



PANTHER
CAPITAL GROUP



For Sale -
8635 Arcola Ave, Hudson, FL 34667

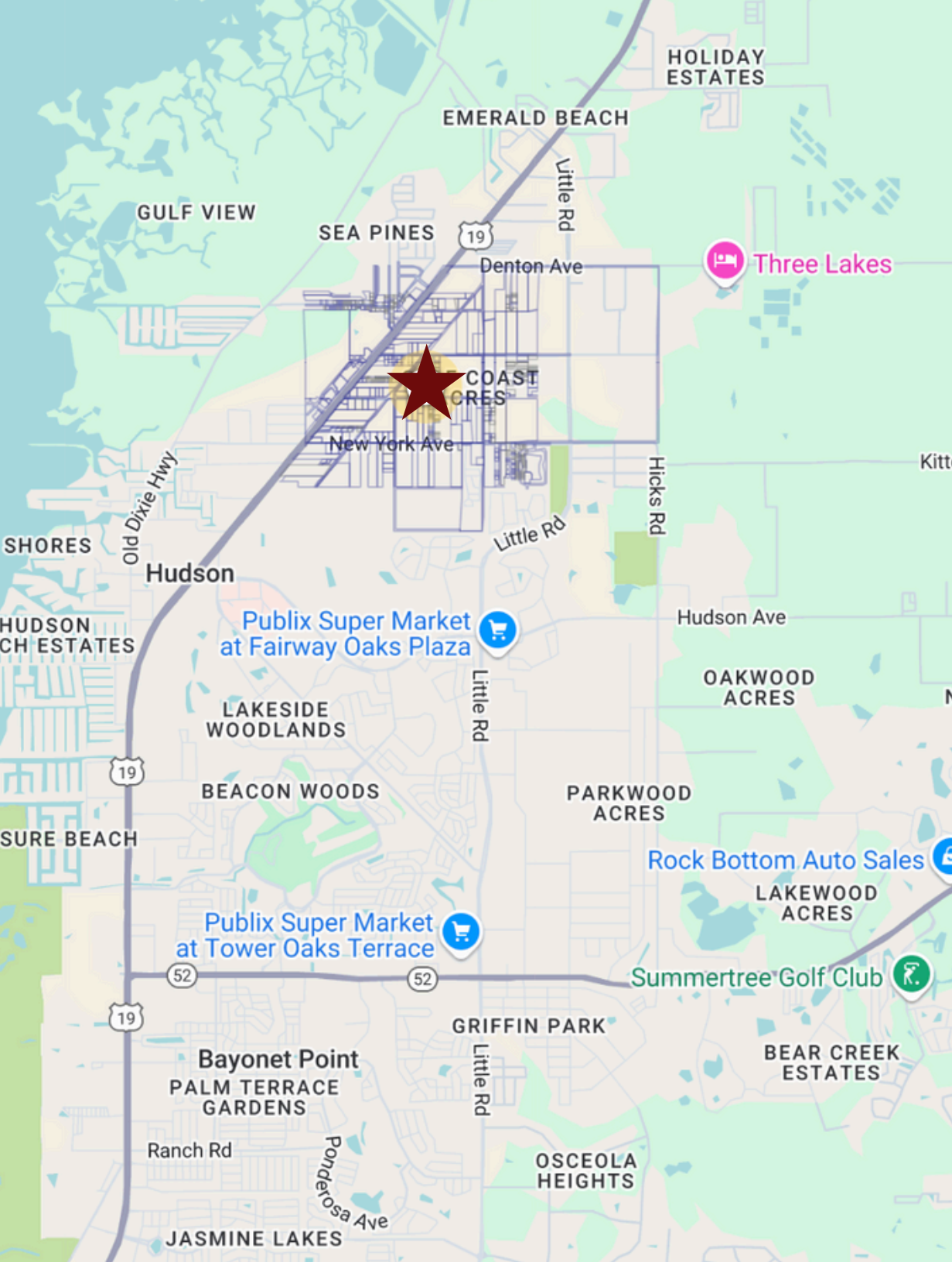
INVESTMENT SUMMARY

This industrial property presents a prime opportunity for investors or owner-users seeking industrial outdoor storage space in Hudson, FL. Featuring a 2.5-acre lot, the property offers ample outdoor storage or expansion potential. The C2 zoning allows for a range of commercial and light industrial applications. Whether for logistics, storage, or light manufacturing, this property provides a strategic location with excellent accessibility.

PROPERTY SUMMARY

Offering Price	\$2,000,000.00
Building SF	1,176 SF
Lot Size	2.5 AC
Zoning	C2





LOCATION SUMMARY

Major Highways:

US-19: ~1 mile

Suncoast Parkway (SR 589): ~6 miles

I-75: ~10 miles

Port Access:

Port Tampa Bay: ~40 miles

Airports:

Tampa International Airport: ~42 miles

Brooksville-Tampa Bay Regional Airport: ~20 miles

Rail Access:

CSX Freight Lines: Nearby

Industrial Parks and Distribution Centers:

Kronos Business Park: ~3 miles

US-19 Industrial Corridor: 2-5 miles

Business Services and Amenities:

New Port Richey: ~10-12 miles

Downtown Hudson: ~3 miles

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Panther Capital Group and it should not be made available to any other person or entity without the written consent of Panther Capital Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Panther Capital Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Panther Capital Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Panther Capital Group has not verified, and will not verify, any of the information contained herein, nor has Panther Capital Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT GUILLERMO DE NICOLAS FOR MORE DETAILS.

EXCLUSIVELY PRESENTED BY:



GUILLERMO DE NICOLAS

CEO, Founder

321.301.3947

guillermo@panthercg.com



PANTHER CAPITAL GROUP

301 E Pine St, Suite 540, Orlando, FL 32801

407.495.0858

www.panthercapitalgroup.com