



# Zephyrhills Industrial Park

Tampa Bay Area ▪ Pasco County, FL

## General Information

- **Size:** 347 +/- acres available
- **Price:** Starting at \$69,900 per acre
- **Address:** Property is accessed via Chancey Road, Sixth Avenue and State Road 54
- **Ownership:** 4 Rail, 5L and Zephyr-Rail Industrial Park Inc.
- **Zoning:** Light Industrial and Agricultural District

- **Natural gas:** TECO, service to site within six months
- **Telecom:** Bright House Networks

## Transportation

- **Highway:** Property accessed by State Road 54 and 4 miles from State Route 39. Interstate 75 – 13 miles and Interstate 4 – 20 miles
- **Airport:** Tampa International Airport – 40 miles
- **Rail:** CSX rail located adjacent to the property's western boundary
- **Port:** Port Tampa Bay – 14.2 miles

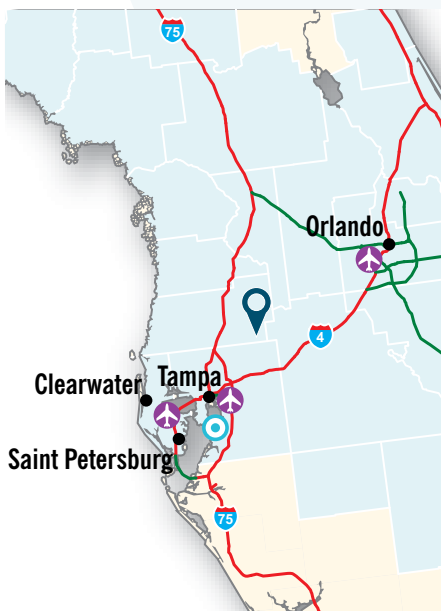
## Utilities

- **Electric:** Duke Energy - 12.47-kV distribution, 5 MW currently available - 230-kV transmission line 0.31 mile from the northeast corner of the site
- **Water:** City of Zephyrhills. 8-inch water line is located along State Road 54 and a 12-inch line is located on Sixth Avenue. An additional 12-inch line at Sixth Avenue/Chancey Road intersection, adjacent to the site
- **Wastewater:** City of Zephyrhills. Wastewater system has an excess capacity of 1.8 mgd, factoring peak utilization. Major lift station +/- 1,900 feet east of Chancey Road on CR54. 8-10-inch force main from this lift station heading back to the west to Chancey Road, connecting to another major lift station at the northwest corner of the airport property. 10-12-inch force main from that lift station back to the wastewater treatment plant, approximately +/- 10,000 feet to the south

## Additional Information

- Site is within close proximity to Zephyrhills Municipal Airport
- Existing industries nearby: Aerospace and Light Industrial
- The site is within the FTZ 193 service area
- Link to a Google map of the site: <https://maps.app.goo.gl/WxbAmUikUZ3PcumW9>
- Drone video link: <https://www.youtube.com/watch?v=KpCOOnPaTVM&t=5s>

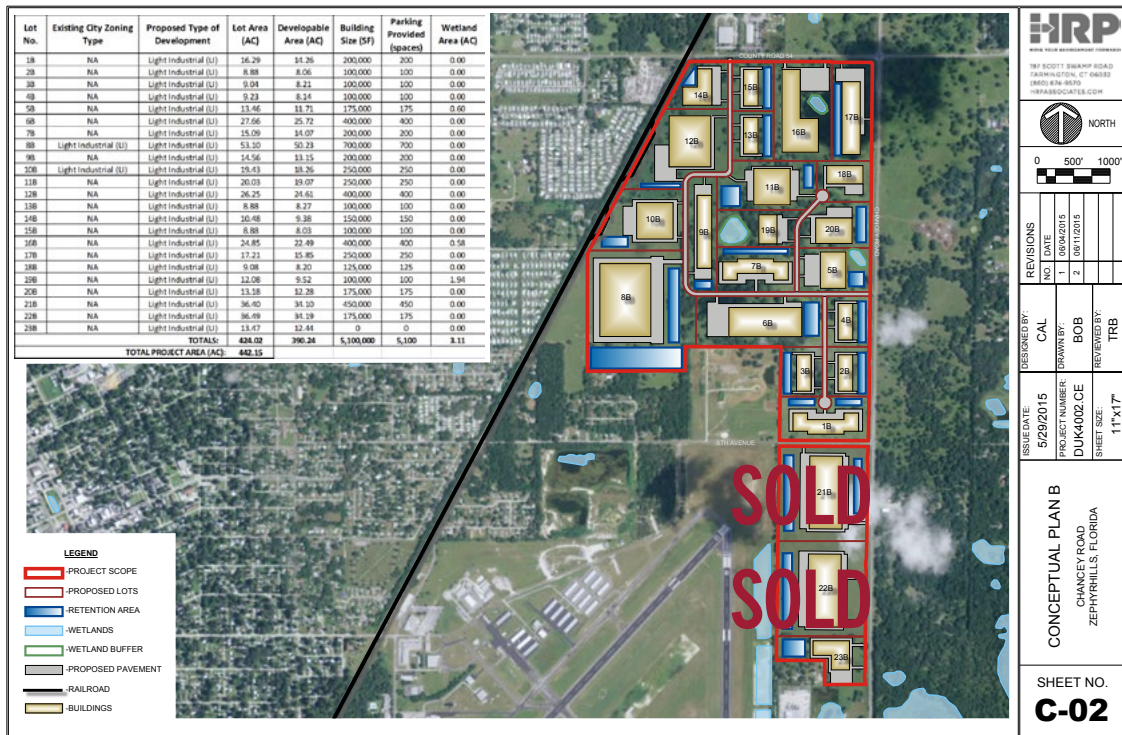
For more information:  
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Buildable area



Conceptual plan

This site has been evaluated as part of  
**Duke Energy's Site Readiness Program**





