

21422 CARSON DRIVE

Land O' Lakes, Florida 34639



FOR SALE | 100% Leased
18,280± SF Warehouse & Showroom

FOR MORE INFORMATION, CONTACT:

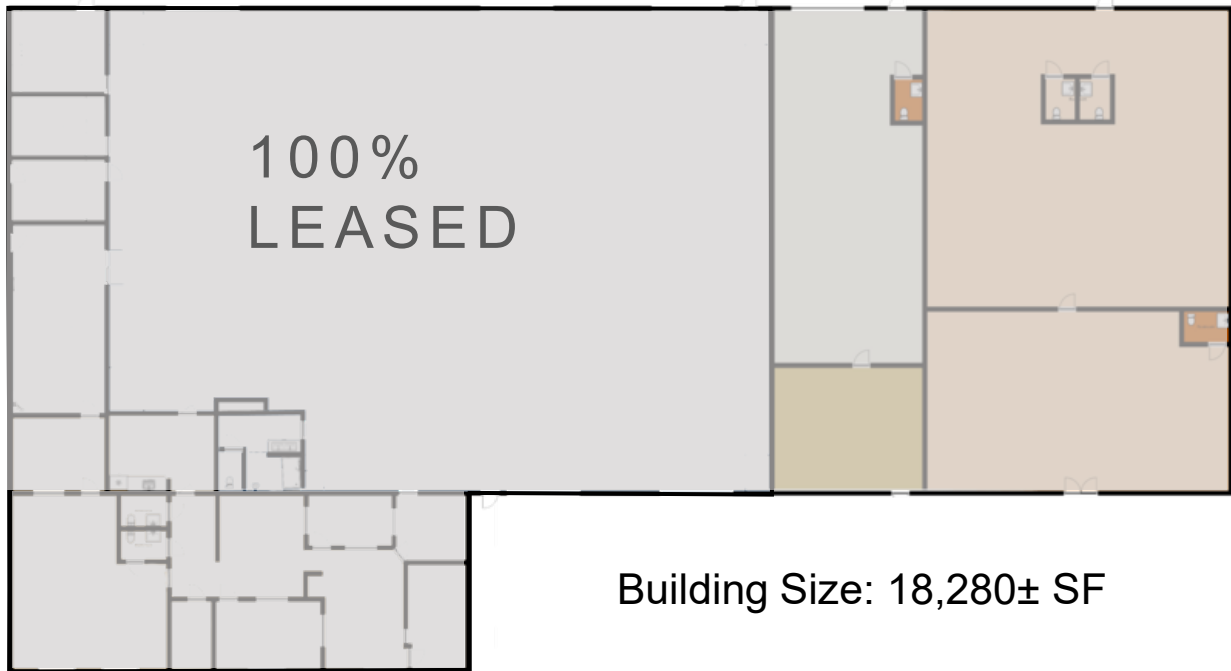
RICK NARKIEWICZ, SIOR

Senior Managing Director

t: 813-830-7884 | rick.narkiewicz@nrmk.com

NEWMARK

Fantastic Labor Supply



BUILDING HIGHLIGHTS

- Gray, steel building with green trim
- 2 established tenants
- 7 interior restrooms
- 4 carpeted offices with decorative tile and crown molding
- 4 multipurpose work areas
- 2 break rooms with sink, refrigerators and microwave
- Skylights for natural lighting
- 21' – 25' ceiling height
- Wired for high-speed internet, cable phone and satellite
- Lighted exterior awning signage
- Security system in place
- Convenient access to SR 54, US 41, I-75 and Suncoast Expressway
- Walking distance to shopping and dining options
- Professionally maintained and irrigated lawn and landscaping
- 6-yard dumpster



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PROPERTY SNAPSHOT

Location	21422 Carson Drive, Land O' Lakes, FL 34639
County	Pasco
Year Built	2001
Zoning	Zoned C-3 Light Industrial
Building Layout	<ul style="list-style-type: none"> - 8,379 SF warehouse with 3,700 SF mezzanine - 3,150 SF office - 510 SF (3 storage rooms) - 2,000 SF auto repair - 4,000 SF church/retail
Parking	<ul style="list-style-type: none"> - 27 spaces - Front, rear and side parking - Recently repaved/restriped - Additional gravel side parking lot
Loading	<ul style="list-style-type: none"> - Seven 12' x 14' rollup overhead doors - Two drive-in doors - Grade level
Power	3-phase; 600amp
Lighting	LED lighting
Traffic Count	52,473 vehicles on US 41 and SR 54 intersection
2022 Population	581,329 in Pasco County

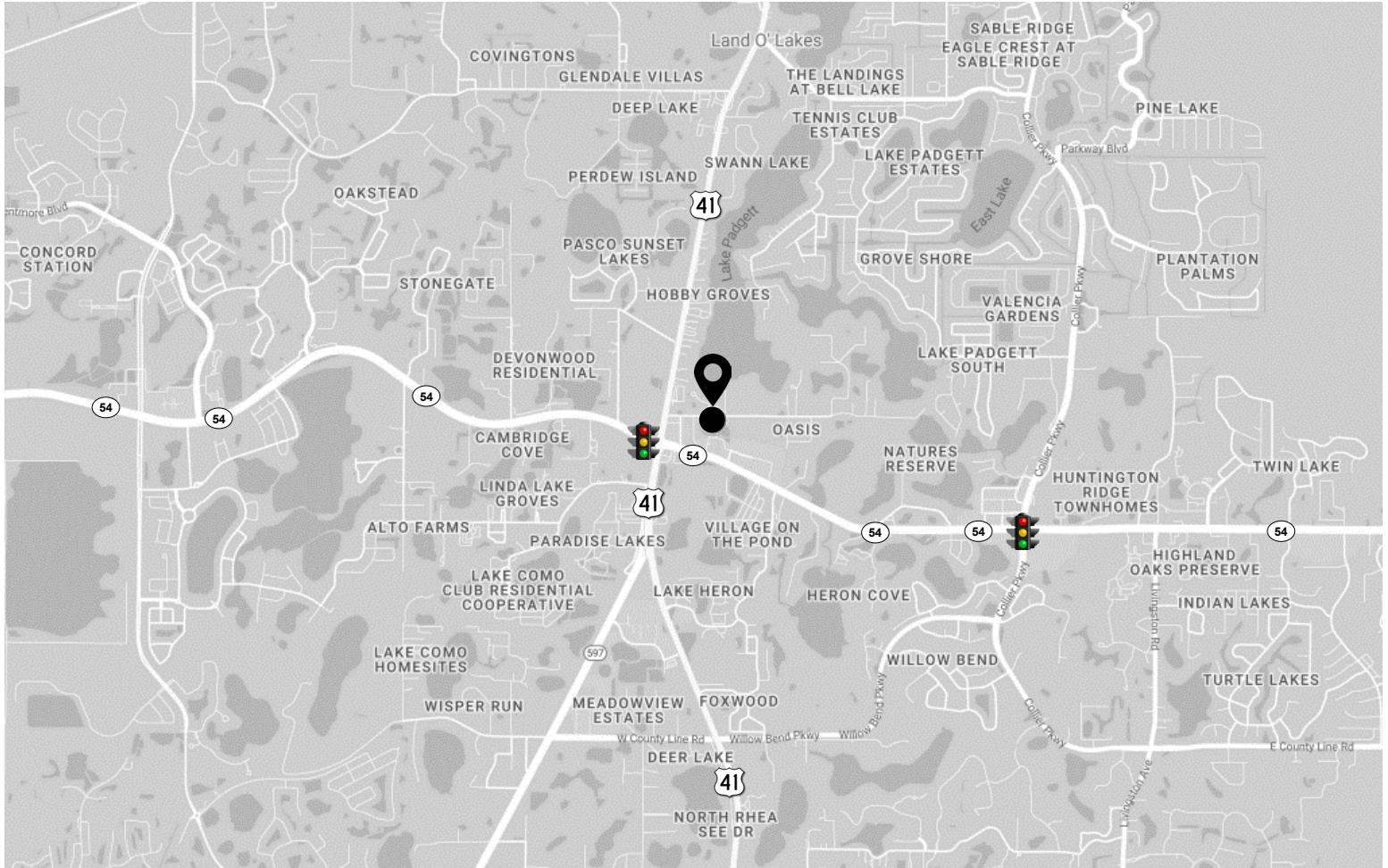
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Pro Business Government



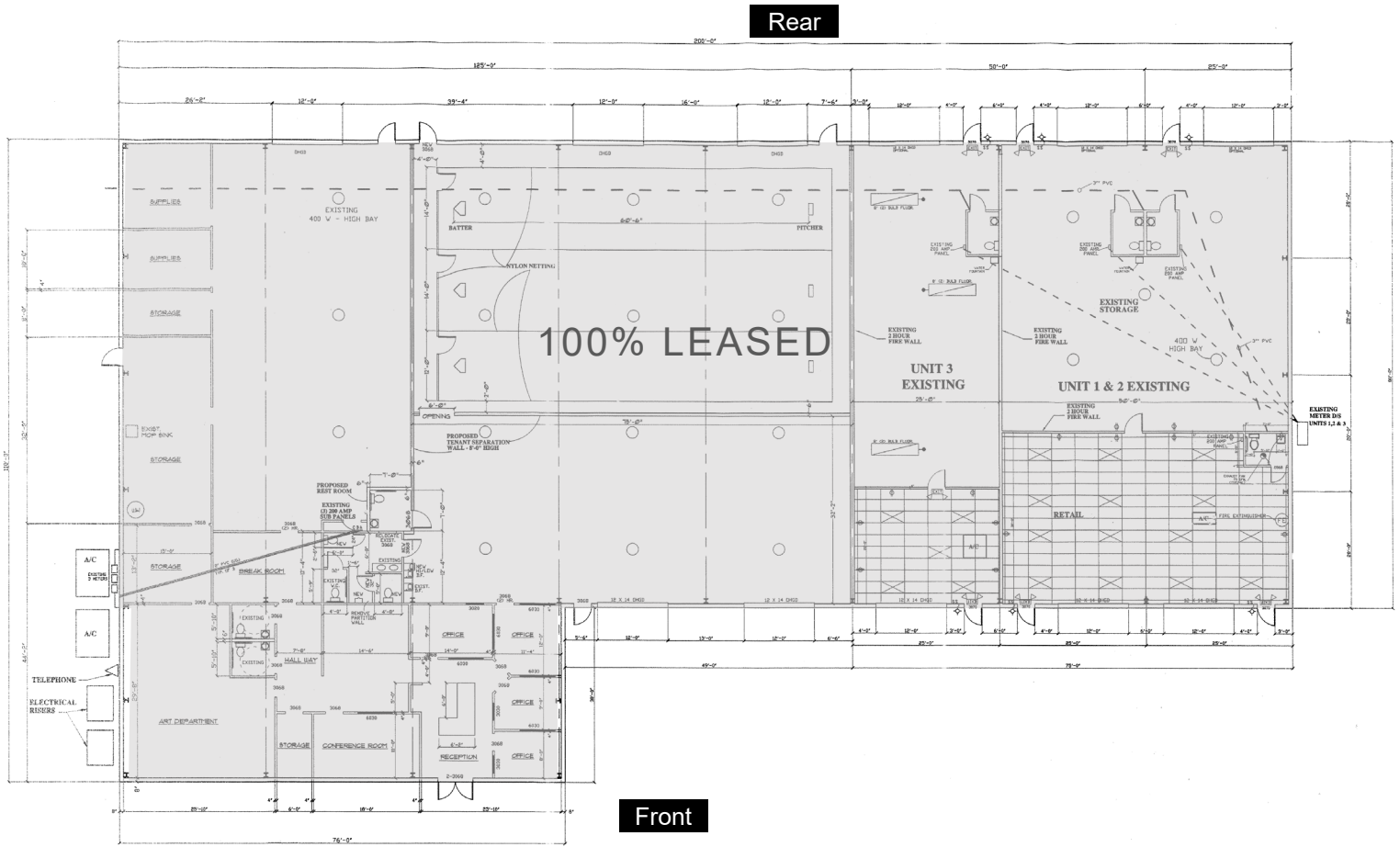
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Floor Plan



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