

# FORMER TAMPA BAY TIMES PASCO HEADQUARTERS & DISTRIBUTION CENTER FOR SALE

11321 US HWY 19, Port Richey FL 34668



8.5 ACRE SITE  
32,000 ± SF

Potential  
Mixed-Use  
Redevelopment

**Sale Price:**  
**\$5,750,000.00**

*Listing Brokers:*

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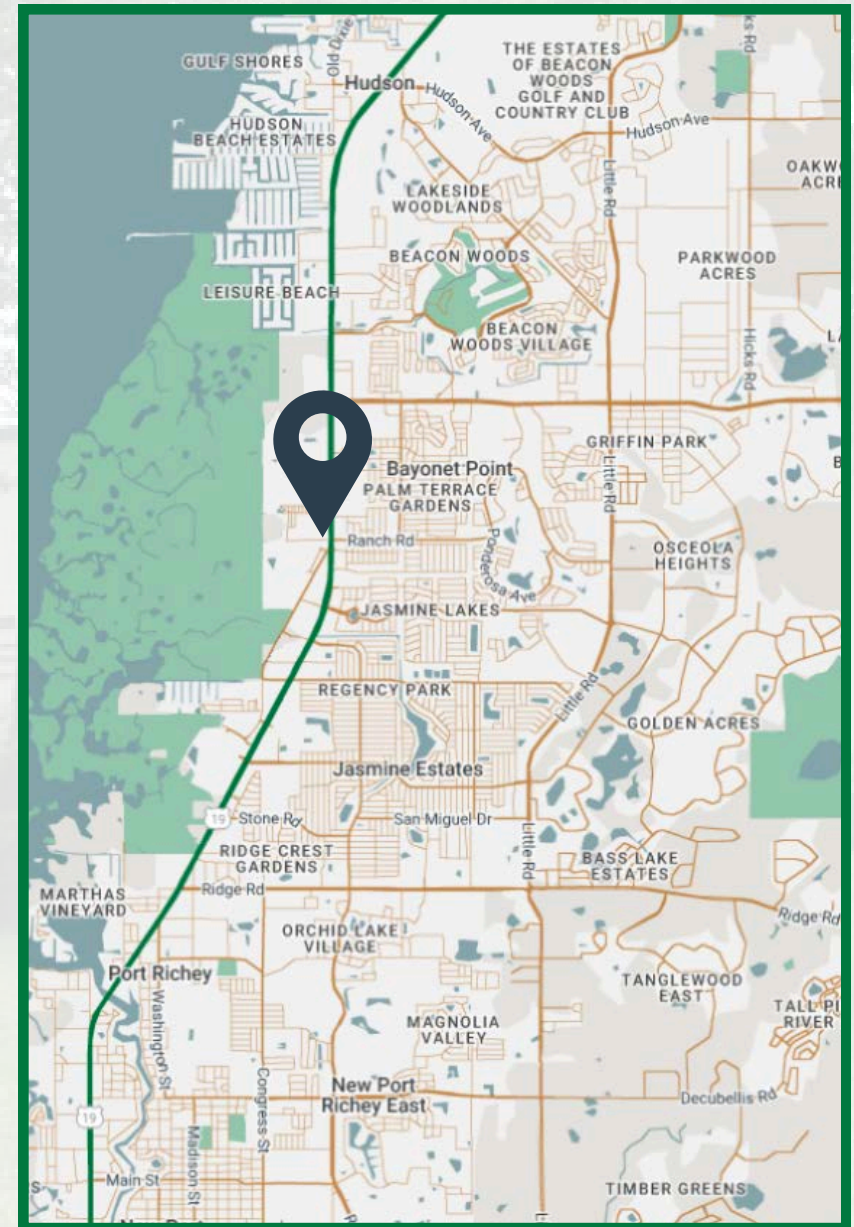
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# Highlights



Constructed in 1981, this property has been an integral part of the Tampa Bay Times' operations over the past 40 years housing the Times' many different teams/departments, subsidiary newspapers and functioning as a distribution center for the surrounding Pasco market.

- Versatile **C-2 General Commercial** Zoning
- 150 Marked Parking Spaces
- Existing Free Standing Pylon Sign
- Traffic Count of 51,000 Vehicles Per Day (VPD); Post Construction Estimated ~80,000 VPD
- 495' of Frontage on US Highway 19
- 0.6 miles south of State Road 52
- **8.50 AC Total Site**
  - **3.00 AC** of rear land for **potential storage\* or additional development**
  - **1.70 AC** of developable land with **direct frontage along US-19**, prime for retail pads



*\*Outdoor Storage is only permitted if the principal use of the property will be for a construction contractor business.*

# Existing Improvements

## Office - 19,786 SF

- Concrete Block Construction
- New roof overlay in 2023
- HQ-style configuration (convertible to warehouse with 14' clear height) including conference rooms, training rooms, break room, open floor layout with perimeter offices, multiple ADA bathrooms, etc.



## Warehouse - 9,894 SF

- Concrete Block Construction
- Heavy Power - 480V 3 Phase
- High Warehouse Clear Height - 26'±
- Loading Access:
  - (2) 10'x10' Dock High Doors with Pit Levelers
  - (1) 10'x10' Ramped Drive-in Door
  - Additional Loading Docks Available
- 3 Warehouse Offices



## Maintenance Shop - 2,336 SF

- (1) 10'x8' Grade Level Door
- 8'x10' Ceiling Height



# Main Building Floorplan



Rev:07-FEB-2008

CHANGE: Added Ikon Printer Symbol

11321 U.S.19

Bureau Code: PR

Segmented Land Use  
Property View



**3.00 AC of Undeveloped Land**  
Potential Storage Yard or Land  
for Additional Development  
Flood Zone AE

**3.80 AC**  
32,016 SF Existing Improvements  
150 Parking Spaces  
Flood Zone X

**1.70 AC of Undeveloped Land**  
495' Frontage Along US-19  
Prime Potential for Retail Parcel Pads  
Flood Zone X



# Aerial Road View



# Listing Team



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