

FOR LEASE

ORBITAL WAREHOUSE LEASE

40417 Chancey Rd. Unit 103 Zephyrhills, FL 33542



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Building Size:	3,855 SF
Available SF:	3,855 SF
Lot Size:	0.23 Acres
Year Built:	2007
Zoning:	OOLI

PROPERTY OVERVIEW

The building, built in 2007, features 3,855 sq. ft., metal siding exterior walls, and a rigid frame with bar joist roof structure. The property is zoned for light industrial manufacturing. This is a rare opportunity to secure a prime industrial space in an ideal location.

PROPERTY HIGHLIGHTS

- 10 Small offices, 2 bathrooms, breakroom/kitchen
- 3 front doors, 3 back Doors and 3 18' Bay doors.
- 20 Foot ceiling height
- 3 phase electric
- 2,000 Sq ft of Mezzanine space within the unit

Cody Brightwell
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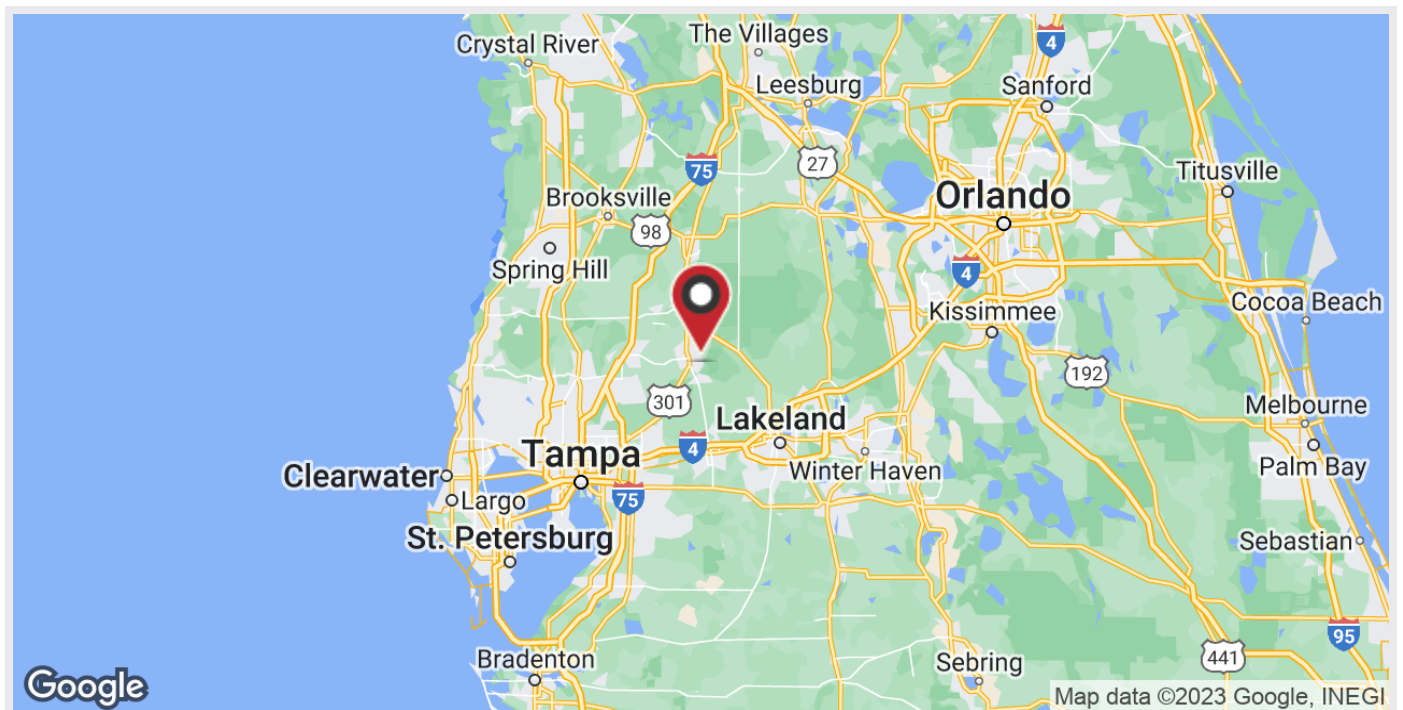
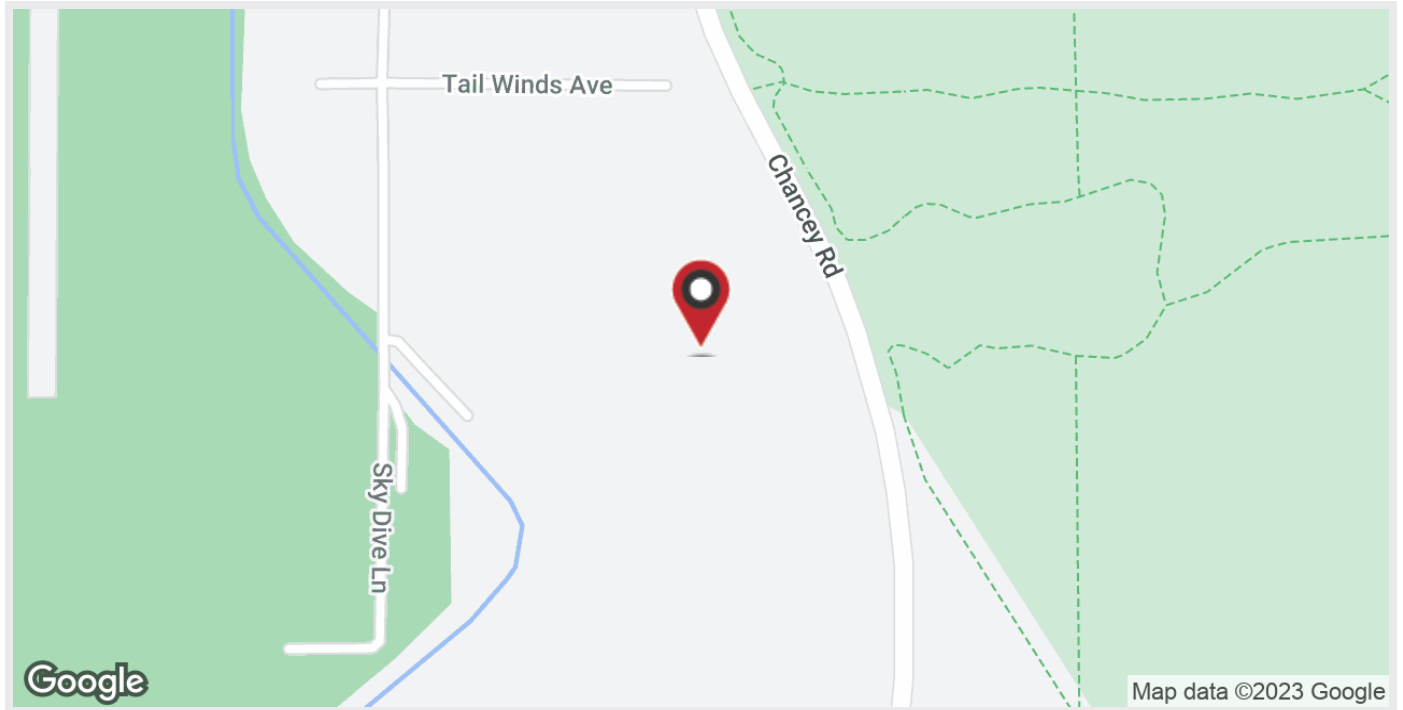


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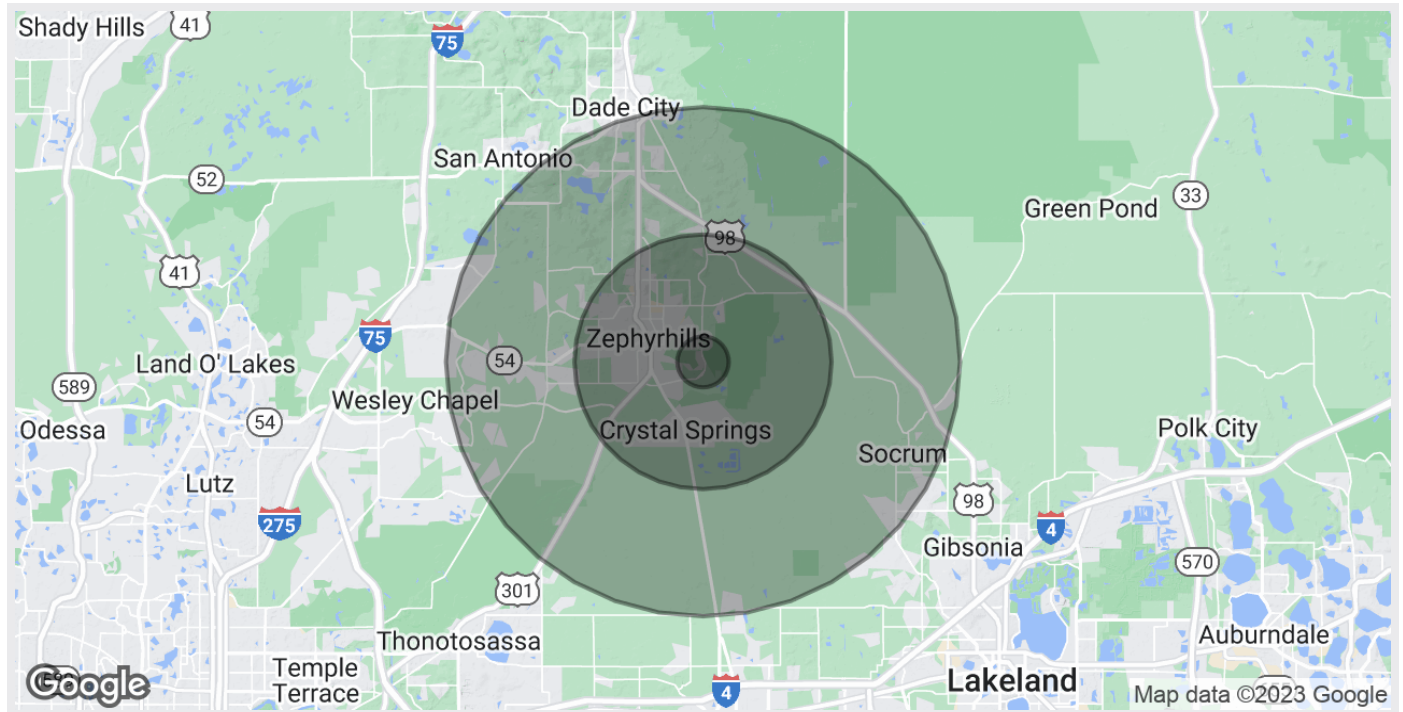


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census

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LOCATION OVERVIEW

The City of Zephyrhills, FL has long been known for its bottled water, and crystal-clear springs. It has been home to several major industrial and distribution companies such as Nestle Waters, Wal-Mart, and Rooms To Go. Industry giants like Morrow Steel, RTD, Zephyrhills-CES, and K&K Glass have chosen to make Zephyrhills their corporate headquarters. These companies have found access to a workforce and main infrastructure to be ideal for the successful operation of their businesses.

Zephyrhills is a city within Pasco County Florida. Pasco county is consistently named one of Florida's fastest growing areas year over year. It's primarily noted for its 210% population increase over the last 10 years (since 2009). It's also the epicenter of many new "forward thinking" communities, two crystal lagoons and the nation's first "Smart City" - "The Connected City". The Connected City is built upon gigabit fiber optics which will create the infrastructure to support autonomous vehicle paths, smart homes and 'green' business operations. These major economic drivers continue to drive ambitious young businesses and families to the area along with some of the world's most notable corporations such as Raymond James Financial, Moffit Cancer Center, USTA and many more.

Zephyrhills is located in East Pasco County just east of bustling Wesley Chapel, Tampa Bay's wealthiest community as of the 2019 census. Wesley Chapel's monumental growth and increasing home values, has encouraged younger families to begin moving east into this beautiful city. You will see the growth immensely as you travel east on SR 54, the city's main thoroughfare. It's expansions of major roadways and addition of new bypass roads, make this city a great location for new businesses and residents.

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CODY BRIGHTWELL



CODY BRIGHTWELL

Senior Director

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PROFESSIONAL BACKGROUND

Cody joined the Nye Commercial team after excelling in sales at CENTURY 21 Bill Nye Realty in Zephyrhills. He dominated the Pasco County home sales division and built many commercial real estate owner relationships during that time. The cross over into commercial real estate was effortless and only a matter of time. He is currently focusing on income producing property dispositions, acquisitions for many private and institutional clients and spearheads our leasing, and management division. A born leader, Cody currently manages more than 12 commercial properties with over 100,000 square feet of space.

Originally from Cleveland, Ohio, Cody spent the summers over a span of 15 years in Dade City and decided to make Pasco County home. Over the years Cody has developed relationships with a diverse group of buyers and sellers. He has the ability to create solutions to his client's complex projects and investments. Cody continues focusing on new opportunities to pair with his client's preferences and needs.

EDUCATION

Cody continues to brush up on his commercial real estate knowledge by staying on top of market volatility, politics and international economic studies. He is consistently taking courses to enhance his career to benefit his clients by working toward his accreditation to become an Accredited Land Consultant (ALC) as well as a Counselor of Real Estate (CRE).

MEMBERSHIPS

Member of the International Council of Shopping Centers (ICSC)

Member of the Zephyrhills Chamber of Commerce

Member of the Rotary of Zephyrhills

NYE Commercial Advisors

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