center Industrial Park with nearby amenities such as retail, dining, and affordable living.

Location



Demographics

Traffic Count Map



Ring of 1 miles					
1,893 Population	43.8 Median Age	\$47,228 Median Household Income	\$26,101 Per Capita Income	\$150,309 Median Net Worth	
767 Households	\$42,086 Median Disposable Income				
Ring of 3 miles					
14,465 Population	60.0 Median Age	\$46,189 Median Household Income	\$32,724 Per Capita Income	\$201,268 Median Net Worth	
6,850 Households	\$40,464 Median Disposable Income				
Ring of 5 miles					
37,809 Population	54.7 Median Age	\$48,968 Median Household Income	\$30,682 Per Capita Income	\$182,050 Median Net Worth	
16,638 Households	\$42,848 Median Disposable Income				

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For more information or
to request a tour, please contact:

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