









For Lease: Warehouse+Offices+Yard

6541 Industrial Avenue, Port Richey, FL 34668
Prime Industrial Area in Tampa Bay, Florida

Property Overview

Standalone industrial space with secure perimeter fence, featuring:

- Total Area: 7,100 SF
- Warehouse: ~5,300 SF
- Office: 1,800 SF two-floor building facing the street
- Excellent condition, recently renovated in 2023/2025

Ideal For

- Manufacturing
- Fabrication
- Distribution
- Service-Industrial Uses
- Electrical Contractors
- Field Maintenance Teams
- Workshops with High Power Needs

Office Features

- 6 Offices
- Reception Area
- Break Room with Kitchen
- Storage Room
- Restrooms
- Electrical Room
- Two-Floor Layout

Warehouse Features

- Open Warehouse Area
- 3 Separate Utility/Work Rooms
- Compressed Air Piped Throughout
- 3 Phase Power with Busbar
- Concrete Block Structure

Location Advantages

- Easy Access to Main Highways
- Proximity to Tampa International Airport
- Prime Industrial Zone
- Well-Maintained by Owner/Operator
- Rare, Flexible Industrial Space

Recent Renovations

- 2023 Shingle Roof Replacement
- Three HVAC Compressors (Under 5 Years Old)
- Hurricane-Rated Windows & Doors
- Full Perimeter Fencing
- Security Cameras
- Break Room and Kitchenettes

Operational Advantages

Yard & Access

- Yard on Two Sides
- Semi-Trailer Accessible
- Easy Shipping & Receiving
- 8 Front Parking Spaces

Customization Options

- Office Reconfiguration Allowed
- Flexible Warehouse Layout
- HVAC Enhancement Option
- Simplified Leasing Process

Ready to Lease?

Contact Our Leasing Team

Phone: (727) 238-7741