

# Asturia Corporate Center

SUBLEASE OPPORTUNITY-\$10.25/SF

**21,673 SQUARE FEET**

2500 Lakepointe Parkway

Building 1

Odessa, Florida 33799

# Highlights

## BUILDING OVERVIEW

Asturia Corporate Center, a meticulously designed industrial park, is situated just a 5-minute drive west of the Veterans Highway on State Road 54 in Pasco County, Florida. The park is comprised of three Class A buildings totaling 254,000 square feet. The structures feature tilt wall exteriors, a minimum clear height of 24 feet, and a variety of loading options, including rear-load, grade level, and dock high.

### BELOW MARKET

#### RATE

\$10.25 psf

### SUBLEASE TERM

Flexible- Through 12/31/29

### AVAILABILITY

Immediate

## Building 1

- ▶ Class-A light industrial development
- ▶ State Route 54 in Pasco County, 2.5 miles west of the Veterans Expressway.
- ▶ Tilt-wall construction
- ▶ Dock-high & grade-level loading
- ▶ Rear loading with oversized truck courts.



# Suite Highlights

► **Size**

21,673 square feet

► **Loading**

Four grade level loading doors

One dock high door

Mezzanine/storage area

► **Warehouse Features**

24-foot clear height

Fully sprinklered

Fully Climate controlled

Forklift charging stations

Bathrooms

LED Lighting with sensors

► **Office Area**

4 private offices

Conference Room

Breakroom

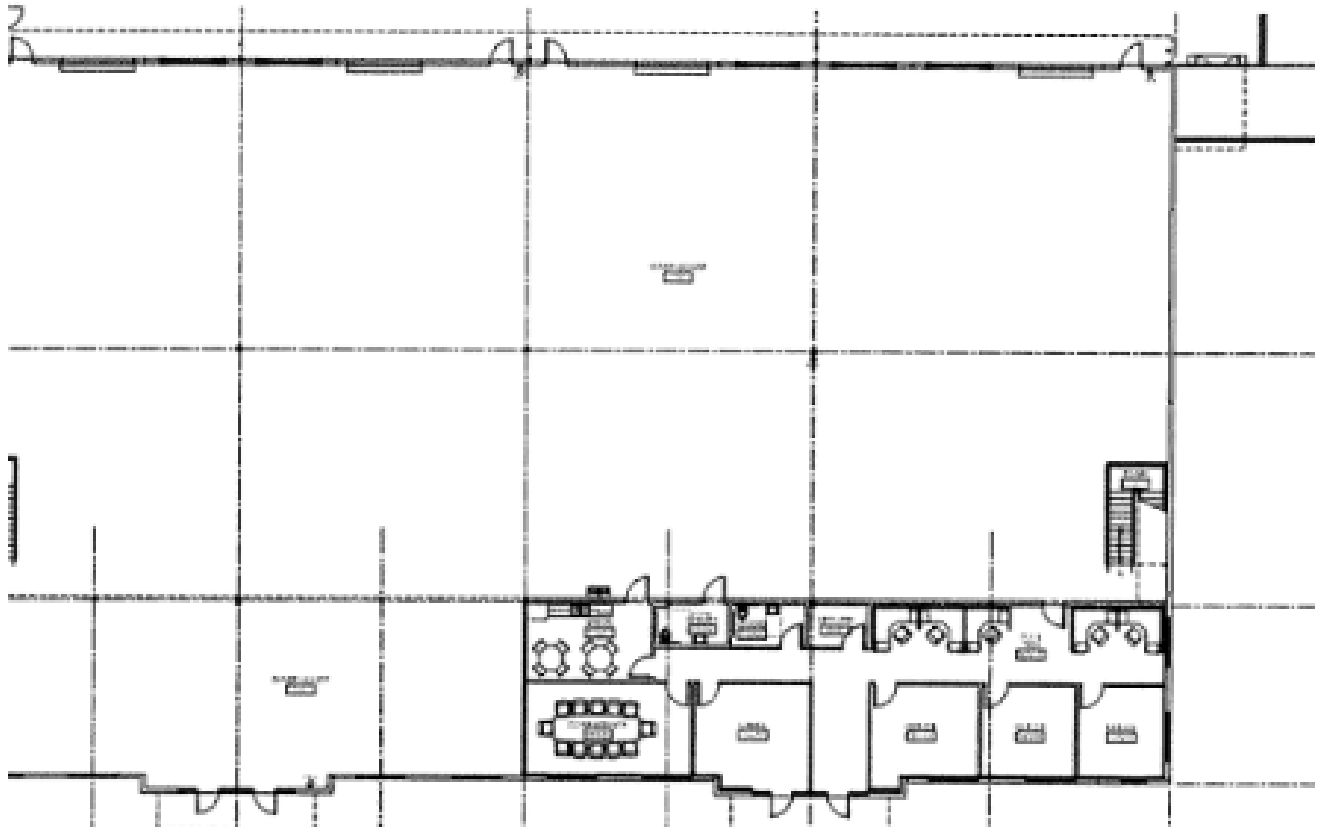
Open cubicle area



# Photos

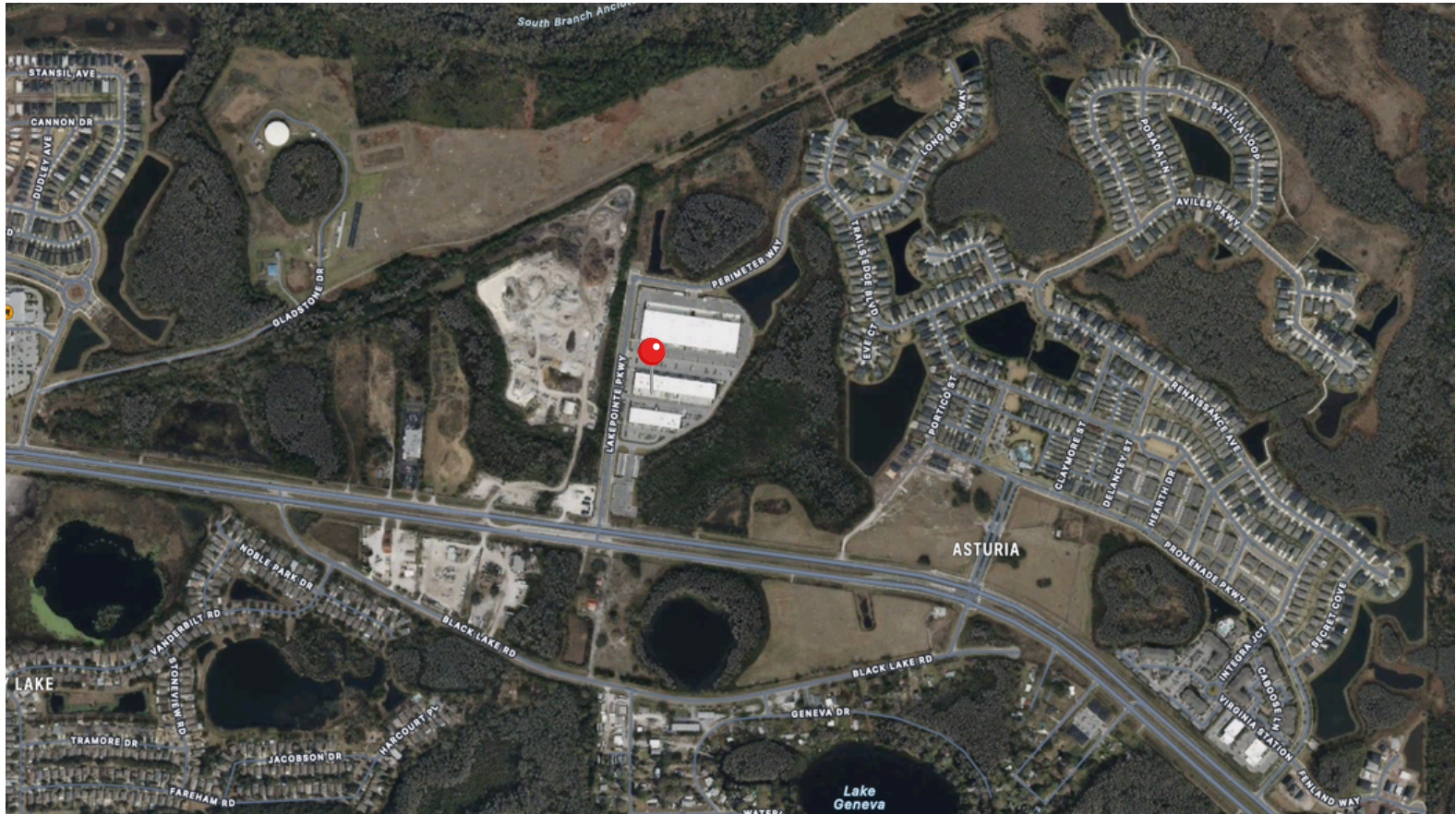


# Floorplan



LOAD BEARING WAREHOUSE MEZZANINE ABOVE OFFICES

# Map



## Avocat Group

100 S. Ashley Drive  
Suite 1100  
Tampa, FL 33602

### Contact:

Tim Hurless

[theavocatgroup.com](mailto:theavocatgroup.com)

813.309.9018

Matt Sultenfuss

[mseavocatgroup.com](mailto:mseavocatgroup.com)

813.924.1232

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