

Office/Warehouse Buildings

FOR SALE OR LEASE

All or Part of Building
7,500± SF to 30,000± SF Available



Prudential

**Commercial
Real Estate FL**

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Confidentiality Agreement & Disclaimer

This will serve as notice regarding the use of certain material, data and information contained herein (“Evaluation Material”) which we have made available to you in connection with a possible purchase of the property by you or your client. As a prerequisite to your accepting and utilizing the Evaluation Material, you hereby represent and agree as follows:

The Evaluation Material furnished by us will be used solely for evaluating a possible transaction exclusively for your properly registered client’s own account, as principal in the transaction. In no event will you or any other person or entity be recognized as a cooperating broker unless you/they have been properly registered and accepted by us on our registration and confidentiality form. Therefore, you agree to keep all Evaluation Material strictly confidential; provided however, that any of such Evaluation Material may be disclosed to your properly registered client’s directors, officers or employees as well as your properly registered client’s counsel, accounting firms and financial institution who need to know such information of the purpose of assisting you with your possible purchase of the Property. Such directors, officers employees, lawyers, financial institutions and accountants shall be informed by you of the confidential nature of such information and shall be directed by you to treat such information with strict confidence.

Although we have endeavored to include in the Evaluation Material, information which we believe to be accurate and relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that neither the Owner of the Property nor Prudential Commercial Real Estate FL (“Agent”) make any representation or warranty as to the accuracy or completeness of the Evaluation Material except as set forth in a definitive agreement. You agree that neither the Owner nor the Agent shall have any liability to you as a result of your use of the Evaluation Material except as set forth in a definitive agreement and it is understood that you are expected to perform such due diligence investigations and inspections of the Property as you deem necessary or desirable and as permitted by agreement with the Owner of the Property.

Neither Agent nor the Owner is responsible for any compensation to be paid to your broker or agent whatsoever unless agreed to in writing by Prudential Commercial Real Estate FL on our form.

Additionally, you agree and acknowledge that we are not responsible for misstatement of facts, errors or omissions, prior sale or withdrawal of the property from the market without notice.

By keeping the Evaluation Material for any purpose, you thereby agree to these provisions and we will proceed accordingly. In the event that you are not able to agree to these terms, please return the Evaluation Material to us immediately.

I. EXECUTIVE SUMMARY

Located within the West Pasco Industrial Park on Cargo Court, this property contains a 30,000± sq.ft. building. Minimum 7,500± sq.ft. units are available. Buyer may purchase all or part of the building.

The building has been constructed to allow for a multitude of uses. It is perfect for storefront businesses with back office storage or warehouse and office uses. This building has excellent exposure and accessibility.

The property is located in the Trinity corridor in Pasco County near the recently improved 6 lane divided State Road 54.

There is and will continue to be stable growth in the area. The following planned residential and commercial developments are just a few:

Residential

- | | |
|--|----------------|
| • NW Corner SR 54/Suncoast Parkway | 450 Units |
| • SR 54- East of Suncoast Parkway | 807 Units |
| • WS of Starkey Blvd ¼ mile N of Town Ave. | 635 Units |
| • Suncoast Crossings- SR 54/Suncoast | 1,090 Units |
| • Trinity Communities | 400 units/year |

Commercial

- | | |
|--|--------------------|
| • Suncoast Crossings Commercial | 1.5 million sq.ft. |
| • Big Box User NW Corner SR 54/Suncoast | |
| • SR 54-Just east of Little Road | HCA Hospital Site |
| • Duck Slough-Office Development | 40,000+ sq.ft. |
| • Duck Slough-Synovus Bank plus 4 Outparcels | 82,000± sq.ft. |

“Perfect for storefront businesses with back office storage or office and warehouse uses”

“Stable growth continues for the area”

II. PROPERTY DETAILS

Address:	11131, 11137, 11143 and 11149 Cargo Court Odessa, Florida 33556
Location:	The subject property is located on the north side of Cargo Court, just north of SR 54 in Pasco County, Florida.
Building:	The building is grade level, and consists of 30,000± sq. ft. There is a minimum size of 7,500± sq. ft. units. Each unit has a 10± foot overhead door. Building height is 18± feet. Buyer may purchase all or part of the building. Amount of office build-out is not to exceed 33% of total unit square footage.
Year Built:	2007
Building Improvements:	The units are being sold with slabs and rough in for bathrooms. All other building improvements will be the Buyer's responsibility. There is a house electrical panel located on the building. Each Buyer will be responsible for brining the utility lines from their unit to the house panel.
Lot:	Lots 22 and 23 of West Pasco Industrial Park. 1.99± acres or 86,684± sq.ft.
Access:	Approximately 5 miles west of the Suncoast Parkway on SR 54, this property is well located to provide easy access to Hillsborough, Pinellas, Hernando and Pasco Counties. There is ingress/egress from SR 54 onto Merchant Avenue where the buildings are located. There is also access to the lighted intersection of Duck Slough and SR 54.
Flood Zone:	This property is located with flood zone A, as designated by the National Flood Insurance Program's F.I.R.M. The flood zone "A" designation indicates areas within the 100-year flood area.
Zoning:	C-2, General Commercial, Pasco County
Land Use:	IH- Industrial Heavy, Pasco County
Parking:	There are a total of 64 parking spaces.
Utilities:	Sanitary sewer and potable water services will be provided by Florida Governmental Utilities Authority (FGUA).

Please check with Florida Governmental Utilities Authority (FGUA), to determine if there is capacity.

“Buyer may purchase all or part of a building”

“Ideally located with easy access to Hillsborough, Pinellas, Hernando and Pasco Counties”

Roadway: State Road 54 is considered a major east-west connector road from US Highway 19 to US 301 in Dade City.

The most recent traffic counts show that State Road 54 has 50,500± AADT taken 2008.

Deed

Restrictions: This property will be included in a property owner's association and will have deed restrictions and dues.

Highest & Best Use:

Retail, Office or Warehouse

Parcel ID #: 29 26 17 0060 00000 0220 and 29 26 17 0060 00000 0230

Legal

Description: Lengthy (see Section IV)

Ownership: Maaser II LLP

Price: Units start at \$80.00 per sq. ft.

Lease Terms: Term: 5 Years
TI Allowance: Up to \$40,000
CAM: \$4.00
Rate: \$9.50-10.00 per sq. ft.

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*“Retail, Office or
Warehouse Uses”*

LEGAL DESCRIPTION

**WEST PASCO INDUSTRIAL PARK - PHASE III PB 45 PG 058 LOT 22 OR
4056 PG 1572**

**WEST PASCO INDUSTRIAL PARK - PHASE III PB 45 PG 058 LOT 23 OR
4056 PG 1572**