

15486 US HWY 301 | DADE CITY, FL 33523 | PASCO COUNTY

DADE CITY BUSINESS CENTER



CAPITAL IMPROVEMENTS UNDERWAY | TENANT INCENTIVES AVAILABLE

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

PROPERTY OVERVIEW

FEATURES

Over 1 Million SF of Industrial Space Ranging from 2,000 SF and Up for Lease

Dock-high, Grade-level, Rail-dock & Dock-well loading
Off-dock Trailer Parking Opportunities & Ample Car Parking

Excellent Visibility Along US Hwy 301

Secured & Gated Site with 24-Hour Manned Security

Outside Storage

Up to 480V, 3-phase Power Available Provided by TECO

CAPITAL IMPROVEMENTS UNDERWAY

Roof Replacement

New Guardhouse and Paved Entrance

Exterior Lighting Upgrades Throughout

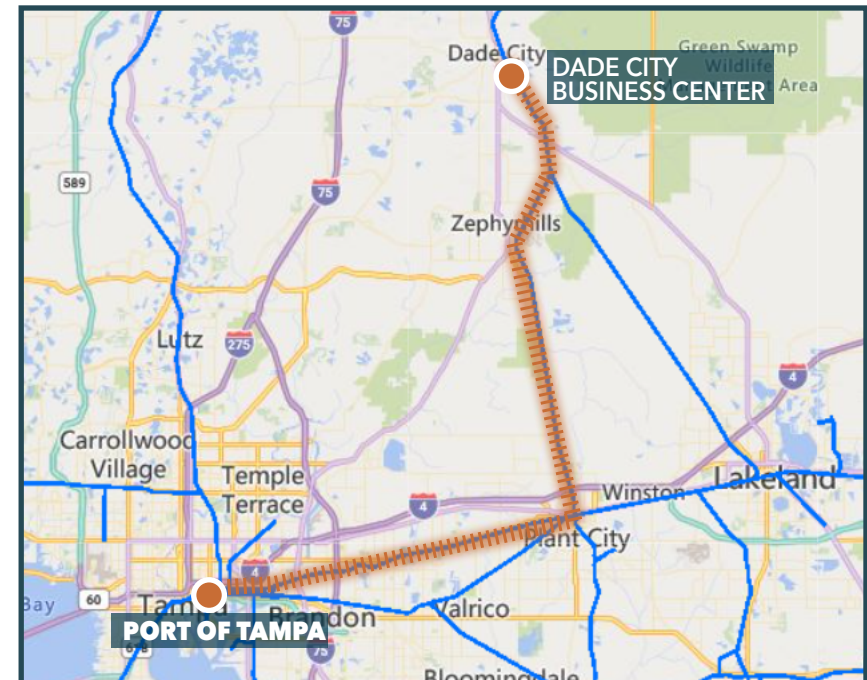
Parking Lot and Driveway Repairs Throughout



- Onsite industrial wastewater treatment facility
- Fresh water supplied by onsite deep water wells
- Large daily capacities for both wastewater treatment and fresh water supply
- Dedicated water utility infrastructure
- Abundance of deep water wells with excellent water quality and supply capacities
- Imperial water rights ensuring consistent water availability
- Superior water pressure from a upgraded 300,000 gallon capacity water tower
- Over 119 acres of dedicated spray fields

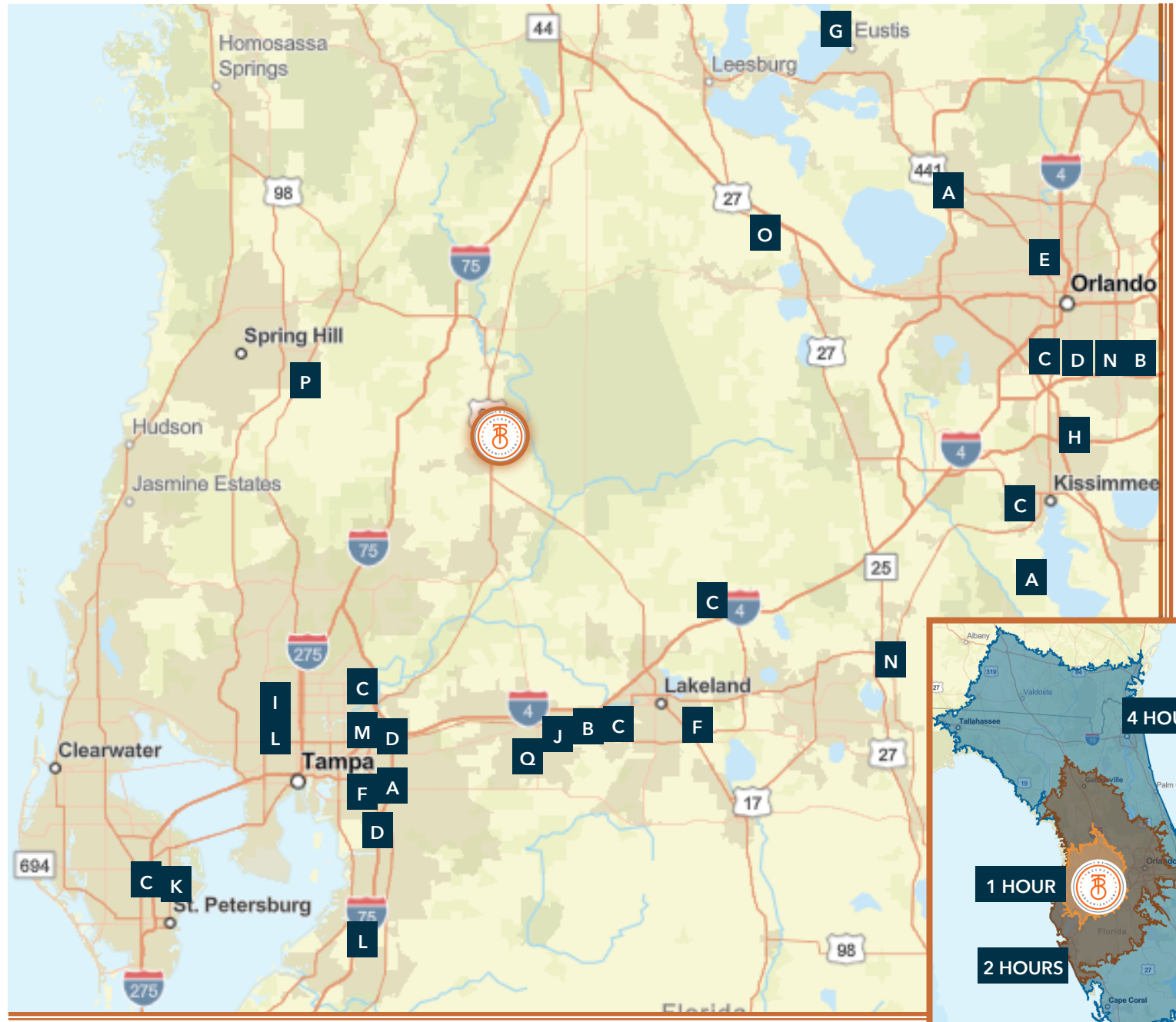


**CSX RAIL SPUR WITH
DIRECT ACCESS TO
THE PORT OF TAMPA
READY TO
BE ACTIVATED**



REGIONAL OVERVIEW

Local Beverage Occupiers	
A	The Coca-Cola Company
B	Southern Glazer Wine & Spirits
C	PepsiCo
D	Breakthru Beverages
E	Reyes Beer Division
F	Refresco
G	Florida Food Products
H	Maverick Beverage Company
I	Seven Up Snapple
J	The Country Malt Group
K	Mother Kombucha
L	Republic National Distribution Company
M	Ball Corporation
N	Lineage Logistics
O	NDCP
P	Micro Matic
Q	Lidworks



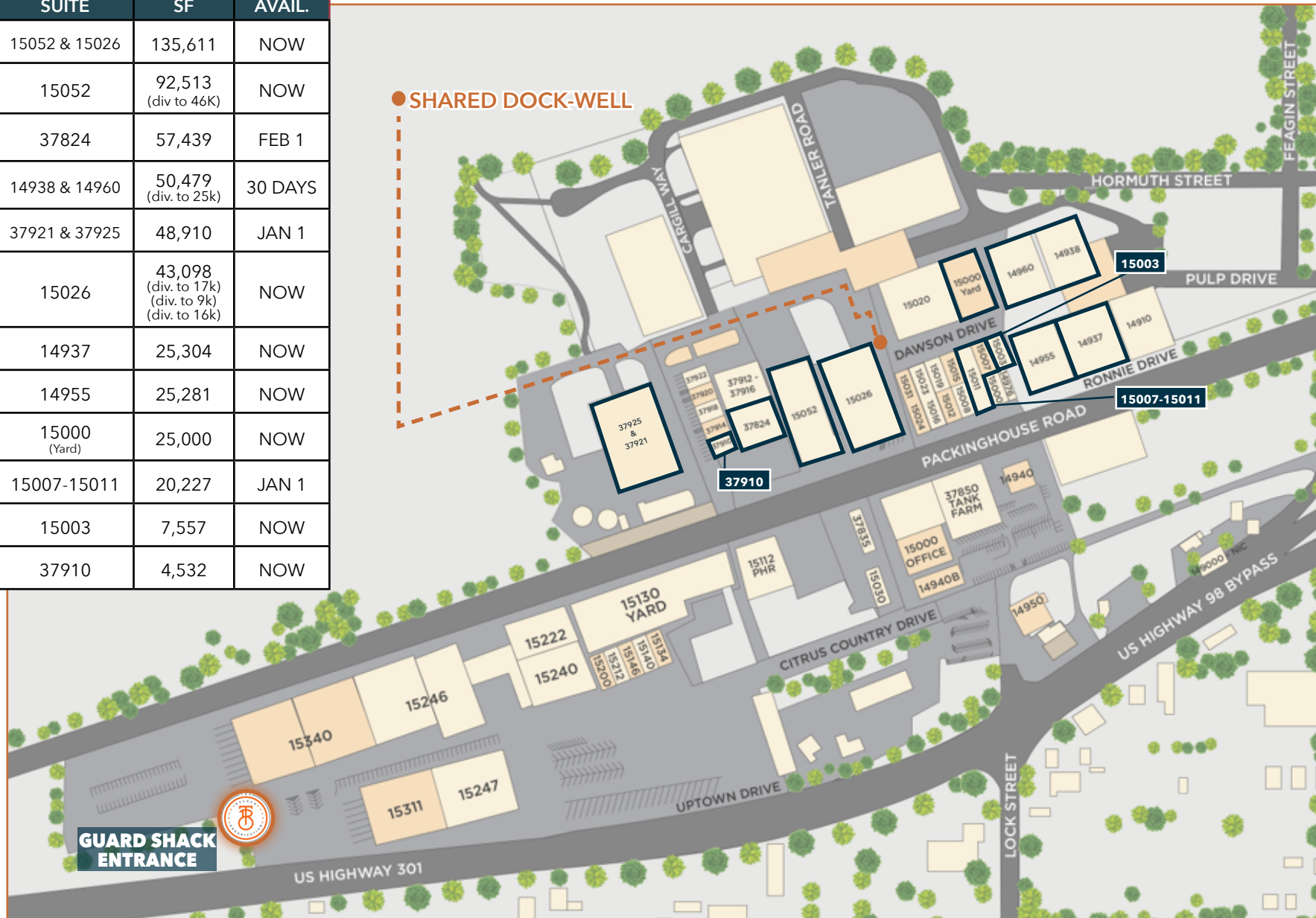


Dade City in Pasco County, Florida, presents a compelling location for industrial ventures with a range of strategic advantages. The area offers robust job creation incentives such as the PEDC Jobs Program and QTI Tax Refunds, designed to attract businesses with cash incentives and tax refunds for high-wage job creation in targeted industries. Additionally, businesses benefit from significant tax abatements, including Ad Valorem Tax Exemptions for up to a decade and sales tax exemptions on crucial equipment and purchases.

Infrastructure in Dade City further supports industrial growth, highlighted by initiatives like the Penny for Pasco program and a Revolving Loan Fund offering low-interest loans. These incentives are complemented by workforce development programs such as QRT and IWT grants, ensuring a skilled labor force tailored to industry needs. Strategically located near Interstate 75 and Interstate 4, Dade City enjoys efficient access to the Port of Tampa via CSX rail services, reducing transportation costs and facilitating seamless logistical operations. Combined with the port's extensive cargo handling capabilities and Dade City's role as a central distribution hub within Florida, the area offers an ideal environment for industrial expansion, underscored by a supportive business ecosystem poised for continued growth.

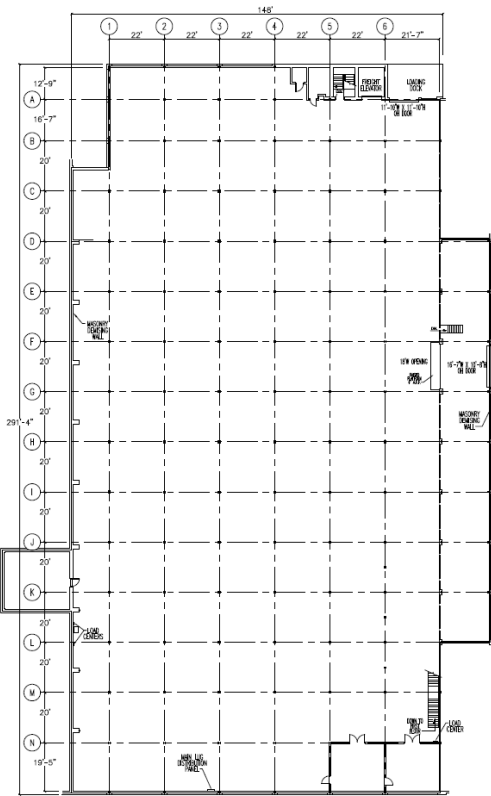
AVAILABILITIES

SUITE	SF	AVAIL.
15052 & 15026	135,611	NOW
15052	92,513 (div to 46k)	NOW
37824	57,439	FEB 1
14938 & 14960	50,479 (div. to 25k)	30 DAYS
37921 & 37925	48,910	JAN 1
15026	43,098 (div. to 17k) (div. to 9k) (div. to 16k)	NOW
14937	25,304	NOW
14955	25,281	NOW
15000 (Yard)	25,000	NOW
15007-15011	20,227	JAN 1
15003	7,557	NOW
37910	4,532	NOW

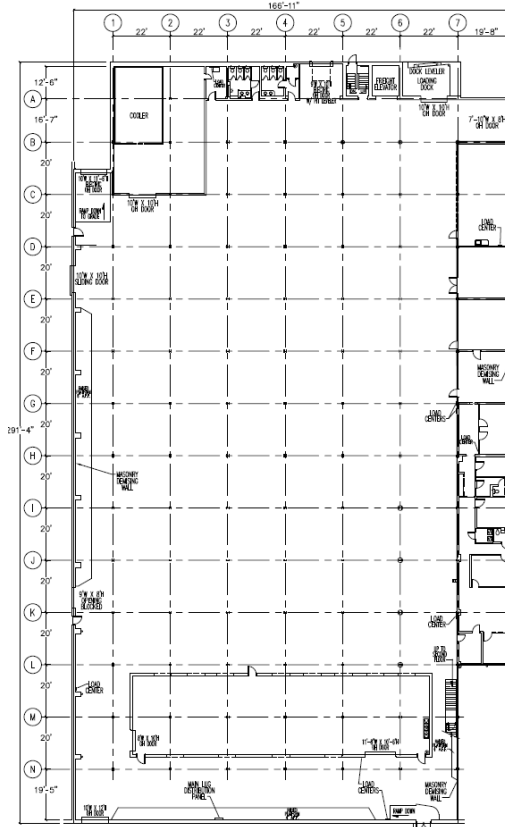


15052 -15026 RONNIE DR | 135,611 SF

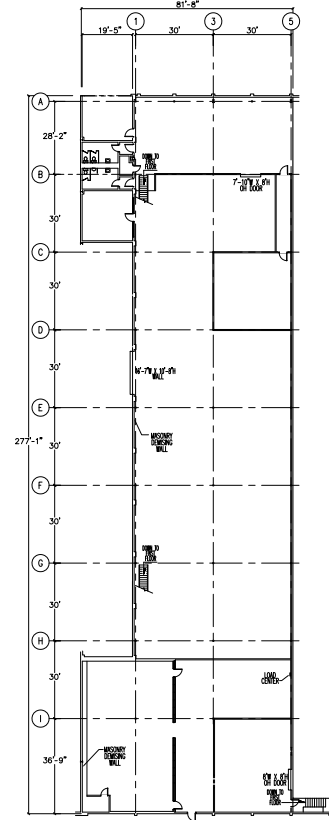
AVAILABLE NOW



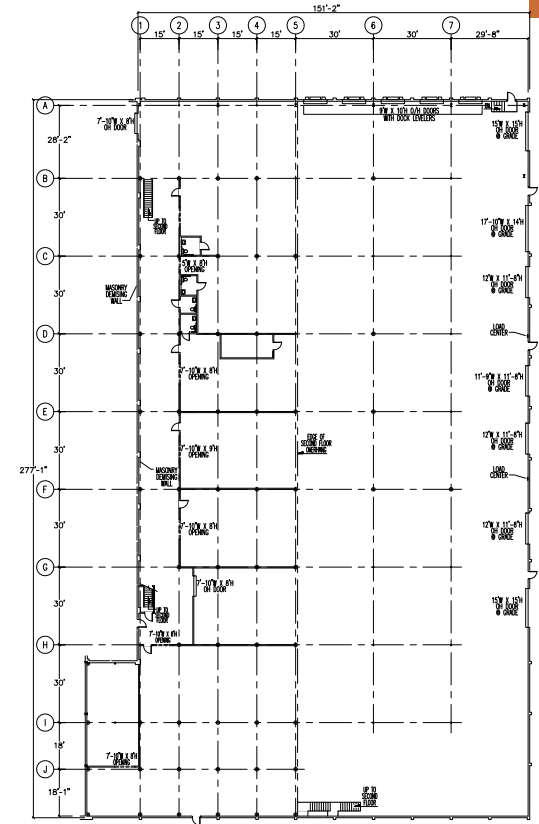
**15052 RONNIE
SECOND FLOOR
45,939 SF**



**15052 RONNIE
FIRST FLOOR
46,574 SF**



**15026 RONNIE
A/C MEZZANINE
19,404 SF**



**15026 RONNIE
FIRST FLOOR
43,098 SF**

*MEZZANINE SQUARE FOOTAGE NOT INCLUDED IN THE RENTAL RATE

Warehouse SF:	131,611 SF
Office SF:	4,000 SF

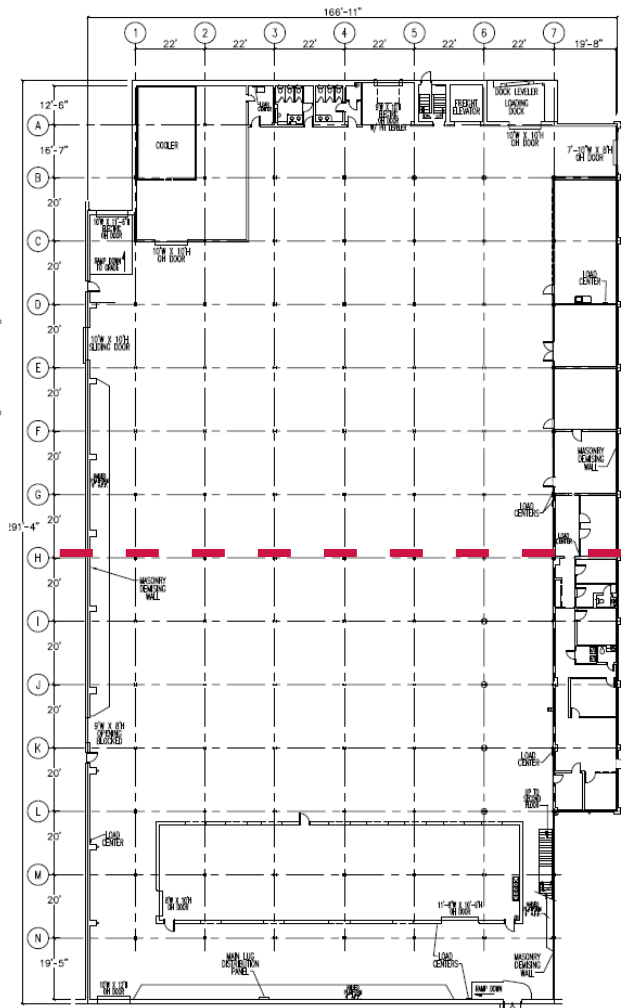
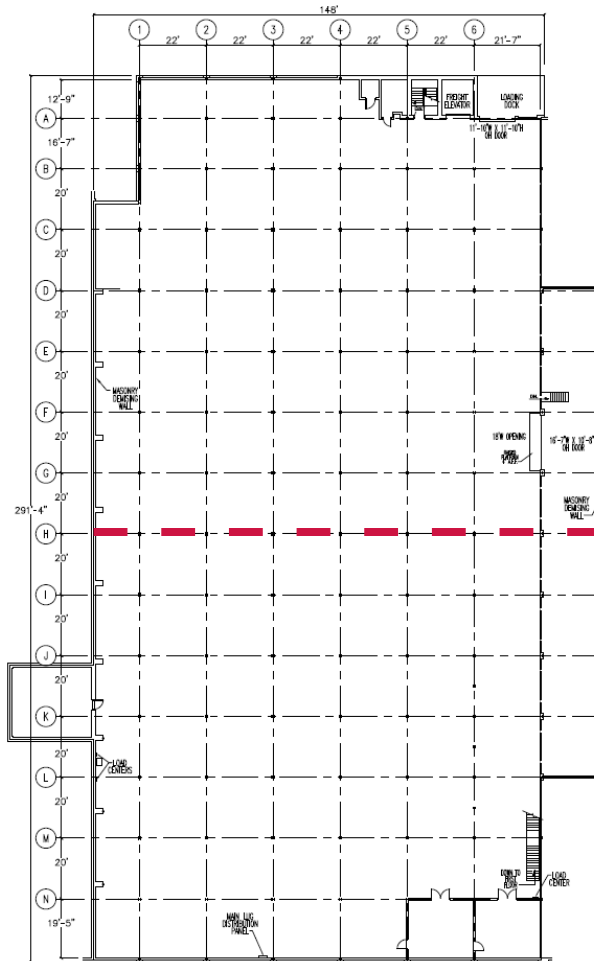
Loading:	7 Dock-High 8 Grade-Level
Clear Height:	16' - 24' 10' Under Mezz.

Power:	1,000 amps with Capacity to Upgrade
Sprinklers:	Wet Pipe
Features:	Freight Elevator

15052 RONNIE DR | 46,256 SF - 92,513 SF

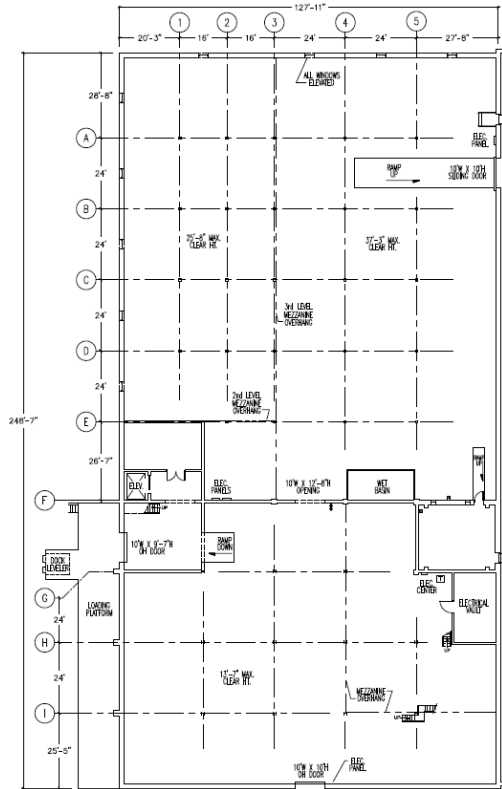
DIVISIBLE TO 46,256 SF | AVAILABLE NOW

Warehouse SF:	88,513 SF
Office SF:	4,000 SF
Loading:	2 Dock-High 2 Grade-Level
Clear Height:	16'
Power:	1,000 amps with Capacity to Upgrade
Sprinklers:	Wet Pipe
Features:	Freight Elevator

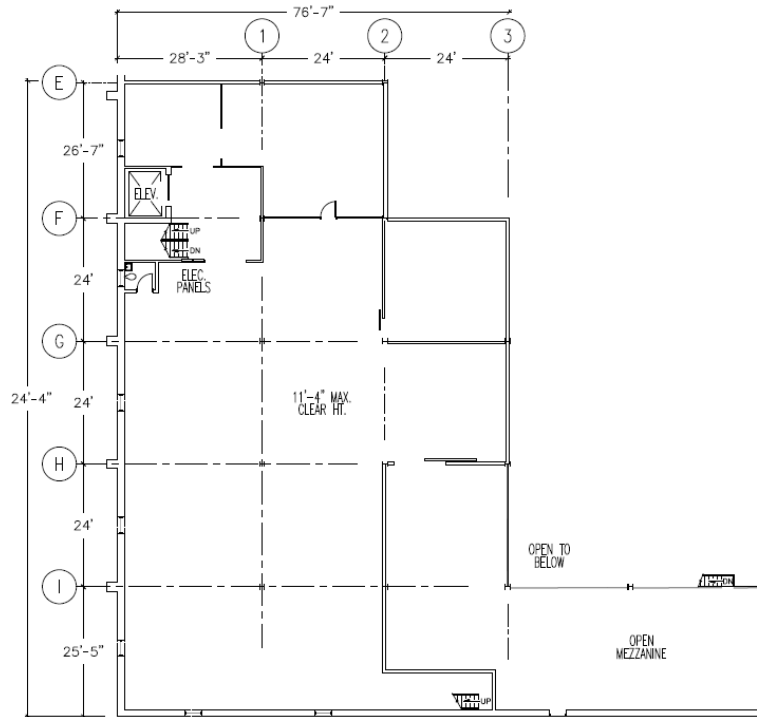


37824 VITALITY WAY | 57,439 SF

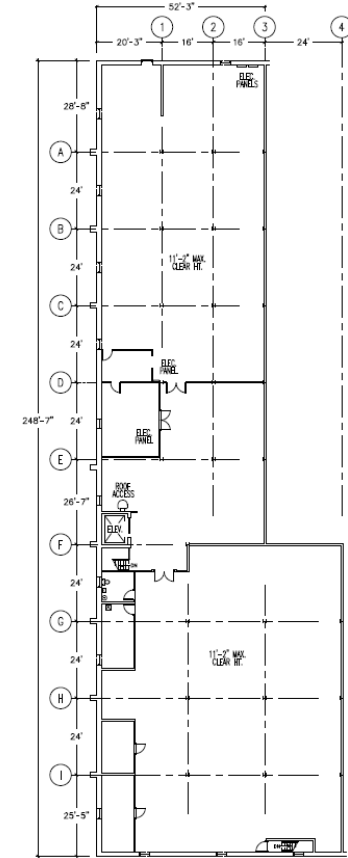
AVAILABLE FEBRUARY 1, 2026



FIRST FLOOR
31,803 SF



SECOND FLOOR
10,196 SF



THIRD FLOOR
15,440 SF

Warehouse SF:	57,439 SF
Office SF:	TBD
Loading:	1 Dock-High 1 Grade-Level

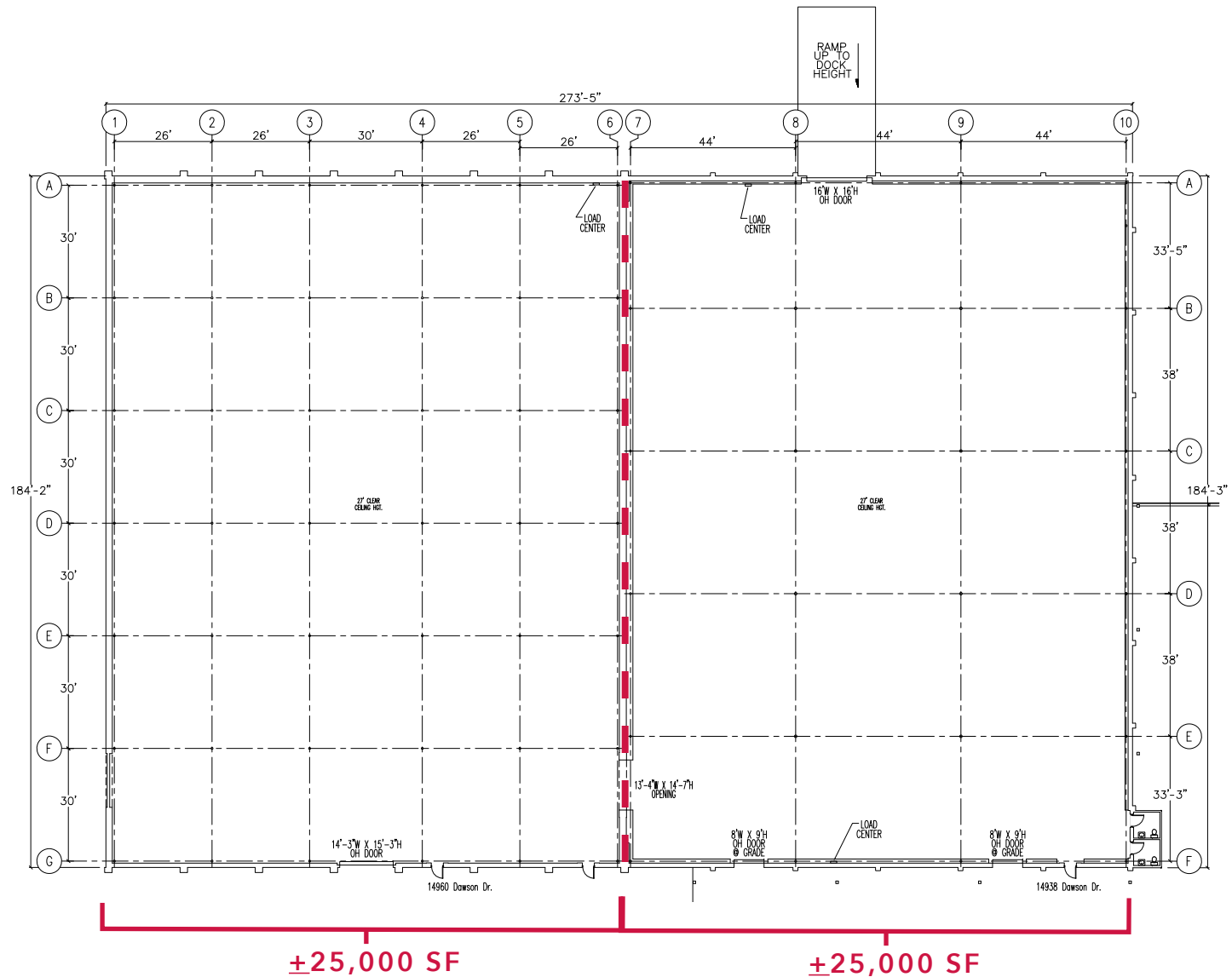
Clear Height:	11'4" - 37'3"
Power:	TBD
Sprinklers:	Wet Pipe

Features:	Freight Elevator
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14938-14960 DAWSON DR | 50,479 SF

DIVISIBLE TO 25,000 | AVAILABLE WITHIN 30 DAYS

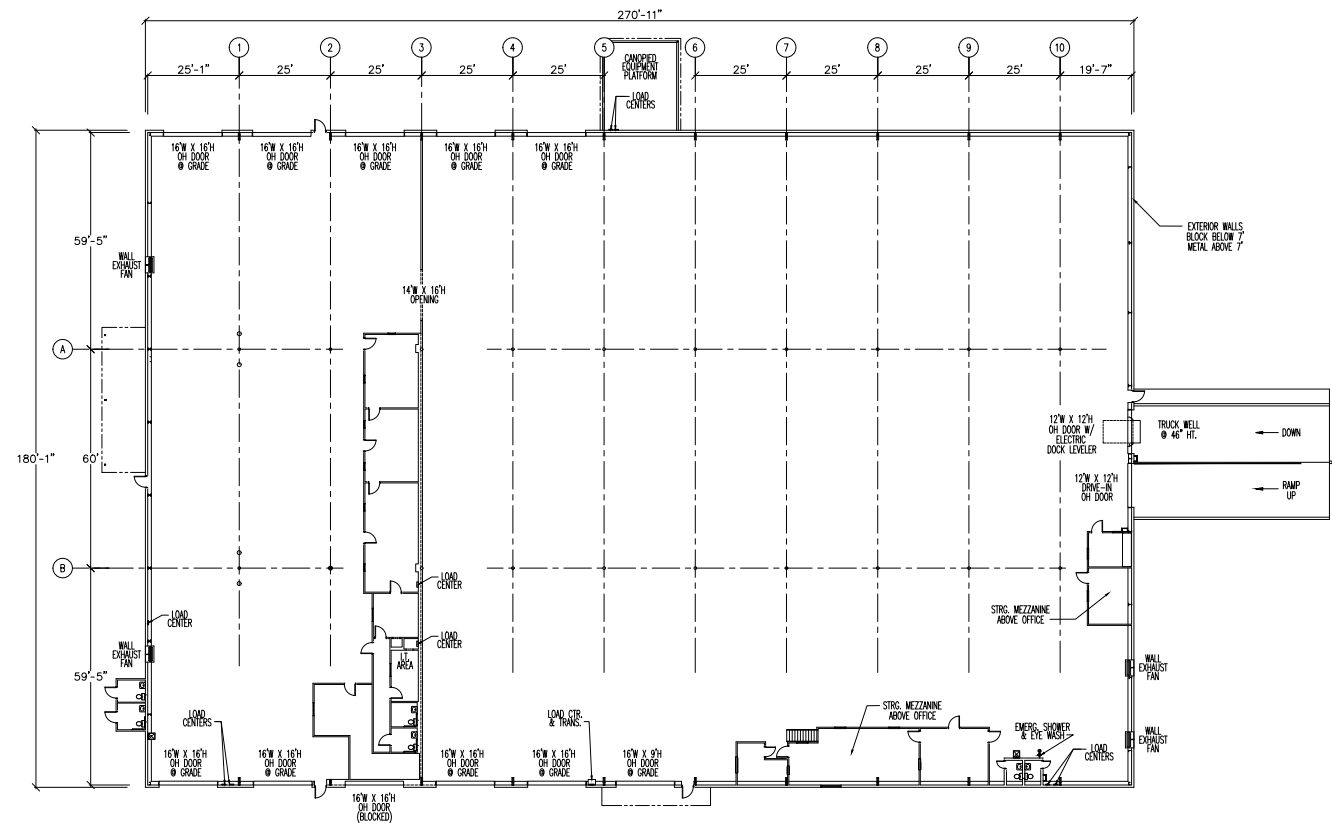
Warehouse SF:	50,479 SF
Office SF:	0 SF
Loading:	4 Grade-Level
Clear Height:	27'
Sprinklers:	Wet Pipe



37921 & 37925 VITALITY WAY | 48,910 SF

AVAILABLE JANUARY 1, 2026

Warehouse SF:	45,573 SF
Office SF:	3,337 SF
Loading:	10 Grade-Level 1 Ramp 1 Truck Well
Clear Height:	TBD
Sprinklers:	Wet Pipe

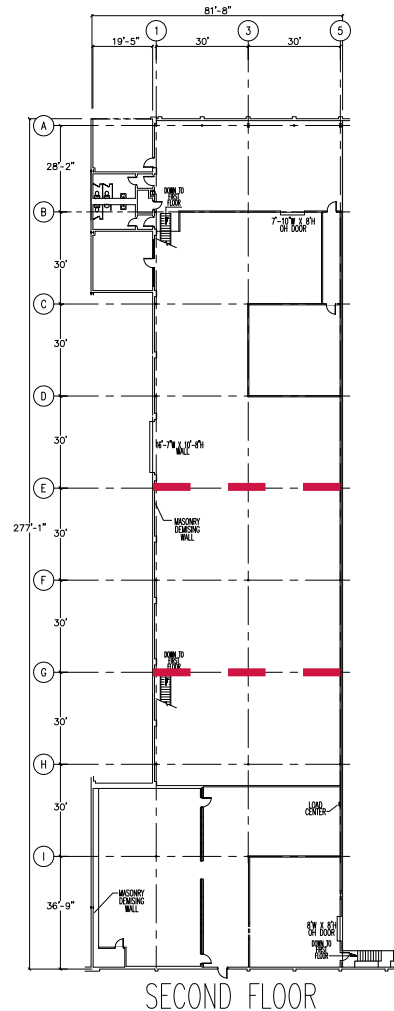


15026 RONNIE DR | 9,060 SF - 43,098 SF

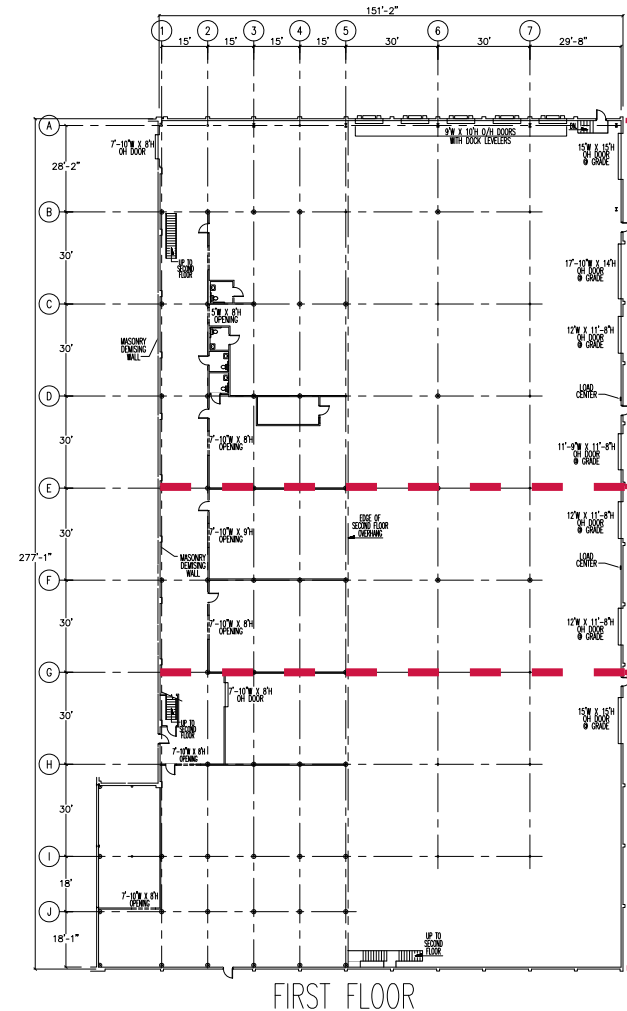
DIVISIBLE TO 9,060 SF | AVAILABLE NOW

Warehouse SF:	43,098 SF
15026-A SF:	17,818 SF
15026-B SF:	9,060 SF
15026-C SF:	16,220 SF
Office SF:	TBD
Loading:	5 Dock-High 6 Grade-Level
Clear Height:	22' - 24' 10' Under Mezz.
Sprinklers:	Wet Pipe

*MEZZANINE SQUARE FOOTAGE NOT INCLUDED IN THE RENTAL RATE



19,404 SF MEZZANINE
(CLIMATE CONTROLLED)



43,098 SF

15026-A
17,818 SF

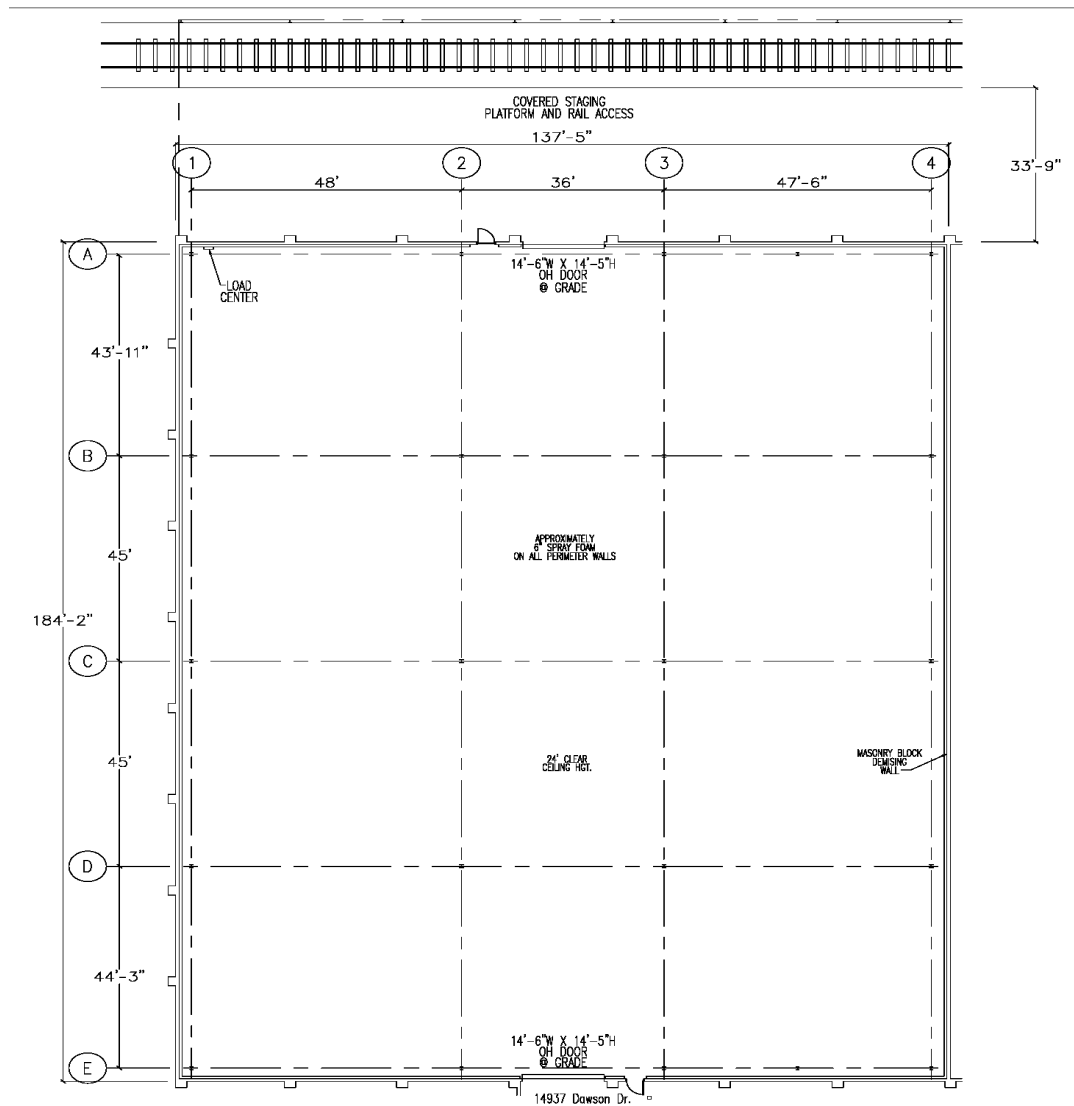
15026-B
9,060 SF

15026-C
16,220 SF

14937 DAWSON DR | 25,304 SF

AVAILABLE NOW

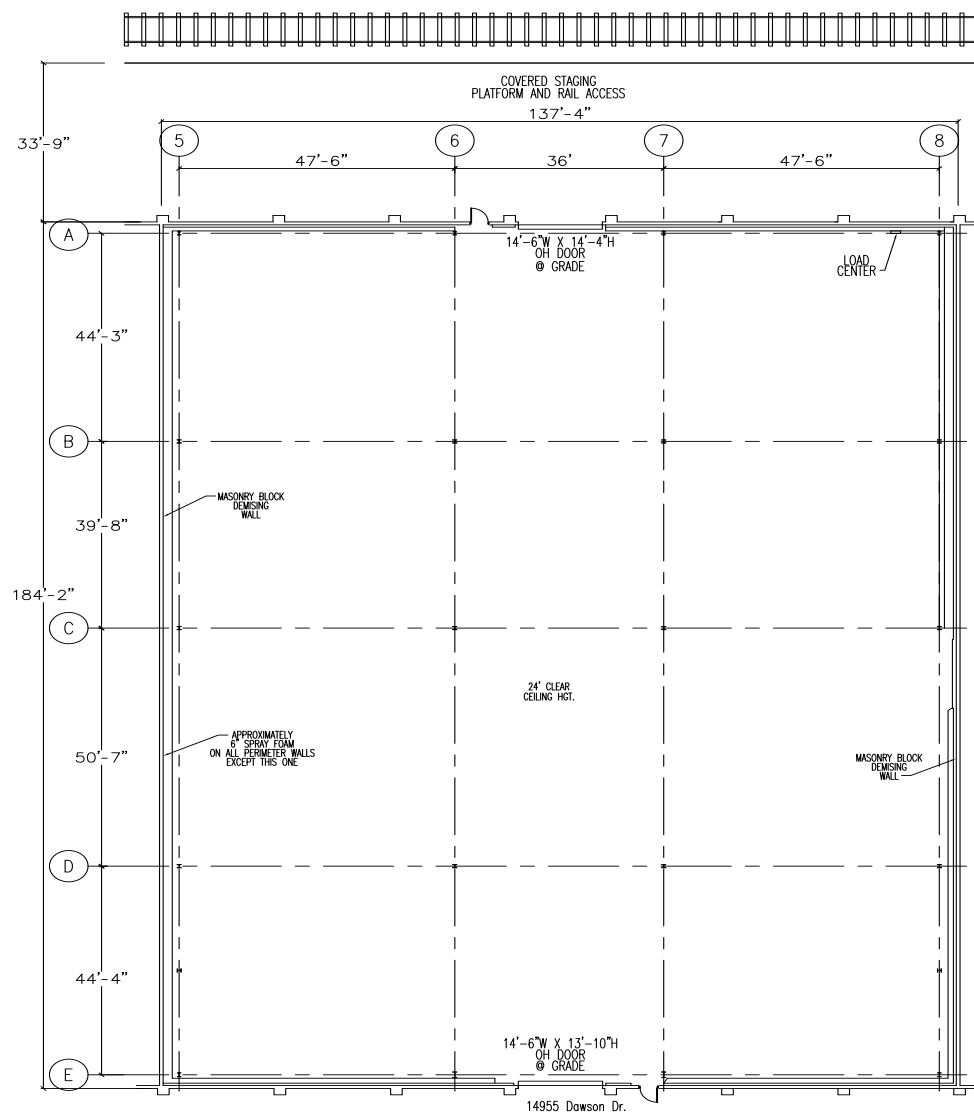
Warehouse SF:	25,304 SF
Office SF:	0 SF
Loading:	2 Grade-Level w/ Covered Parking Access to Shared Dock Well
Clear Height:	24' - 27'
Sprinklers:	Wet Pipe



14955 DAWSON DR | 25,281 SF

AVAILABLE NOW

Warehouse SF:	25,281 SF
Office SF:	0 SF
Loading:	2 Grade-Level w/ Covered Parking Access to Shared Dock Well
Clear Height:	24' - 27'
Sprinklers:	Wet Pipe



15000 DAWSON DR | 25,000 SF

AVAILABLE NOW

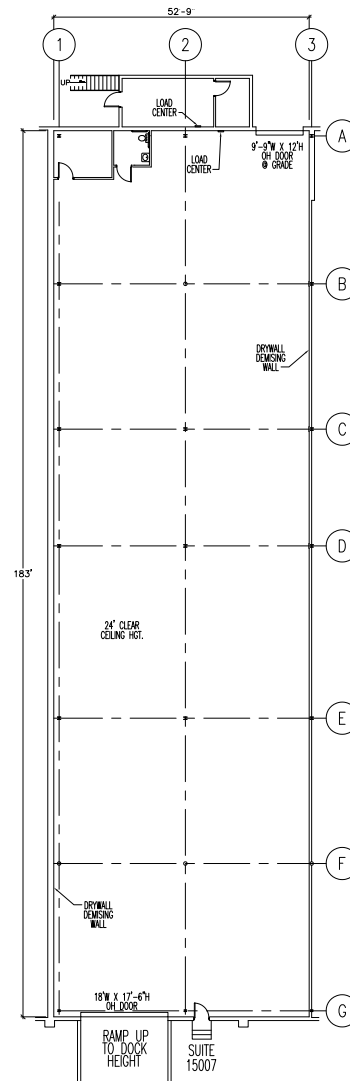


Warehouse SF:	Concrete Lot
Loading:	Potential to Add Dock Well

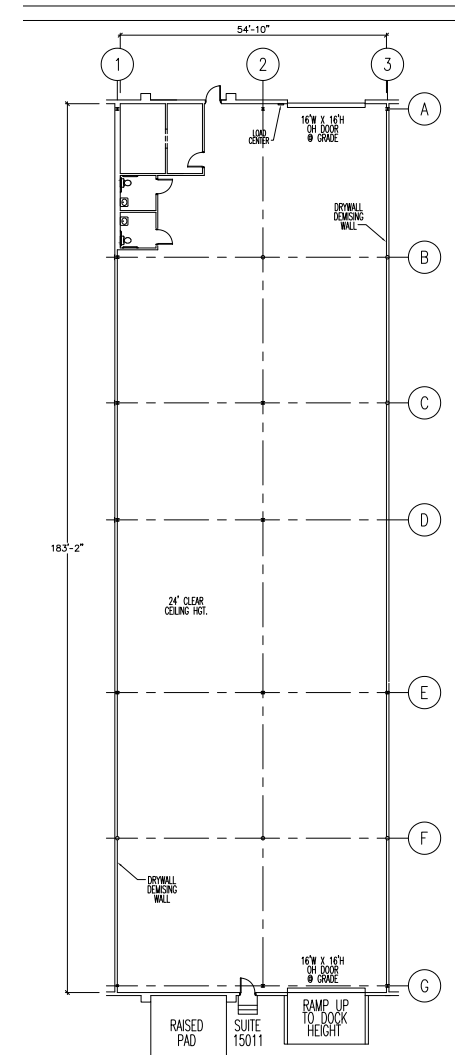
15007-15011 DAWSON DR | 20,227 SF

AVAILABLE NOW

Warehouse SF:	19,669 SF
Office SF:	558 SF
Loading:	2 Grade-Level 2 Ramps to Dock Height
Clear Height:	24'
Sprinklers:	Wet Pipe



SUITE 15007
9,898 SF

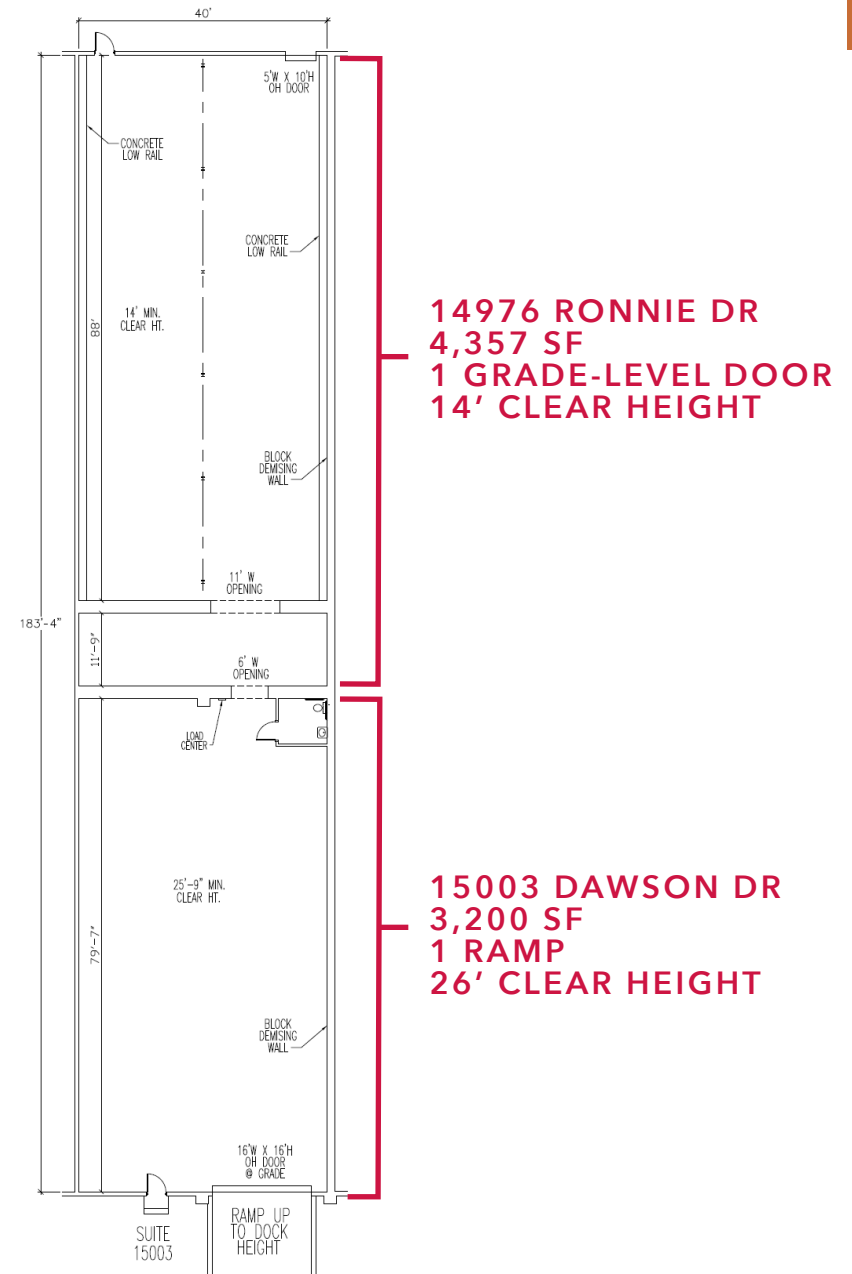


SUITE 15011
10,329 SF

15003 DAWSON DR | 7,557 SF

AVAILABLE NOW

Warehouse SF:	7,557 SF
Office SF:	0 SF
Loading:	1 Ramp 1 Grade-Level
Clear Height:	14'-26'
Sprinklers:	Wet Pipe



AVAILABLE NOW

Floor plan diagram showing dimensions and room labels:

- Overall width: $812 \frac{1}{2}"$
- Overall height: $864"$
- Top horizontal segments: $453 \frac{3}{8}"$ and $354 \frac{5}{8}"$
- Right vertical segment: $143 \frac{13}{16}"$
- Room labels: Bathroom, Rollup Door, Entry Door, Office, Barn Door
- Internal dimensions for Bathroom: $72"$ (width) and $72"$ (depth)
- Internal dimensions for Rollup Door: $129"$ (width)
- Internal dimensions for Entry Door: $121"$ (width) and $121"$ (depth)
- Internal dimension for Office: $121"$ (width)

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