

15800 HUDSON AVENUE

SPRING HILL, FL 34610

USER/OCCUPIER OR INVESTMENT SALE OPPORTUNITY



Vacant 80,400 SF Warehouse with ± 5 AC of Paved Outdoor Storage
and an additional ± 4.3 AC Industrial Parcel

Confidential Offering Memorandum





OFFERING PROCEDURES

The Property is being offered “as-is/where-is” with no representations or warranties. Property tours must be coordinated through Cushman & Wakefield, and written notification of the due date for all bids will be presented to interested parties upon request. All bids must be sent to the attention of Jessica Mizrahi and Lisa Ross at Cushman & Wakefield. Seller reserves the right to accept an offer prior to this date or to remove the Property from the market at any time.

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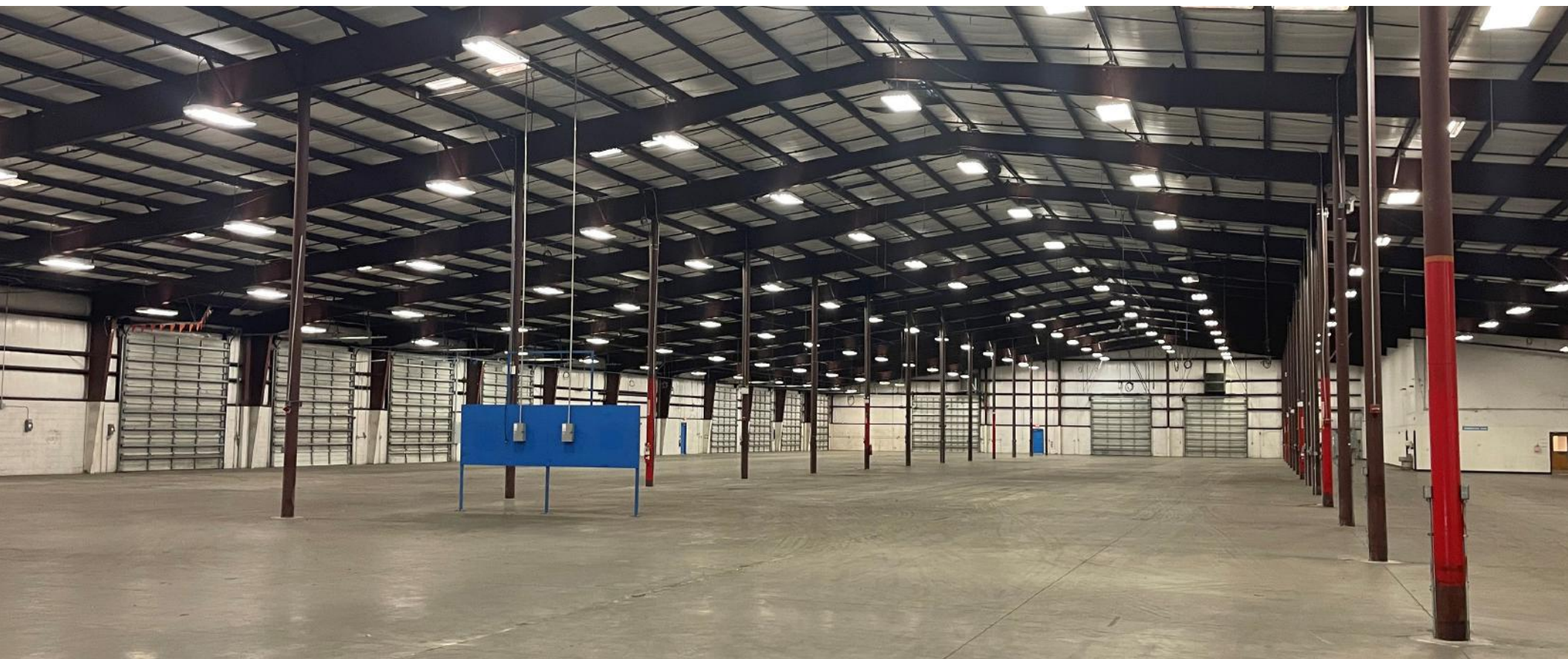


EXECUTIVE SUMMARY

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Cushman & Wakefield has been retained by the Owner as the exclusive agent for the sale of 15800 Hudson Ave, Spring Hill, FL 34610, (The Property). The Property features a vacant 80,400 square foot (sf) warehouse/manufacturing building with ± 5 AC of paved outdoor storage and an additional ± 4.31 AC industrial land parcel.

Located in the heart of fast-growing Pasco County, The Property is easily accessible to Central Florida's major transportation arteries including SR 589/Suncoast Pkwy, US 41, and I-75 via SR 52. Pasco County is regarded as a highly desirable industrial submarket due to its access to the second-largest manufacturing workforce in Florida, major transportation arteries, and significant population growth, growing at a rate of 2% annually YoY. The Property is currently zoned for heavy industrial use and is surrounded by area designated as an employment center which solidifies future industrial or manufacturing land uses.



INVESTMENT HIGHLIGHTS



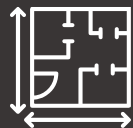


VACANT SINGLE TENANT MANUFACTURING FACILITY



Free-standing industrial building with minimal comparable options currently available in the market

INDUSTRIAL OUTDOOR STORAGE OPPORTUNITY



Approximately 5± acres of additional paved area for potential outdoor storage or off-dock trailer parking



Additional 4.3 AC parcel allows flexibility for additional rental income or sale



I-2 zoning and building characteristics allow for a variety of industrial uses

FAST GROWING PASCO COUNTY



Central location in Pasco County and proximate to other industrial users



Pasco County's Workforce has increased 37% over the last 10 years.



PROPERTY OVERVIEW

PROPERTY OVERVIEW



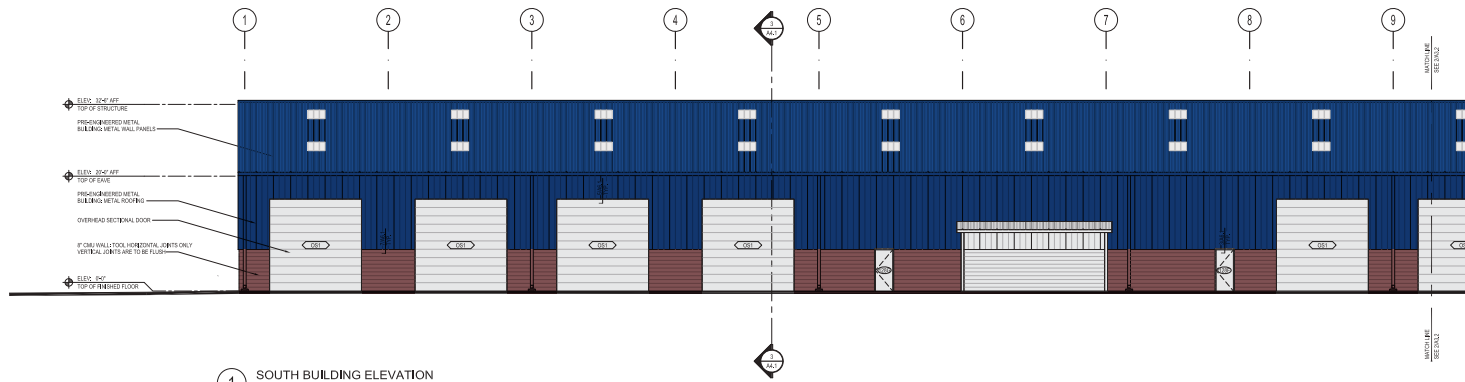
ADDRESS	15800 Hudson Avenue
MUNICIPALITY	Spring Hill, FL
LAND AREA	
Parcel #1	(Lot 5,7, & 9) - 14.43 AC
Parcel #2	(Lot 11) - 4.31 AC
TOTAL RBA	80,400 SF
OFFICE SF	±8,000 SF
YEAR BUILT	2008
ZONING	I2, General Industrial Park
CLEAR HEIGHT	24'-32'
SPRINKLER	Wet Pipe
LOADING DOORS	One (1) truck well with pit leveler
	Twenty (20) grade level doors (varying sizes)

PARKING	145 Car Park Spaces
	6 Handicap Spaces
	3 ± AC off dock trailer parking and paved storage
CONCRETE SLAB	6" Thick / 3,000 psi
ROOF	Original, insulated metal; no known roof leaks
POWER	4000a / 3 Phase / 240 / 280 V
COLUMN SPACING	24'4" x 59'4"
LIGHTNING	T5 Warehouse Lighting
HVAC	Four (4) 5-ton HVAC units
	One replaced in 2019
	One mini-split unit
	Fenced and secured hvac units

SITE PLAN



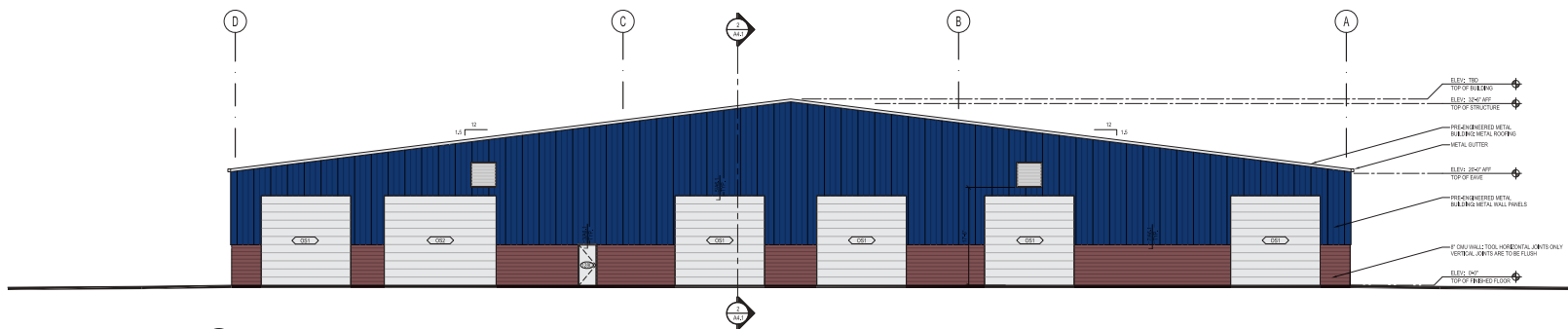
BUILDING ELEVATIONS



1 SOUTH BUILDING ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH BUILDING ELEVATION
SCALE: 1/8"=1'-0"



3 EAST BUILDING ELEVATION
SCALE: 1/8"=1'-0"

An aerial photograph of a city waterfront. In the foreground, two large white ferries are docked at a pier on the left. The water is dark blue with some whitecaps. Along the shoreline, there are several buildings, including a prominent one with a red-tiled roof on the right. A parking lot with many cars is visible in the middle ground. In the background, a dense city skyline with various skyscrapers is visible under a blue sky with scattered white clouds. The text 'LOCATION & MARKET OVERVIEW' is overlaid in large white letters, with a small blue horizontal line underlining the word 'MARKET'.

LOCATION & MARKET OVERVIEW

PASCO COUNTY ECONOMIC DEVELOPMENT COUNCIL

Currently in Pasco County there are over 350 growing manufacturing companies which employ more than 6,000 people. The Pasco County, Florida manufacturing industry is important and remains a priority to the local economy.

The manufacturing base in Pasco County represents a variety of industries responding to the regional needs of other manufacturers in Tampa Bay as well as exporting completed products around North America and the World. The most recent Industry Survey conducted by Pasco Economic Development Council showed that 89% of the products manufactured in Pasco County are destined for areas outside of Pasco to other parts of Florida, throughout the United States and international markets.

As part of the Tampa Bay region, Pasco County has become a focal point for the Florida Industrial real estate market. The Tampa Bay region industrial properties market is one of the most robust in the state and provides direct access to national and international markets through the Port of Tampa and Tampa International Airport.

“Pasco County is at the heart of the Florida industrial real estate market, with sites to accommodate heavy industrial uses, high tech, research and development and medical device real estate options. The Tampa Bay industrial properties market offers options from heavy rail sites to corporate campus settings and Pasco County has a full menu of industrial site options to offer any type of business.”

Pasco County has a long history of specialized production. From the early years of pioneering technological advancements in Florida’s citrus industry to our revolutionary breakthroughs in advanced sensor-based manufacturing methods for global brands like METTLER TOLDEDO, Pasco is positioned for long-term growth.

“With access to the second-largest manufacturing workforce in Florida that is high-skilled, forward-thinking, and growing at a rate of 2% annually, Pasco County is ready for the future.”

Reference: <https://pascoedc.com/about>



POPULATION SUMMARY

30 MINUTES

60 MINUTES

90 MINUTES

2021 Total Population

1,375,851

3,612,621

5,486,173

2026 Total Population

1,474,131

3,849,337

5,906,738

BUSINESSES DATA

Total Businesses

53,810

138,874

207,289

Total Employees

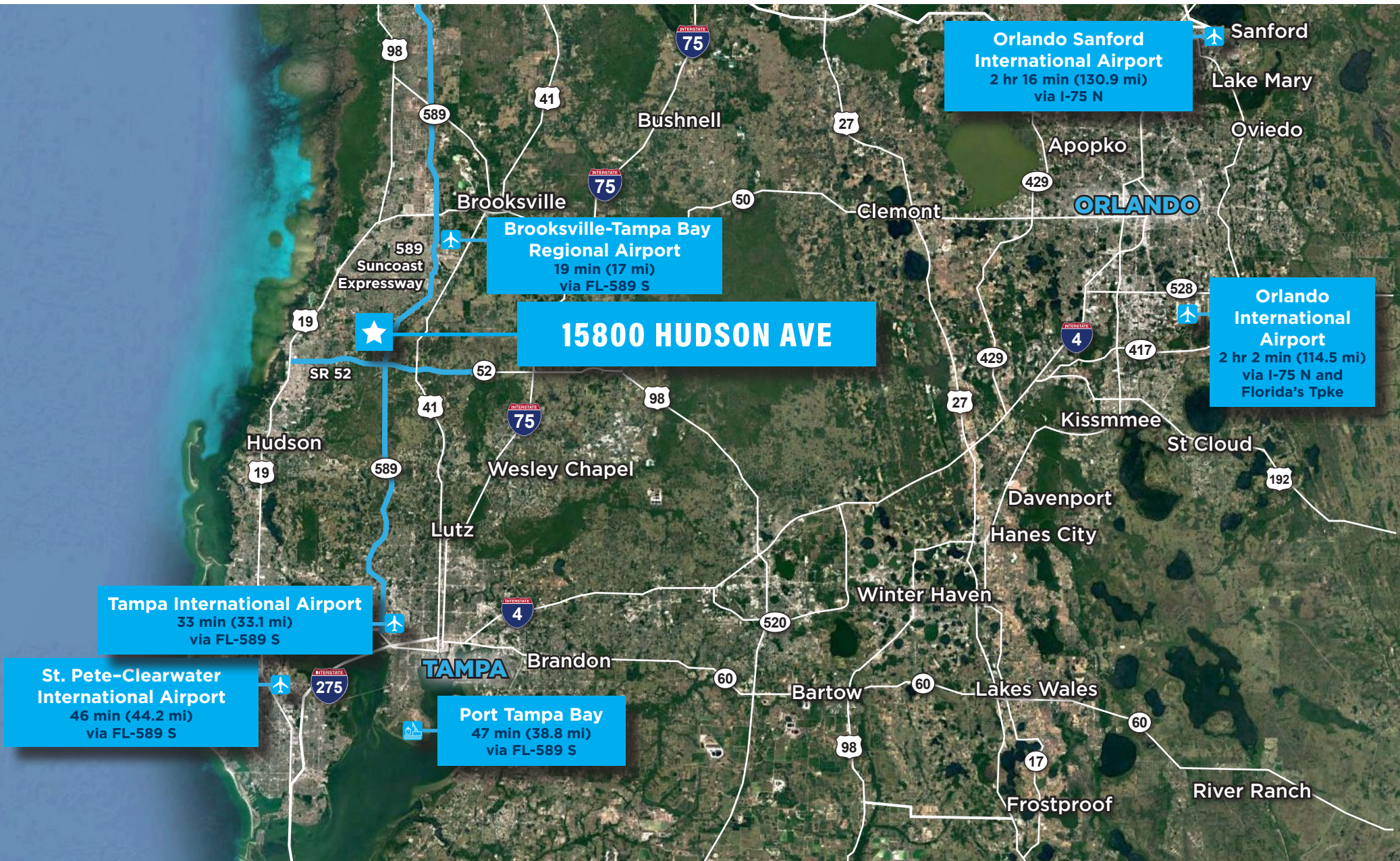
559,504

1,459,147

2,171,539



LOCATION MAP



ZONING, FUTURE USE, BUYER TYPE

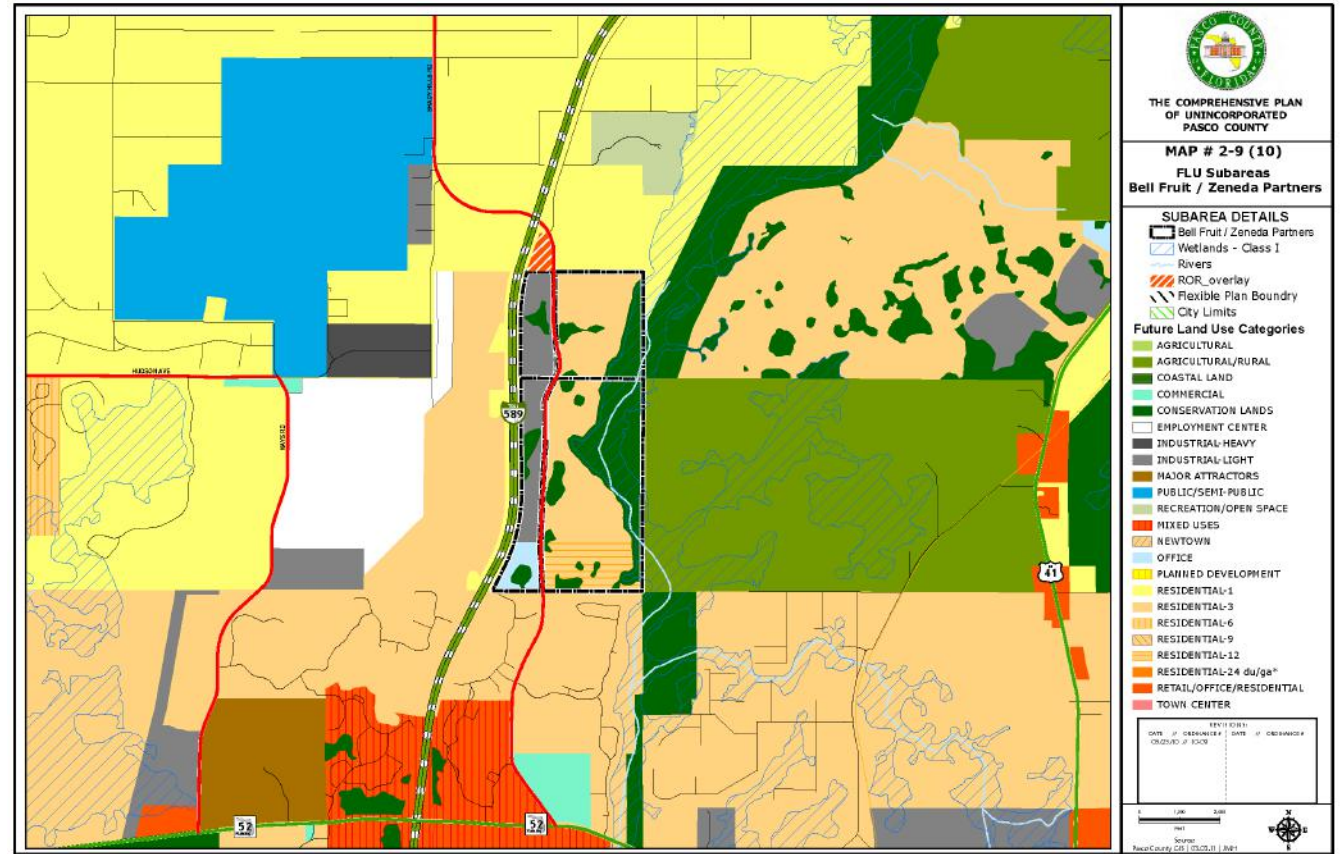
FUTURE USES & LOCAL IMPACTS

Parcel #1: an 80,400 SF free-standing building designed for a single-tenant occupier with approximately 3 acres of paved outdoor storage. Highest and best use for this site is and will remain industrial/manufacturing.

Parcel #2: the 4.31 acres has development potential for Industrial Outdoor Storage (IOS) opportunity. Industrial outdoor storage, or IOS, is a highly sought property class with maximum revenue potential and because of the lack of IOS supply in the market.

Per zoning codes for Parcel #2: “no building shall cover more than 50% of the lot”.

Future land use map shows this property designated for heavy industrial and it's surrounded by area designated as an employment center which solidifies future industrial or manufacturing land uses.



ZONING

Reference Exhibit A. The properties are zoned I-2 General Industrial Park District, for industrial and manufacturing users.



EXHIBIT A

[Click Here to View Detailed Zoning Information](#)

An aerial photograph of an industrial site. In the foreground, a large, empty paved lot occupies the lower half of the frame. To the right, a large industrial building with a blue and red facade and a grey roof is visible. A crane is parked on the left side of the lot. The background features a line of trees, a body of water, and a clear blue sky.

FINANCIAL FOOTNOTES

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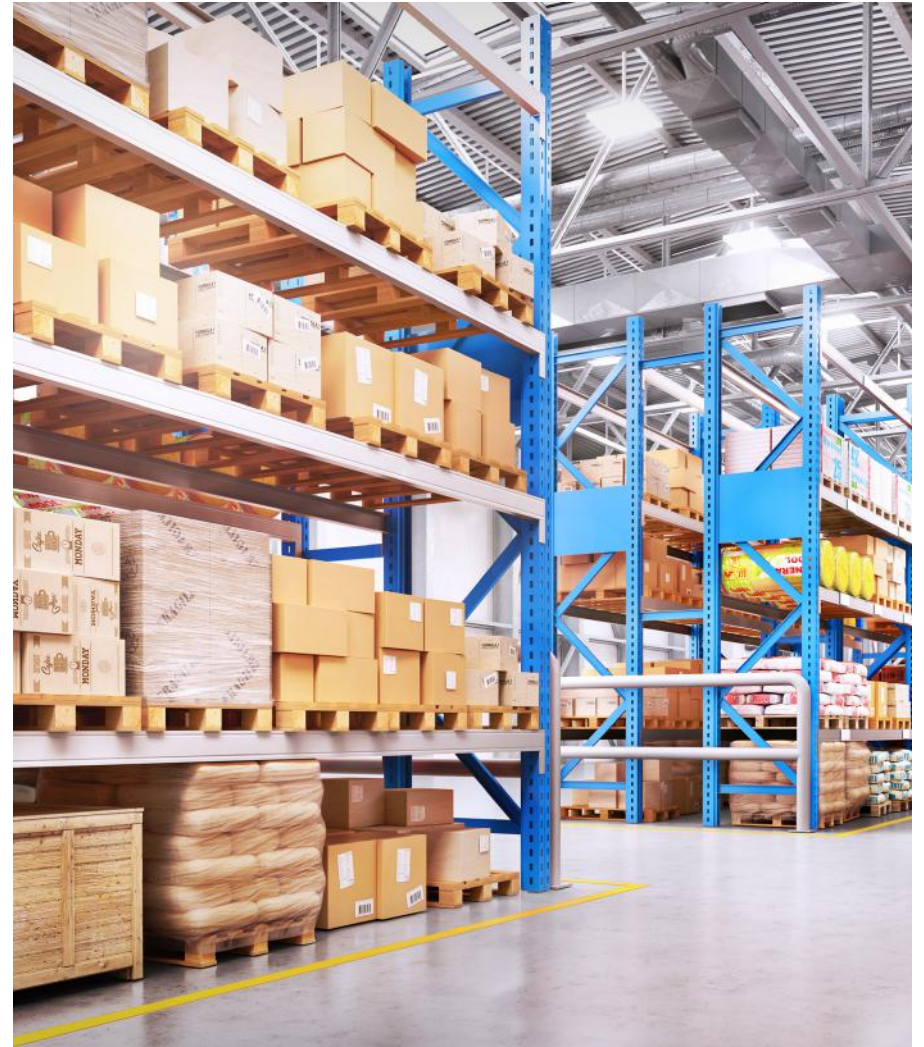
The Property is currently assessed for ad valorem and non-ad valorem taxes by Pasco County, Florida. The assessment for real estate purposes is established as of January 1 of each year. The County Commission sets the millage rate to be used in calculating the tax bill in September or October of each year. Payment of current year taxes is due by March 31 of the following year with a four percent discount if paid by November 30th. The discount is reduced by one percent per month through March after which they are delinquent.

15800 Hudson Avenue (80,400 SF Free-Standing Building with additional 5 AC of Paved IOS)

Parcel ID	25-24-17-0020-00000-0090
2022 Assessed Value	\$3,548,969.00
2022 Tax Amount*	\$70,228.24
Millage Rate	15.6884

Lot 11/Parcel 2 (Vacant 4.3 AC)

Parcel ID	25-24-17-0020-00000-0110
2022 Assessed Value	\$351,056
2022 Tax Amount*	\$5,064.02
Millage Rate	15.6884



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