

Available For Sale/Lease

10423 & 10416 Sparge St
Port Richey, FL 34668

For More Information Contact:

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727-828-9498

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Beck Buchanan

727-256-0063

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- 01 Executive Summary
- 02 Property Overview
- 03 Financial Analysis
- 04 Location Overview
- 05 Photo Gallery
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- 07 Market Demographics



01 Executive Summary

John Burpee & Associates is honored to represent the opportunity to acquire two industrial buildings located at 10423 & 10416 Sparge Street in Port Richey, Florida. This offering provides investors or owner-users the ability to purchase a multi-building industrial asset in a Tampa Bay submarket with continued demand for warehouse and flex space.

Together, the buildings offer 36,295 square feet of ground floor space PLUS an additional 3,009 square feet of mezzanine space that can accommodate a single user seeking scale or an investor looking for multi-tenant flexibility. The combination of metal and concrete structures provides durability, and adaptability for a wide range of industrial users.

Located in Port Richey within Pasco County, convenient access to US-19 and major regional thoroughfares, providing connectivity throughout the Greater Tampa Bay market. **The property benefits from the versatile C-2 zoning, allowing for a wide variety of permitted uses ranging from retail and entertainment to distribution and light industrial applications**, further enhancing flexibility for both occupancy and investment strategies.

The area continues to experience steady industrial growth driven by population expansion, business migration, and limited supply of functional warehouse products of this size. This offering represents an opportunity to acquire a well-located industrial asset in the Tampa submarket with strong fundamentals and long-term upside potential.

The property consists of two separate industrial buildings situated on adjacent parcels:

10416 Sparge Street

- Concrete construction
- 17,672± square feet
- 1500± outside storage
- C2 zoning
- 3-phase/1200 Amp
- New Tapered TPO roof 2025 1/12 pitch
- Functional layout allowing for flexible uses, from office and retail to distribution

10423 Sparge Street

- Metal construction
- 18,623± square feet
- 3009± square feet Mezzanine space
- C2 zoning
- Clear-span warehouse space ideal for distribution, manufacturing, and automotive and more.
- 2-phase/200 Amp
- Metal roof with new skylights
- Ceiling mounted Bridge Crane

For additional information please contact Beck Buchanan
727-256-0063 or Bbuchanan@BurpeeCommercial.com



02 Property Overview – 10416 Sparge St

Parcel ID	16-25-16-0000-00700-0010
Address	10416 Sparge St, Port Richey, FL 34668
Legal Description	COM AT SE COR OF NE ¼ OF SECTION 16 TH NOODG 14 20E 137.06 FT TH WEST 372.24 FT TO A POINT ON WEST R/W LINE OF SR 55 AKA US HWY 19 SAID POINT ALSO BEING ON SOUTH BDY OF A 60.00 FT ROAD EASEMENT KNOWN AS JASMINE BLVD WEST TH N73DG 21 49W 600.00 FT TH
Year Built	1977
Stories	1
Lot Size	51,793 SQ FT/ 1.19 AC
Total Building SF	17,672
Roof	Flat
Exterior	Precast Concrete
Interior	Drywall
HVAC	Central



02 Property Overview - 10416 Sparge St Taxes

Mike Fasano
Pasco County Tax Collector

"Thank You for allowing us to serve you."

2025 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS Corrected

Parcel / Account Number	Escrow	Tax District
16-25-16-0000-00700-0010		UF

Pay your current taxes online at www.pascotaxes.com

10416 SPARGE STREET LAND TRUST
THE TRUSTEE COMPANY AS TRUSTEE
30725 US HWY 19 N #353
PALM HARBOR, FL 34684

Scan to Pay



10416 SPARGE STREET
COM AT SE COR OF NE1/4 OF SECTION 16
TH N00DG 14' 20"E 1
See Additional Legal on Tax Roll

Paid 11/28/2025

Receipt # 26-0-054808

\$19,635.20 Paid By Sparge Street LLC

Ad Valorem Taxes						
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.4042	1,157,488	0	1,157,488	8,570.28
SCHOOL OPERATING STATE LAW	727-774-2288	3.0280	1,157,488	0	1,157,488	3,502.55
SCHOOL - CAPITAL OUTLAY	727-774-2288	1.5000	1,157,488	0	1,157,488	1,738.23
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2288	1.0000	1,157,488	0	1,157,488	1,157.49
SCHOOL - LOCAL DISCRETIONARY	727-774-2288	0.7480	1,157,488	0	1,157,488	865.80
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	1,157,488	0	1,157,488	2,466.76
COUNTY PARKS MSTU	727-847-8980	0.0000	1,157,488	0	1,157,488	0.00
COUNTY ROADS MSTU	727-847-8980	0.4052	1,157,488	0	1,157,488	469.01
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1831	1,157,488	0	1,157,488	211.94
PASCO COUNTY MOSQUITO CONTROL	727-376-4588	0.2091	1,157,488	0	1,157,488	242.03
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0182	1,157,488	0	1,157,488	21.07
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0364	1,157,488	0	1,157,488	42.13
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0100	1,157,488	0	1,157,488	11.57
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0229	1,157,488	0	1,157,488	26.51
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.0953	1,157,488	0	1,157,488	110.31
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0.0086	1,157,488	0	1,157,488	9.95
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0.0116	1,157,488	0	1,157,488	13.43
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0081	1,157,488	0	1,157,488	9.38
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0077	1,157,488	0	1,157,488	8.91
Total Millage		18.8169	Total Ad Valorem Taxes		\$19,465.33	

Non-Ad Valorem Taxes		
Levying Authority	Telephone	Amount
COUNTY STORMWATER	727-834-3811	988.00
Total Non-Ad Valorem Taxes		\$988.00
Total Combined Taxes & Assessments		\$20,453.33

If Paid By	Nov 30, 2025				
Please Pay	\$0.00				

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

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PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

10416 SPARGE STREET LAND TRUST
THE TRUSTEE COMPANY AS TRUSTEE
30725 US HWY 19 N #353
PALM HARBOR, FL 34684

10416 SPARGE STREET

COM AT SE COR OF NE1/4 OF SECTION 16
TH N00DG 14' 20"E 1
See Additional Legal on Tax Roll



02 Property Overview – 10423 Sparge St

Parcel ID	16-25-16-0000-00700-0020
Address	10423 Sparge St, Port Richey, FL 34668
Legal Description	COM AT SE COR OF NE1/4 OF SEC TH ALG EAST LINE OF SEC N00DG 14 20E 137.06 FT TH WEST 372.24 FT TO WEST R/W LINE OF SR 55 (US HWY 19) TH N73DG 21 49W 600 FT TH S20DG 00 54W 514.71 FT FOR POB TH S20DG 00 54W 269.29 FT TO NLY BDY OF 50 FT WIDE DOT DRAIN
Year Built	1977
Stories	1
Lot Size	36,982 SQ FT/ 0.85 AC
Total Building SF	18,623
Roof	Sawtooth
Exterior	Metal
Interior	Masonry
HVAC	None



02 Property Overview - 10423 Sparge St Taxes

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10423 SPARGE STREET
COM AT SE COR OF NE 1/4 OF SEC TH ALG
EAST LINE OF SEC N0
See Additional Legal on Tax Roll

Paid 11/28/2025

Receipt # 26-0-054808

\$11,495.14 Paid By Sparge Street LLC

Ad Valorem Taxes						
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.4042	650,452	0	650,452	4,816.08
SCHOOL OPERATING STATE LAW	727-774-2288	3.0280	650,452	0	650,452	1,968.27
SCHOOL - CAPITAL OUTLAY	727-774-2288	1.5000	650,452	0	650,452	975.68
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2288	1.0000	650,452	0	650,452	650.45
SCHOOL - LOCAL DISCRETIONARY	727-774-2288	0.7480	650,452	0	650,452	486.54
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	650,452	0	650,452	1,380.58
COUNTY PARKS MSTU	727-847-8980	0.0000	650,452	0	650,452	0.00
COUNTY ROADS MSTU	727-847-8980	0.4052	650,452	0	650,452	263.56
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1831	650,452	0	650,452	119.10
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2091	650,452	0	650,452	136.01
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0182	650,452	0	650,452	11.84
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0364	650,452	0	650,452	23.68
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0100	650,452	0	650,452	6.50
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0229	650,452	0	650,452	14.90
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.0953	650,452	0	650,452	61.99
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0.0086	650,452	0	650,452	5.59
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0.0116	650,452	0	650,452	7.55
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0081	650,452	0	650,452	5.27
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0077	650,452	0	650,452	5.01
Total Millage		16.8169	Total Ad Valorem Taxes			\$10,938.60
Non-Ad Valorem Taxes						
Levying Authority	Telephone					Amount
COUNTY STORMWATER	727-834-3611					1,035.50
Total Non-Ad Valorem Taxes						\$1,035.50
Total Combined Taxes & Assessments						\$11,974.10
If Paid By	Nov 30, 2025					
Please Pay	\$0.00					

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10423 SPARGE STREET

COM AT SE COR OF NE 1/4 OF SEC TH ALG
EAST LINE OF SEC N0
See Additional Legal on Tax Roll



03 Financial Analysis – Proforma



03 Financial Analysis

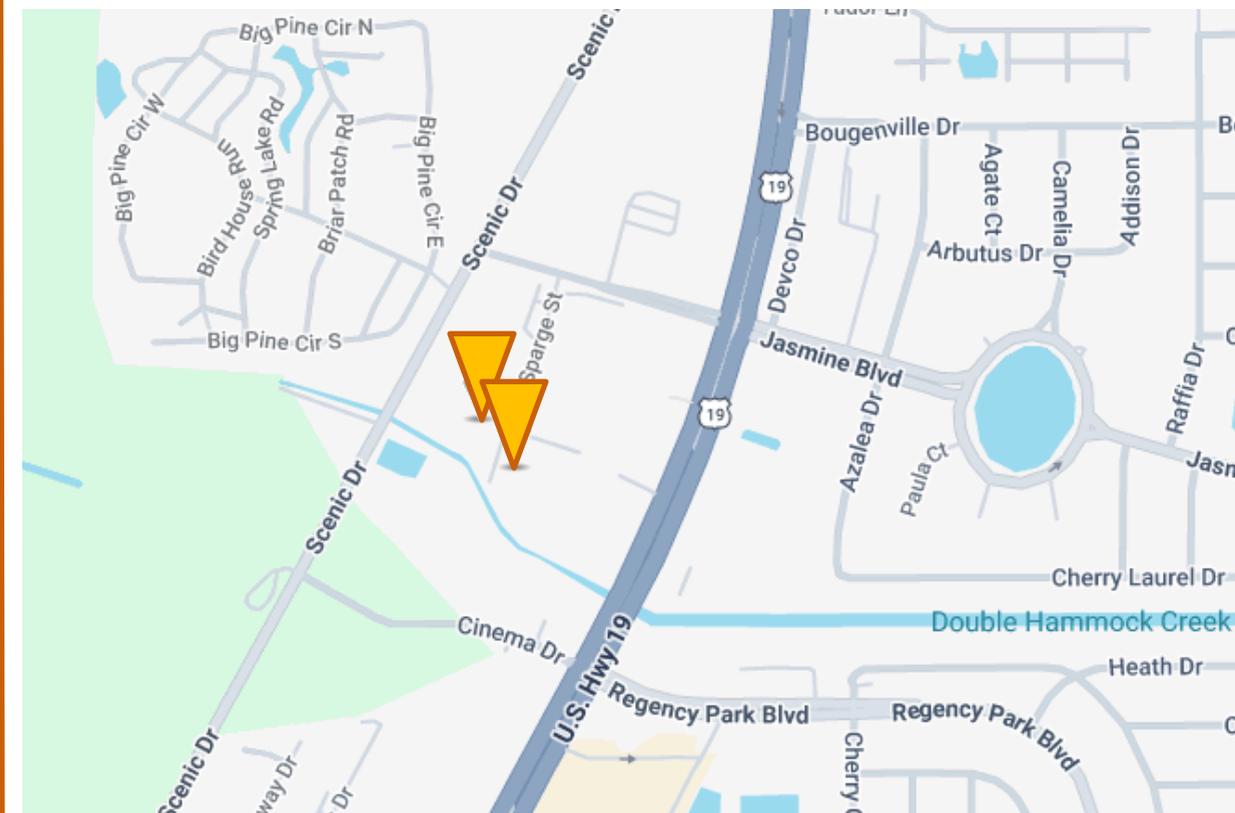
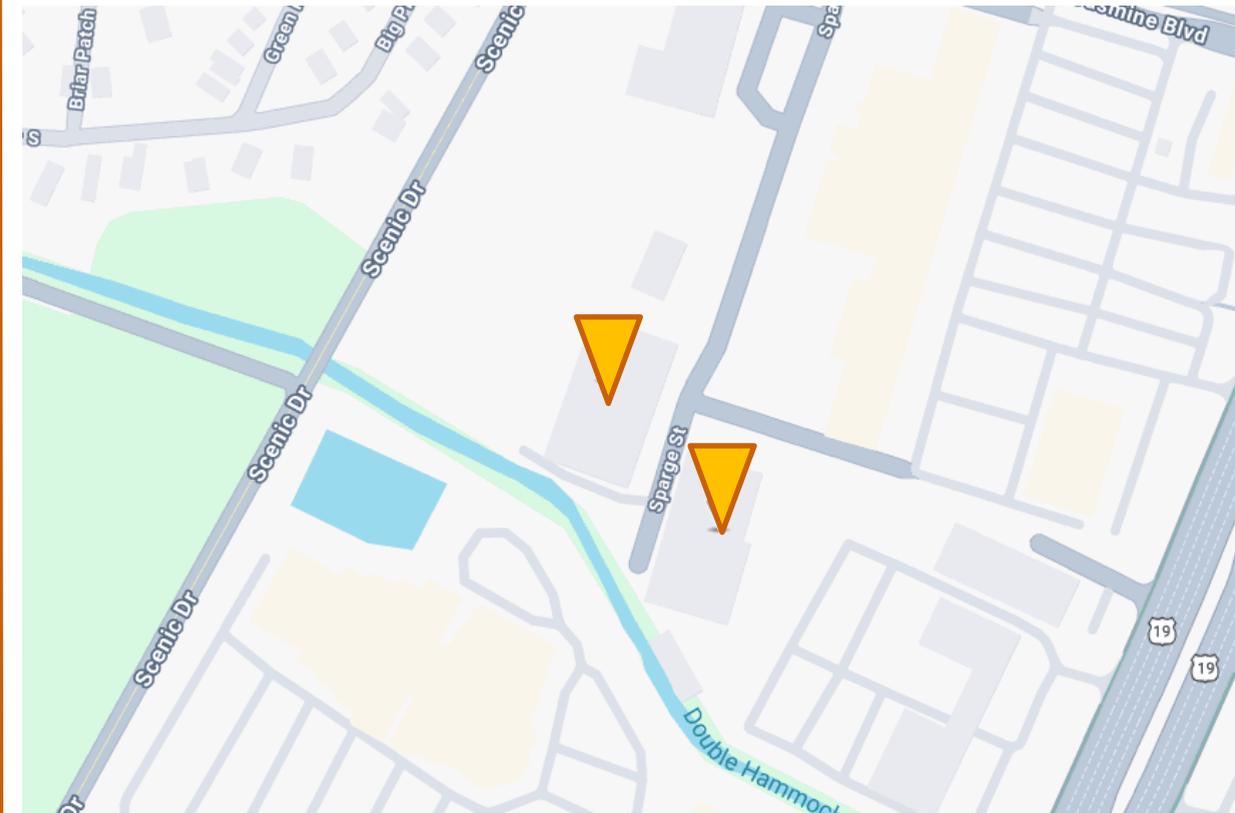
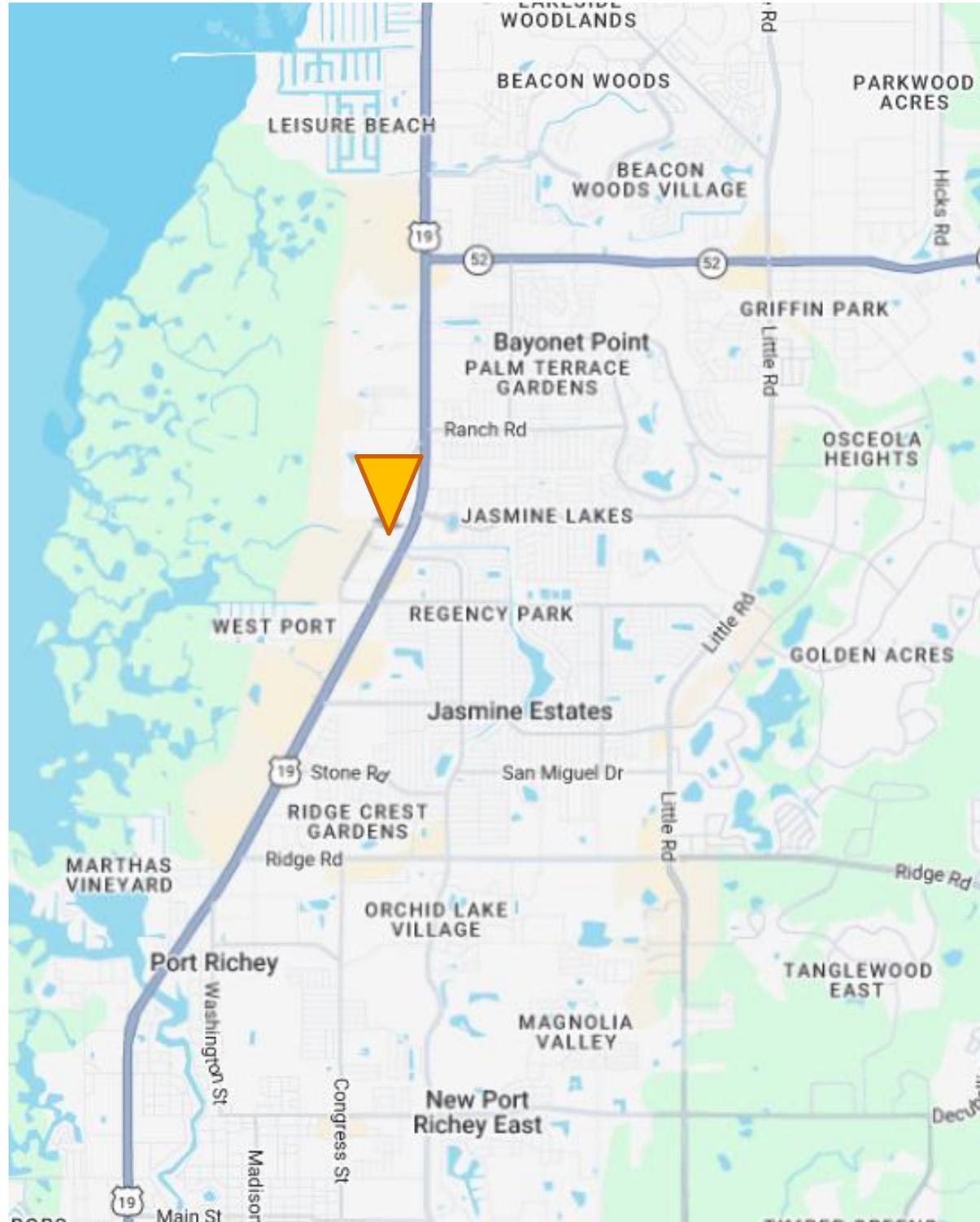
Proforma



10423 & 10416 Sparge St	Pro Forma	Notes
Current Gross Rents	\$ 326,655.00	\$9 SQFT NNN/ \$3.76 CAM
Property Tax reimbursement	63,904.20	Taken from T-12
Maint / Repair Reimbursement	\$ 15,000.00	Taken from T-12
Insurance Reimbursment	\$ 72,590.00	
Total Gross Income	\$ 478,149.20	
2025 T-12 Expenses		2025 T-12 Expenses
Repairs & Maintenance	\$ 15,000.00	General Maintenance
Insurance	\$ 72,590.00	Estimated Full Insurance
Property Tax	63,904.20	Estimated New R/E Tax
Total Operating Expense	\$ 151,494.20	
Net Operating Profit	\$ 326,655.00	
Value @ 8.5% Cap rate	\$ 3,843,000.00	

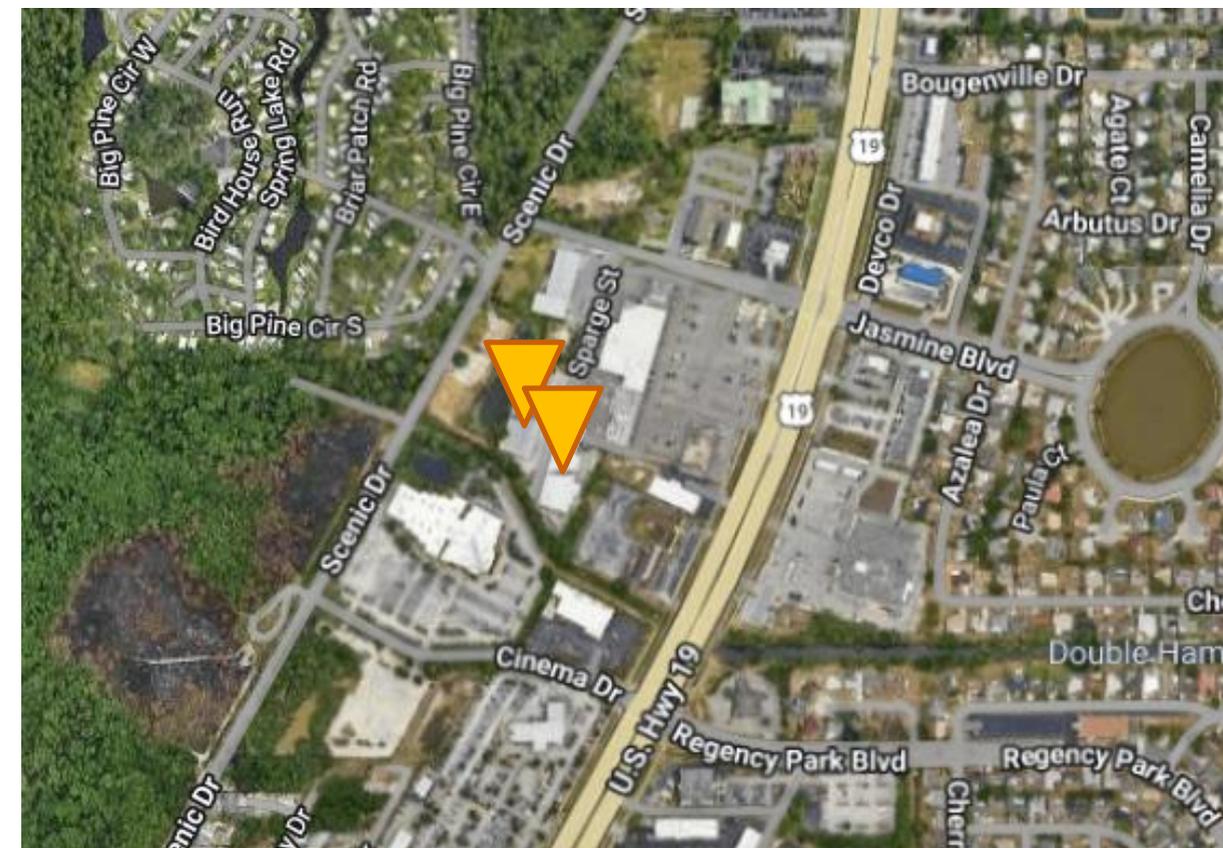
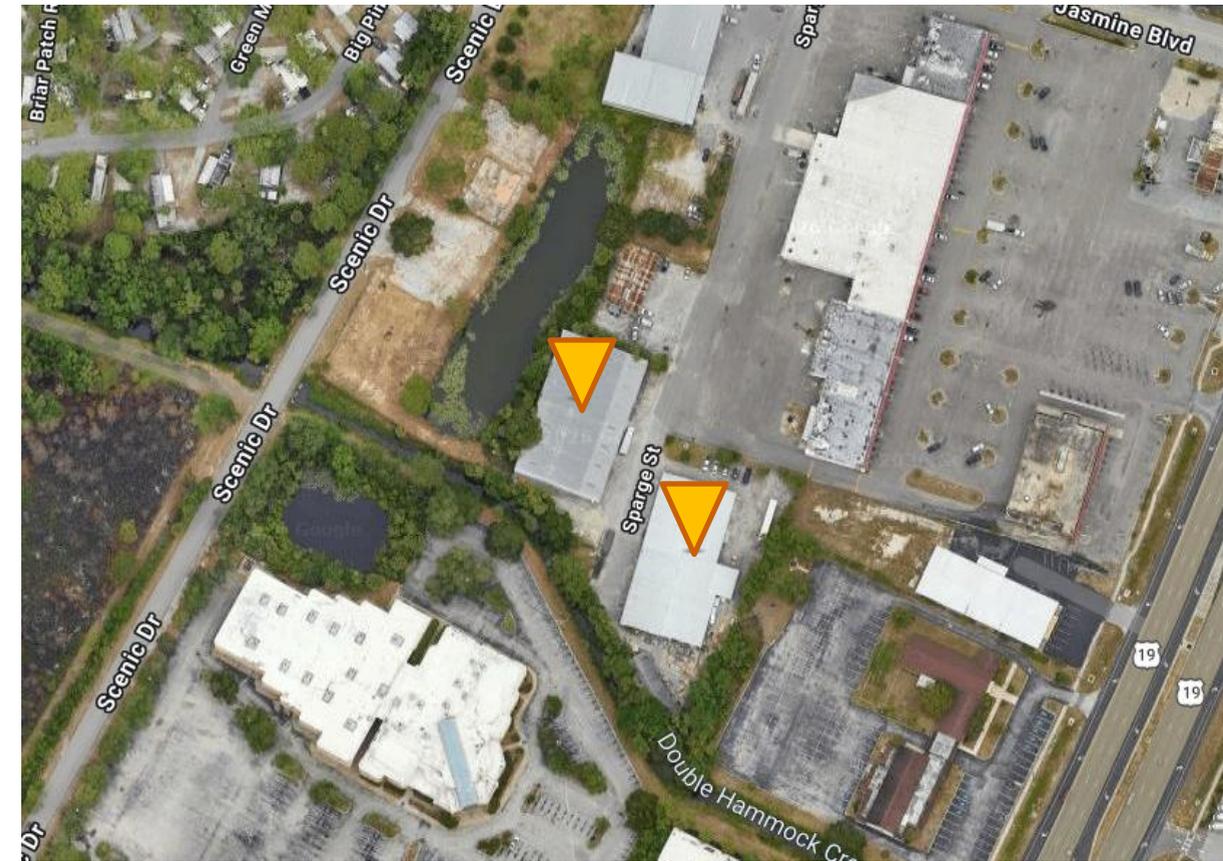
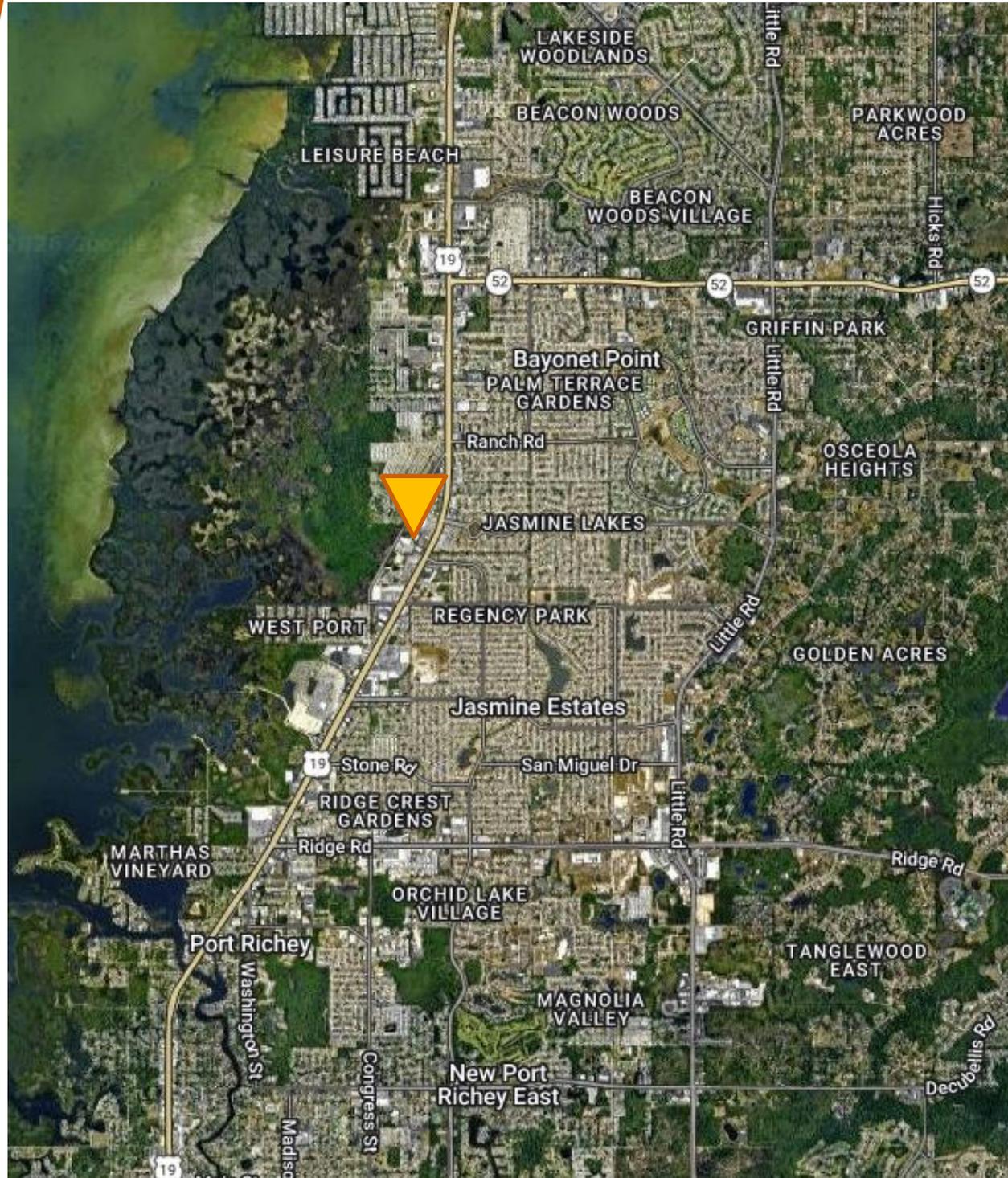


04 Location Overview





04 Location Overview



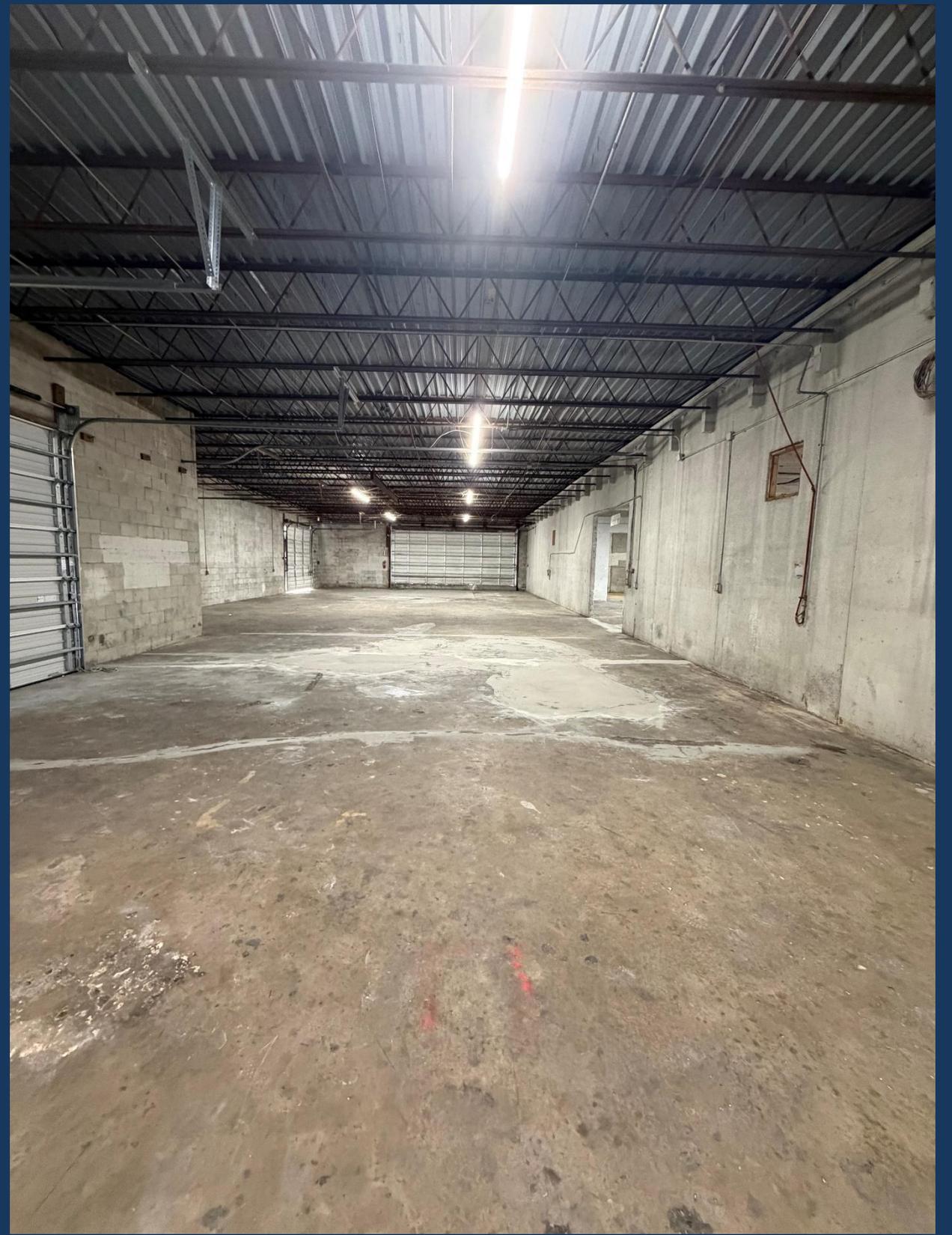
05 Photo Gallery

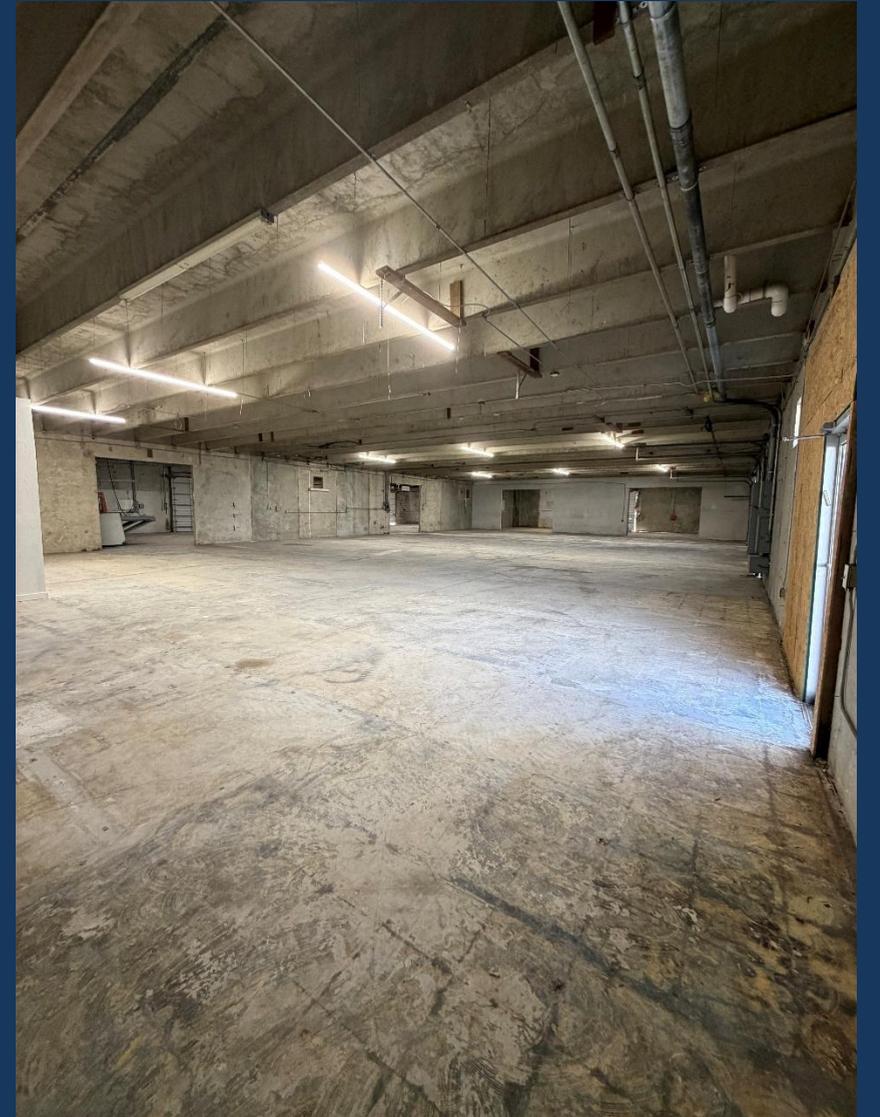
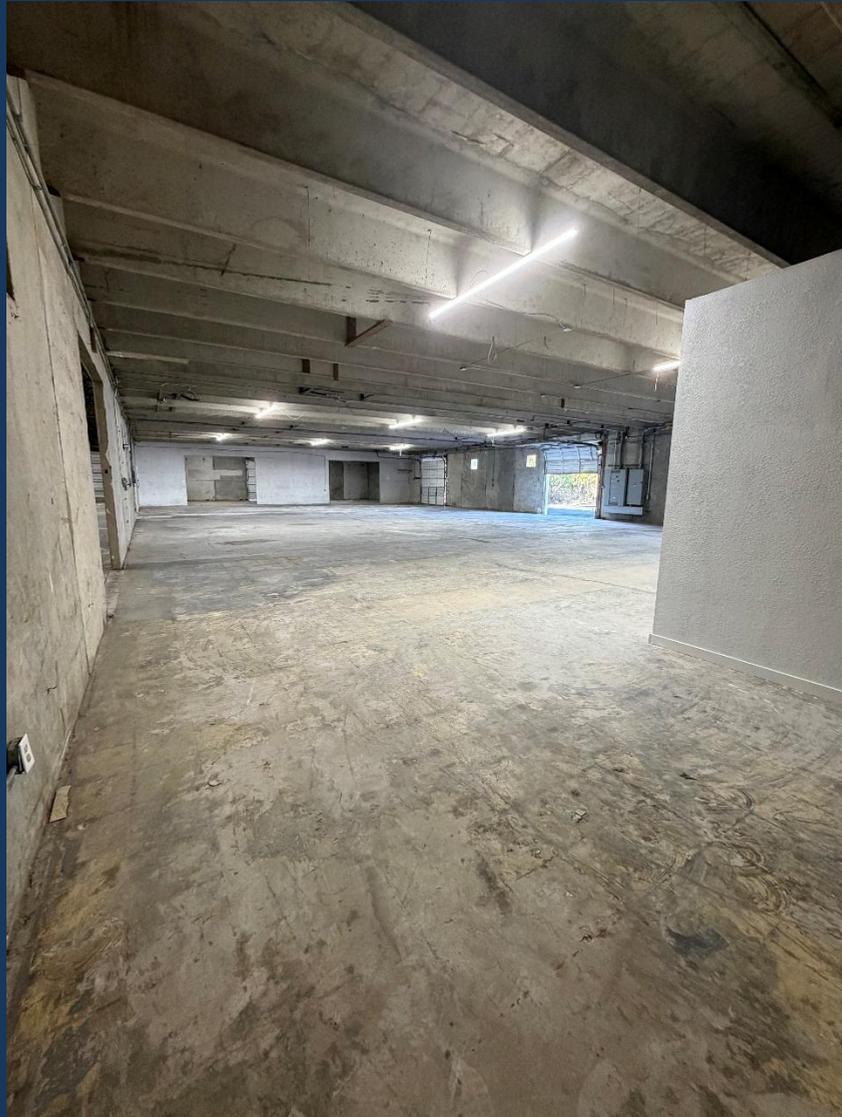


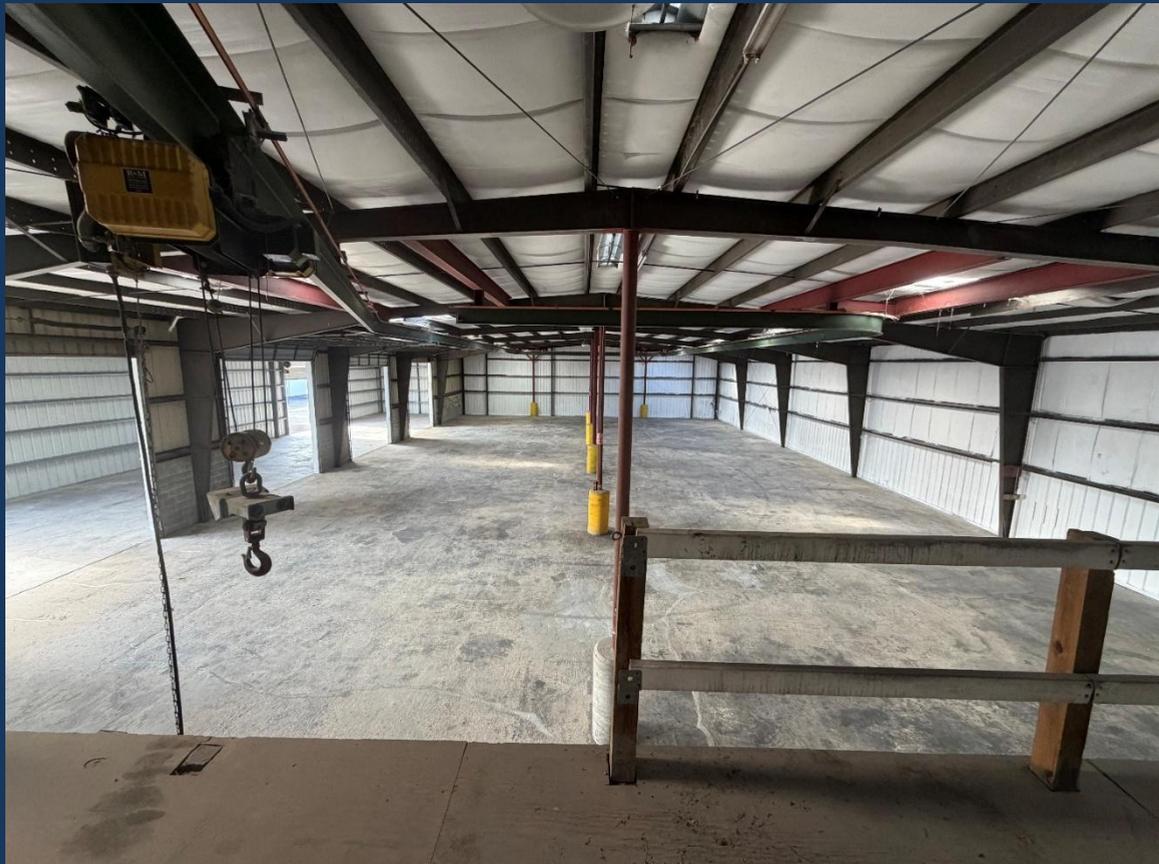




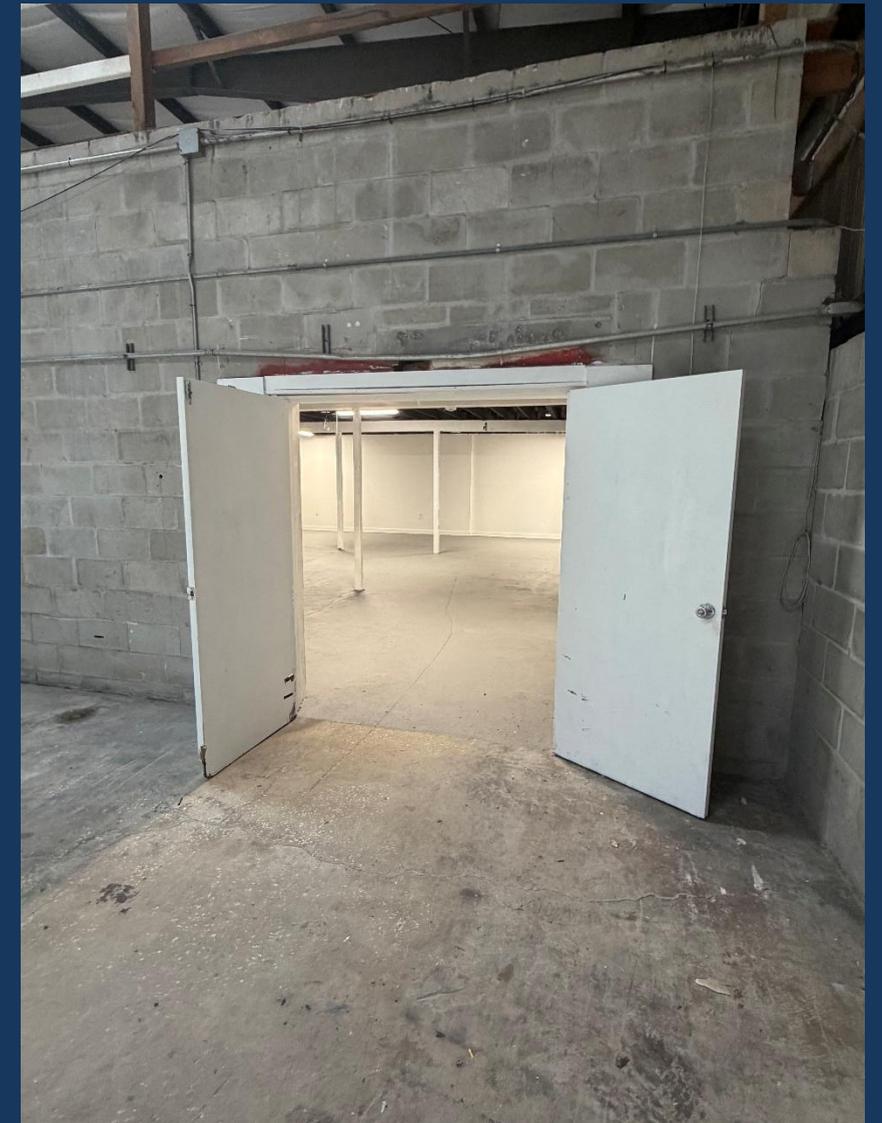
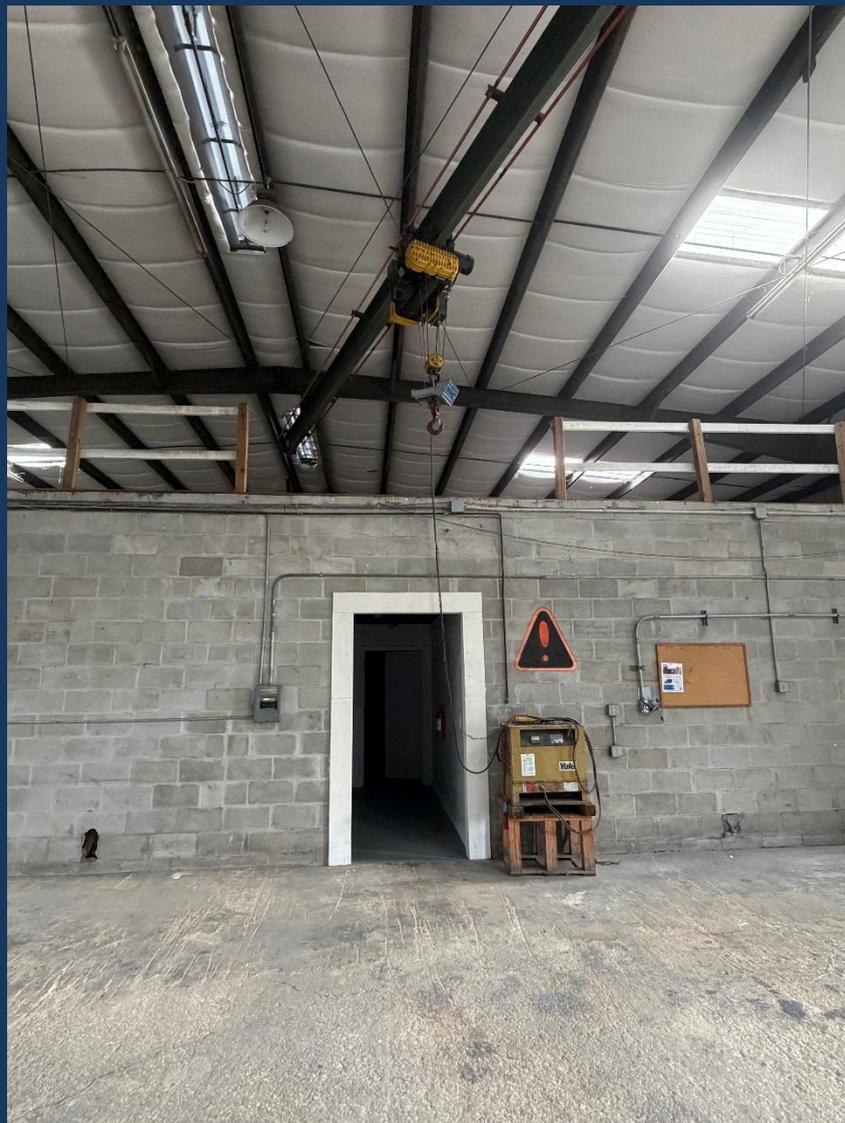






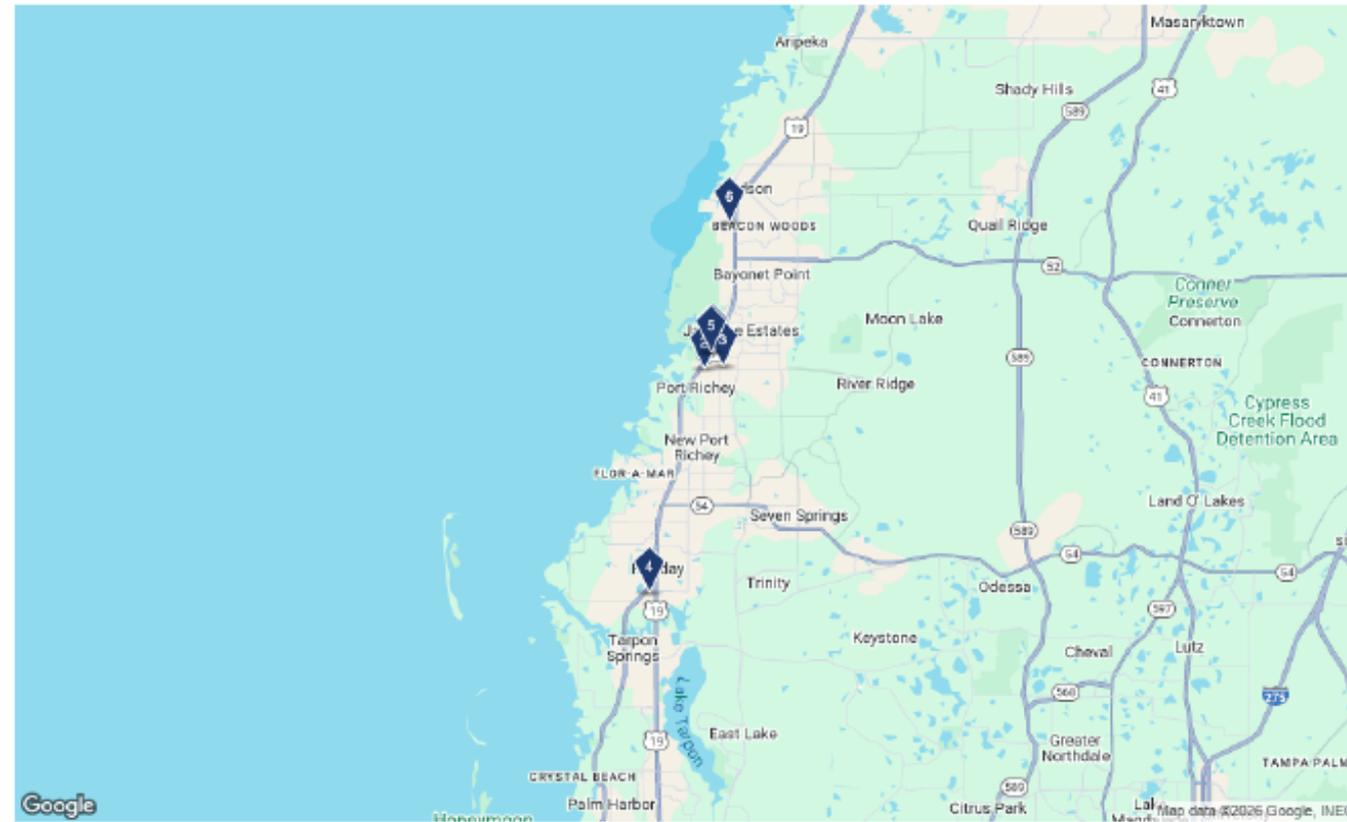






06 Property Comps - Sale

◆ Sale Comps Map & List



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$850,000	\$1,805,976	\$1,639,300	\$3,685,804
Sale Price Per SF	\$55	\$98	\$98	\$161
Cap Rate	-	-	-	-
Land Price Per AC	\$560,252	\$1,280,834	\$1,639,300	\$2,651,658
Property Attributes	Low	Average	Median	High
Building SF	10,162 SF	18,276 SF	16,710 SF	30,657 SF
Year Built	1962	1976	1979	1983
% Leased At Sale	0.0%	75.0%	100%	100%
Star Rating	★★★★☆ 2	★★★★☆ 2.2	★★★★☆ 2	★★★★☆ 3

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

◆	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	Bldg A 6230 Stone Rd Port Richey, FL 34668	Industrial ★★★★☆ Part of a Portfolio	1974	30,657 SF (100%)	2/14/2025	\$3,685,804 (\$120.23/SF)	6.00% Actual
2	Industrial Flex Building 8300 Leo Kidd Ave Port Richey, FL 34668	Industrial ★★★★☆ Part of a Portfolio	1962	10,162 SF	2/3/2025	\$1,639,300 (\$161.32/SF)	6.80% Actual
3	6541 Industrial Ave Port Richey, FL 34668	Manufacturing ★★★★☆	1979	14,918 SF	1/6/2026	\$854,675 (\$57.29/SF)	-
4	Multi-Property Sale 4204 Louis Ave Holiday, FL 34691	Industrial ★★★★☆ Part of a Portfolio	1983	17,920 SF (100%)	1/15/2025	Not Disclosed	-
5	8826 US Highway 19 Port Richey, FL 34668	Manufacturing ★★★★☆	1979	20,500 SF (100%)	12/2/2024	\$2,000,100 (\$97.57/SF)	-
6	6740 Tower Dr Hudson, FL 34667	Manufacturing ★★★★☆	1980	15,500 SF (0%)	8/29/2024	\$850,000 (\$54.84/SF)	-



06 Property Comps - Lease

Prepared for
1/26/2026

Presented by John Burpee
John Burpee & Associates
(727) 828-9498 Ext: 204
John@Burpeecommercial.com



Properties for Lease

1 8209 New York Ave, Hudson, FL 34667



Property Details	
Rental Rate Yr	\$11.00 /SF/YR
Property Type	Industrial
Property Sub-type	Warehouse
Rentable Building Area	8,400 SF
Year Built	1987
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Max Contig.	Lease Type	Date Avail.	Description	Service Type
1st Floor	8,400 SF	\$11.00 /SF/YR		New	Now	1.5 ac fully fenced with automatic gate. 2 additional storage buildings, RV/Truck covered parking3 offices, conference/breakroommultiple roll up doors to open warehouse area shop area signage	Modified Gross

Photos



06 Property Comps - Lease



Property Details

Rental Rate Yr	\$10.00 /SF/YR
Property Type	Industrial
Property Sub-type	Warehouse
Rentable Building Area	20,000 SF
Year Built	2024
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Max Contig.	Lease Type	Date Avail.	Description	Service Type
1st Floor	20,000 SF	\$10.00 /SF/YR		Relet	Now	Freestanding warehouse with 2 declining docks and 2 - 14ft drive-up roll up doors. There are 5 air conditioned offices and a reception; the reception could easily be converted to an additional offic ...	Triple Net (NNN)

Property Description

Be the FIRST!!!

Brand-New Warehouse with Offices for Lease

This newly constructed warehouse offers a perfect blend of modern design and functional efficiency, making it an ideal solution for businesses seeking a versatile and well-connected space. Strategically positioned in Hudson, FL, with seamless access to major highways and public transportation.

Built for Efficiency: Includes a high-capacity loading dock for streamlined logistics and operations and 14 ft roll up door.

Office Spaces: Designed for productivity, these offices provide the perfect environment for managing operations, paperwork, and meetings.

Spacious Design: Generous warehouse floor space to accommodate storage, distribution, or manufacturing needs.

Located in a rapidly growing area with a strong sense of community, home to numerous local and national businesses.

Highlights

Insulated Warehouse

Phase 3 Electric

Drive-in Dock

Freestanding



06 Property Comps - Lease

3 4050-4060 Louis Ave, Holiday, FL 34691



Property Details

Rental Rate Yr	\$9.00 /SF/YR
Property Type	Industrial
Property Sub-type	Warehouse
Rentable Building Area	50,610 SF
Year Built	2001
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Max Contig.	Lease Type	Date Avail.	Description	Service Type
1st Floor - 4056-4060	15,436 SF	\$9.00 /SF/YR		Relet	Now	Located just off Alternate US 19 in Holiday, Florida, this ±15,436 SF warehouse space offers a flexible and functional solution for industrial users seeking proximity to major transportation routes an ...	Triple Net (NNN)

Property Description

Situated within a larger industrial complex totaling approximately 50,610 square feet on a 4.08-acre lot, 4054-4060 Louis Avenue offers a rare opportunity to lease flexible warehouse space in one of Holiday's most accessible commercial zones. This multi-unit facility includes ±15,436 square feet of high-clearance warehouse space, divisible into two ±7,718 SF units. Zoned I-1 (Industrial Light) and C-3 (General Commercial), the property supports a wide range of industrial and service-oriented uses, including logistics, light manufacturing, contractor operations, and storage. Each unit is equipped with 12'x14' grade-level overhead doors, ideal for efficient loading and unloading. The larger warehouse footprint includes ±1,800 SF of office space, providing a turnkey solution for businesses requiring administrative or dispatch functions. The site's layout and infrastructure are designed to accommodate multiple tenants or a single user seeking scale and operational flexibility. Strategically located just south of Alternate US 19 and less than half a mile west of US Highway 19, the property offers direct access to major transportation routes throughout the Tampa Bay region. This connectivity makes it an ideal hub for regional distribution, fleet operations, and service-based businesses. The surrounding area features a strong labor pool and consumer base, with a 5-mile population of over 129,000 and a median household income of \$48,485, supporting a range of operational needs from skilled trades to administrative support.

Highlights

20'x18'± Grade Level Overhead Door Located within a 4.08-acre industrial complex High-clearance warehouse space with multiple drive-in bays

Strong surrounding workforce and consumer base



06 Property Comps - Lease

4 16015 US-19 Hwy, Hudson, FL 34667



Property Details	
Rental Rate Yr	Upon Request
Property Type	Industrial
Property Sub-type	Warehouse
Rentable Building Area	10,880 SF
Year Built	1995
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Max Contig.	Lease Type	Date Avail.	Description	Service Type
1st Floor	10,880 SF	Upon Request		Relet	Now	Two (2) 5,440 SF buildings on 2.88 acres in Pasco County, FL. Each building has three (3), 12x12 roll up doors; the 18021 building also has a rear load truck well offering dock high loading access. Th ...	Triple Net (NNN)

Photos



06 Property Comps - Lease

5 9926 Denton Ave, Hudson, FL 34667



Property Details

Rental Rate Yr	Upon Request
Property Type	Industrial
Property Sub-type	Warehouse
Rentable Building Area	14,848 SF
Year Built	1971
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Max Contig.	Lease Type	Date Avail.	Description	Service Type
1st Floor	5,000 - 14,848 SF	Upon Request		Relet	Now		TBD

Property Description

Discover a flexible industrial opportunity at 9926 Denton Ave in Hudson, FL. Offering 5,000–14,848 SF for lease across two functional buildings, this property sits on 2.58 acres with 1.5 acres available for outdoor storage. Zoned C-3, it features eight grade-level loading doors, a combination of office/showroom and warehouse space, and ample yard area. A versatile option for businesses seeking storage, distribution, or service operations in a convenient Pasco County location.

Photos



06 Property Comps - Lease



Property Details	
Rental Rate Yr	Negotiable
Status	Active
Property Notes	

Spaces

#	Space Avail.	Rental Rate	Max Contig.	Lease Type	Date Avail.	Description	Service Type
1st Floor	30,657 SF	Upon Request		Relet	July 01, 2026		Triple Net (NNN)
1st Floor - G-H	2,400 - 4,800 SF	\$12.00 /SF/YR		Relet	Now	Lober Real Estate, on behalf of ownership, is exclusively listing Stone Industrial Park FOR LEASE. The property is comprised of small bay & mid bay multi tenant industrial space in Port Richey, Florida ...	Triple Net (NNN)
1st Floor - M	4,800 SF	\$12.00 /SF/YR		Relet	Now	Lober Real Estate, on behalf of ownership, is exclusively listing Stone Industrial Park FOR LEASE. The property is comprised of small bay & mid bay multi tenant industrial space in Port Richey, Florida ...	Triple Net (NNN)
1st Floor - U	1,200 SF	\$13.00 /SF/YR		Relet	Now	Lober Real Estate, on behalf of ownership, is exclusively listing Stone Industrial Park FOR LEASE. The property is comprised of small bay & mid bay multi tenant industrial space in Port Richey, Florida ...	Triple Net (NNN)

Property Description

Lober Real Estate, on behalf of ownership, is exclusively listing Stone Industrial Park FOR LEASE. The property is comprised of small bay & mid bay industrial units in Port Richey, Florida with units as small as 1,200 sqft - up to 4,800 sqft. The main building, ±30,600 SF, is available July 2026. These units contain 20-24 foot clear heights, oversized grade level loading (12'Wx14'H), and can be combined with secured & fenced outdoor storage land (fully paved). Stone Industrial Park is strategically located off US-19 - which provides quick access to Pinellas, Pasco, Hernando, and Hillsborough Counties. The property is zoned "I-1 - Light Industrial" which is approved for light manufacturing and distribution along other industrial activities. The property's warehouse space & outdoor storage component is best suitable for tradesmen, local service companies, plumbers, HVAC's, pool services, pest control dispatch, cable and fiber optics, building materials distributors, auto parts distribution, metal fabrication, truck repair, equipment rental, machinery and small parts assembly, and so much more.

Highlights

- Warehouse Space off US-19 with Outdoor Storage | 1,200 SF - 4,800 SqFt Available Now! | 30k SF Available July 2026
- Newly Renovated Units with Private Offices & Restrooms
- Clear Heights: 20-24 feet | Power: 400 amps 240 volt 3 phase | Outside Storage can be combined with any available unit in the park | 24/7 access
- Loading: Drive-in door access (12'Wx14'H) + Dock-High loading in Main Building
- Location: just off US HWY 19, with ability to serve Pasco, Hernando, Pinellas, and Hillsborough counties under 45 minutes

Photos



06 Property Comps - Lease

7 535 Brady Road, Tarpon Springs, FL 34689



Property Details

Rental Rate Yr	Negotiable
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Max Contig.	Lease Type	Date Avail.	Description	Service Type
1st Floor	3,000 SF	\$13.00 /SF/YR	9,000 SF	Relet	Now	New Construction - Exclusive Store Front - Move In Ready!! Perfect Location & Brand New Building for your Growing Business. Located just off Alternate 19 near Downtown Tarpon Springs, Historic Spon ...	Modified Gross
1st Floor	1,500 SF	\$13.00 /SF/YR	9,000 SF	Relet	Now	New Construction. Perfect Location & Brand New Building for your Growing Business!! Located just off Alternate 19 near Downtown Tarpon Springs, Historic Sponge Docks and Famous Pinellas Trail. Very cl ...	Modified Gross
1st Floor	4,500 SF	\$13.00 /SF/YR	9,000 SF	Relet	Now	Under Construction. Perfect Location & Brand New Building for your Growing Business!! Located just off Alternate 19 near Downtown Tarpon Springs, Historic Sponge Docks and Famous Pinellas Trail. Very ...	Modified Gross

Property Description

New Construction & Move In Ready!! Perfect Location & Brand New Building for your Growing Business!! Located just off Alternate 19 near Downtown Tarpon Springs, Historic Sponge Docks and Famous Pinellas Trail. Very clean and well maintained facility with water and trash included. Plenty of parking and well lit at night. Warehouse space is 4500 square feet, which includes large roll up doors, 200 amp electric, service doors and private bathrooms. The ceilings are 24 feet high. Very clean and well maintained facility with ample parking. Water, sewer, trash dumpster, and outdoor lighting included.

Highlights

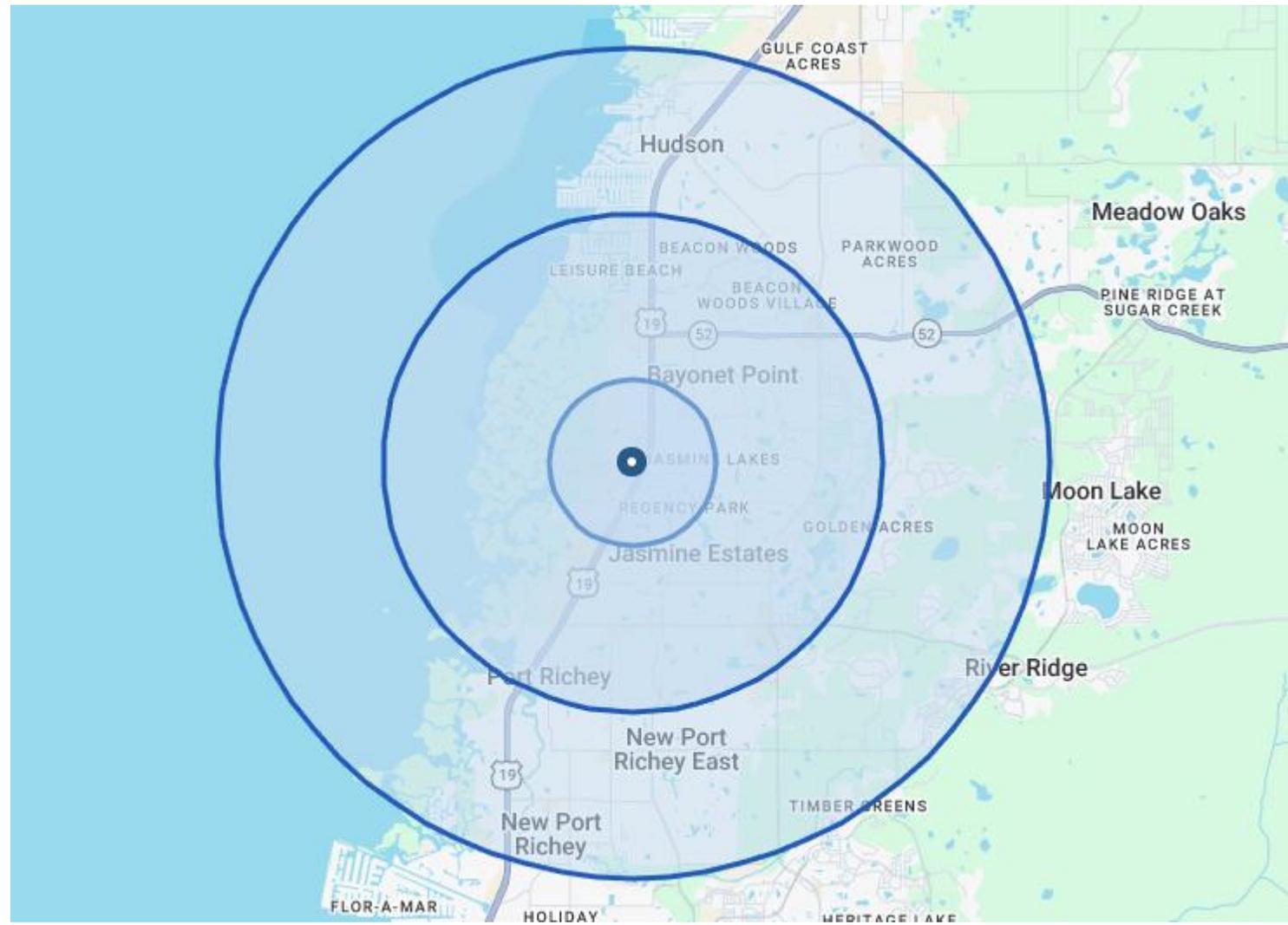
New Construction	Great Location	Easy Access
Ample Parking	Brand New Construction	Custom Build-Out Options
Convenient North Pinellas Location	Public Streets, Water & Sewer	





1-3-5 Mile Market Demographics

	1 MILE	3 MILES	5 MILES
2020 Population	10,497	63,827	115,026
2024 Population	12,197	68,134	123,881
Median Age	44.2	45.7	49
2020 Households	4,312	27,506	50,810
2024 Households	5,121	29,500	54,971
# of Persons/HH	2.3	2.3	2.2
Average HH Income	\$51,227	\$52,193	\$59,356
Average House Value	\$110,895	\$136,770	\$163,292





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