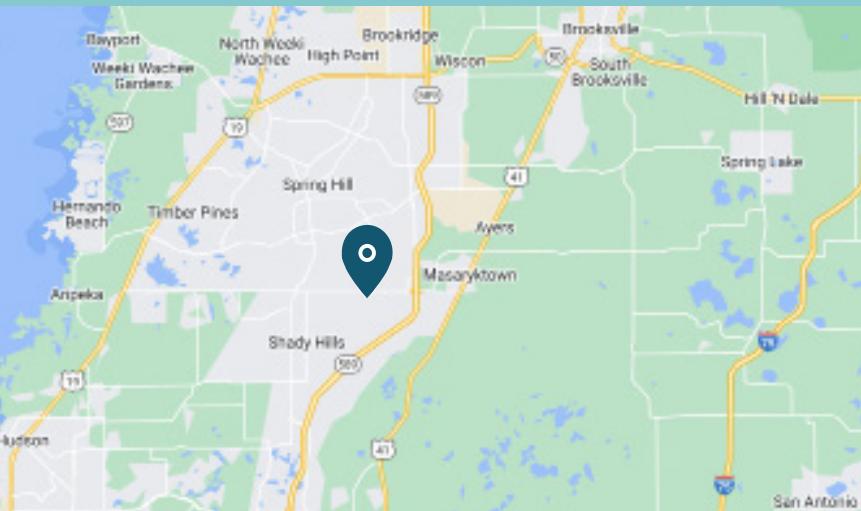


18614 COUNTY LINE ROAD



18614 County Line Rd
Spring Hill, FL 34610

19.5 Acres Build to Suit



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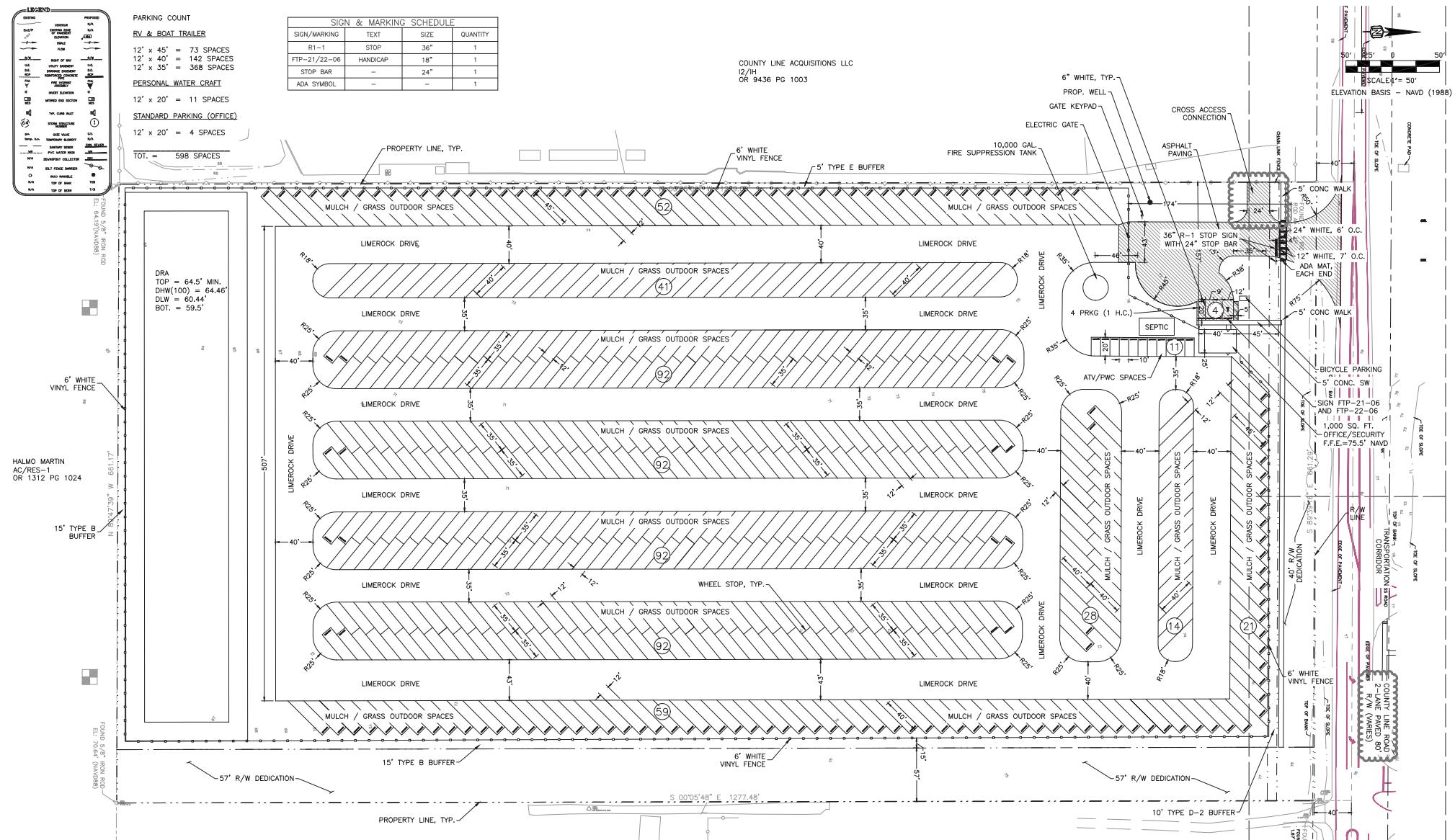
DRONE VIDEO
CLICK TO EXPLORE



PROPERTY HIGHLIGHTS

- **5 to 19.41 Acres Built to Suit for 10,000-200,000 SF**
- Dock high/grade level loading
- Outdoor storage available
- Fire sprinkler and ordinary hazard
- I-1 Light Industrial Park District (Pasco County)
 - The property is zoned I-1 Light Industrial, permitting a wide range of light manufacturing, warehousing, distribution, logistics, and service-oriented industrial uses. Allowed uses include industrial assembly and processing, distribution and warehousing, freight and transportation facilities, contractor yards, cold storage, data processing, utilities, recycling operations, professional offices, restaurants, and other compatible commercial and industrial uses. Outdoor storage is permitted subject to Pasco County screening and fencing requirements. All uses are subject to County review and approval.
 - [CLICK HERE](#) for full I-1 Light Industrial zoning regulations and permitted uses (Pasco County)
- Located in North West Pasco County just south of Spring Hill, 1.3 miles west of the Suncoast Parkway (Exit 37), 8 miles east of US Highway 19 and 16 miles from I-75

PROPOSED SITE PLAN: 5 to 19.41 AC | 10,000 - 20,000 SF



LAND SURVEY: 5 to 19.41 AC

