



FOR LEASE—NEW CONSTRUCTION

**40347 US Hwy 19
Tarpon Springs, FL 34689**



Unlock the Future of Your Business with This Exceptional New Construction Opportunity!

Lake Tarpon Business Park is now offering an opportunity to secure your brand-new, freestanding building, designed to draw customers. This premium property on US HWY 19 N in Tarpon Springs offers unmatched visibility, easy access, and the flexibility to tailor your space to your exact needs.

This is your chance to build your business in a thriving commercial hub with a design tailored specifically to your needs. Spaces like this don't last long. Call for more information or to discuss pre-construction customization opportunities.



Nate Hatzie

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LEASE OPTION—BUILDING A

40347 US Hwy 19, Tarpon Springs, FL 34689



Building – A

- Maximum of 3 spaces
- \$17.33 PSF
- \$1.50 PSF CAM
 - ◆ Each space, if broken into three is 2,400 SF
 - ◆ Each space will have a Bay Door
- Broken into 2 spaces:
 - ◆ Each space, if broken evenly is 3,600 SF
 - ◆ Also can be broken into uneven spaces
 - * Example 5,400 SF Space A and 1,800 SF Space B
 - * Each space would have a Bay Door (or possibly two, depending on where the wall is placed)

PROPERTY HIGHLIGHTS:

- **High Traffic Location:** Prime frontage on US HWY 19 N, ensuring constant exposure.
- **Customizable Space:** Building A offers flexible space configurations, divisible into **three spaces**, each featuring its own bay door, office, and restroom.
- **Pre-Construction Design Flexibility:** Act now during the pre-construction phase to **customize and upgrade your space** to meet your unique business needs.
- **Turnkey Access:** Convenient ingress and egress for employees and customers, with ample parking and smooth connectivity to surrounding areas.
- **Malleable Spaces:** Tailor the layout to fit your vision, whether you're planning retail, office, or warehouse use.

LEASE OPTION—BUILDING B

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Building – B

- Maximum of 3 spaces
- \$17.33 PSF
- \$1.50 PSF CAM
 - ◆ Each space, if broken into three is 2,400 SF
 - ◆ Each space will have a Bay Door
- Broken into 2 spaces:
 - ◆ Each space, if broken evenly is 3,600 SF
 - ◆ Also can be broken into uneven spaces
 - * Example 5,400 SF Space A and 1,800 SF Space B
 - * Each space would have a Bay Door (or possibly two, depending on where the wall is placed)

FULLY LEASED

PROPERTY HIGHLIGHTS:

- **High Traffic Location:** Prime frontage on US HWY 19 N, ensuring constant exposure.
- **Customizable Space:** Building B offers flexible space configurations, divisible into **three spaces**, each featuring its own bay door, office, and restroom.
- **Pre-Construction Design Flexibility:** Act now during the pre-construction phase to **customize and upgrade your space** to meet your unique business needs.
- **Turnkey Access:** Convenient ingress and egress for employees and customers, with ample parking and smooth connectivity to surrounding areas.
- **Malleable Spaces:** Tailor the layout to fit your vision, whether you're planning retail, office, or warehouse use.

LEASE OPTION—BUILDING C

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Building – C

- Maximum of 4 spaces
- \$17.33 PSF
- \$1.50 PSF CAM
 - ◆ Each space, offered at 1,800 SF
 - ◆ Each space will have a Bay Door
 - ◆ Each space will have a bathroom, office and warehouse space

PROPERTY HIGHLIGHTS:

- **High Traffic Location:** Prime frontage on US HWY 19 N, ensuring constant exposure.
- **Customizable Space:** Building C offers flexible space configurations, divisible into **four 1,800 SF spaces**, each featuring its own bay door, office, and restroom.
- **Pre-Construction Design Flexibility:** Act now during the pre-construction phase to **customize and upgrade your space** to meet your unique business needs.
- **Turnkey Access:** Convenient ingress and egress for employees and customers, with ample parking and smooth connectivity to surrounding areas.
- **Malleable Spaces:** Tailor the layout to fit your vision, whether you're planning retail, office, or warehouse use.



WHY THIS LOCATION IS PERFECT FOR YOU

- **Unbeatable Visibility:** Positioned on US HWY 19, your business will be front and center to thousands of passing vehicles every day.
- **Flexible Space Options:** Choose from spaces ranging from **1,800 sq. ft.** to **7,200 sq. ft.**, ideal for retail, warehouse, office, or Flex.
- **Custom Build-Outs:** Early leasing offers opportunities for **pre-construction upgrades** and layout customization to meet your specific requirements.
- **Modern Design:** High-quality, cutting-edge construction ensures a professional and polished image for your business.
- **Convenient Access:** With ample parking and easy ingress/egress from US HWY 19, it's as practical as it is prominent.

With a **prime location, flexible layouts, and high exposure**, this property is sure to lease quickly. Don't miss your chance to secure a custom-built space that will set your business apart.

Contact Us Today!

Lock in your space before it's too late. Schedule a consultation to discuss your needs and explore how we can help bring your vision to life.



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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.