



For Lease

40601 LYNBROOK DR.

Contact



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FOR LEASE

15.88 ACRES | 60,000 SF BARN

40601 Lynbrook Dr Zephyrhills, FL 33540



Lease
Rate

\$1.50 - 5.00
SF/YR

PROPERTY OVERVIEW

Versatile Property for Lease: Office, Cold Storage, and Covered Storage Barns. We are pleased to present an exceptional property available for lease, offering a range of versatile barns suitable for various business needs. Situated in a prime location, this property provides a 5,850 sq. ft. Concrete Block, Dock High Building ideal for office space, HVAC facilities, or cold storage. Additionally, it features a spacious 33,280 sq. ft. barn for covered storage, along with a 26,371 sq. ft. barn for covered storage. With these outstanding facilities, this property offers an unparalleled opportunity for businesses seeking flexible and functional space.

OFFERING SUMMARY

Available SF: 5,850 - 33,280 SF

Lot Size: 15.88 Acres

Zoning: AR

PROPERTY HIGHLIGHTS

- The property is available for lease with flexible terms to accommodate various business needs.
- 5,850 sq. ft. Concrete Block, Dock High Building that is Suitable for Office or HVAC Space / Cold Storage
- 33,280 sq. ft. Barn with Covered Storage - 15' Tall
- 26,371 sq. ft. Barn with Covered Storage - 8' Tall

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	5,850 - 33,280 SF	Lease Rate:	\$1.50 - \$5.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
40601 Lynbrook Dr	5,850 SF	\$5.00 SF/yr	Ideal for office space, HVAC operations, or cold storage. Sturdy concrete block construction ensures durability and security. Dock high design allows for easy loading and unloading of goods. Ample space to accommodate equipment, machinery, or inventory. Flexible layout and design to suit diverse business requirements.
40601 Lynbrook Dr	33,280 SF	\$3.00 SF/yr	Spacious covered storage area suitable for a wide range of purposes. Expansive size provides ample room for inventory, materials, or equipment. 15-foot height clearance allows for stacking and storage of large items. Versatile space adaptable for warehousing, distribution, or manufacturing needs. Easy access for loading and unloading through large doors.
40601 Lynbrook Dr	26,371 SF	\$1.50 SF/yr	Large covered storage barn with 8-foot height clearance. Suitable for businesses requiring covered storage with lower ceiling requirements. Provides convenient and secure storage for goods, equipment, or vehicles. Well-maintained and weather-resistant structure. Multiple entry points for efficient logistics and easy movement of goods.

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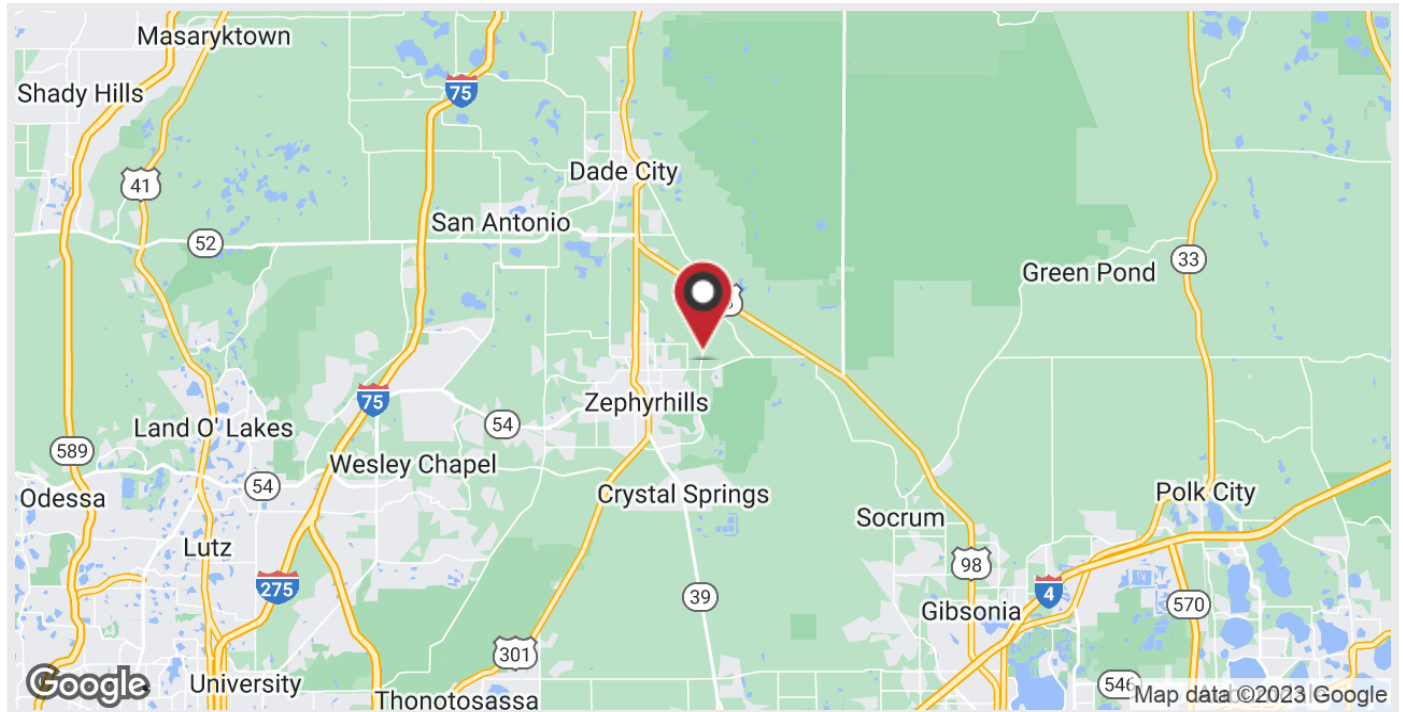


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LOCATION OVERVIEW

The location of this property is a true asset. Zephyrhills is a vibrant city known for its welcoming community, quality schools, and a host of amenities. Residents will have easy access to shopping centers, restaurants, recreational facilities, and healthcare services, ensuring a convenient and fulfilling lifestyle.

Furthermore, Zephyrhills enjoys a pleasant climate throughout the year, with mild winters and an abundance of sunshine. This desirable weather allows residents to indulge in outdoor activities, making it an ideal location for a residential development.

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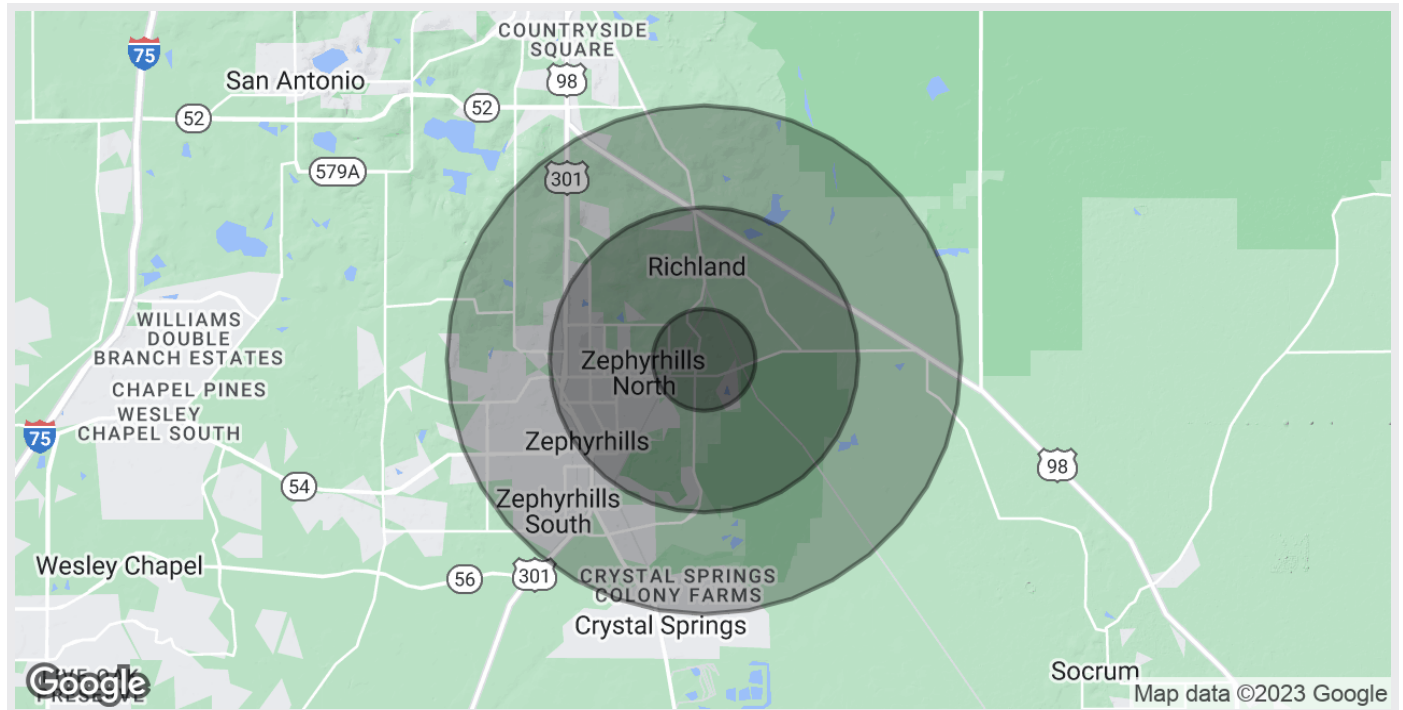


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	873	20,705	45,497
Average Age	57.4	53.5	54.9
Average Age (Male)	57.4	54.8	54.6
Average Age (Female)	59.3	51.8	55.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	543	11,463	27,068
# of Persons per HH	1.6	1.8	1.7
Average HH Income	\$36,732	\$38,242	\$37,351
Average House Value	\$99,374	\$105,148	\$101,634

* Demographic data derived from 2020 ACS - US Census

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