



SUNLAKE @SR-54 BUSINESS CENTER

18381 & 18374 Pasco Business Center Way
Lutz, FL 33558



139,185 SF OF CLASS A INDUSTRIAL SPACE AVAILABLE IN PASCO COUNTY

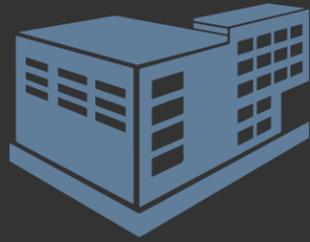
www.sunlakebusinesscenter.com



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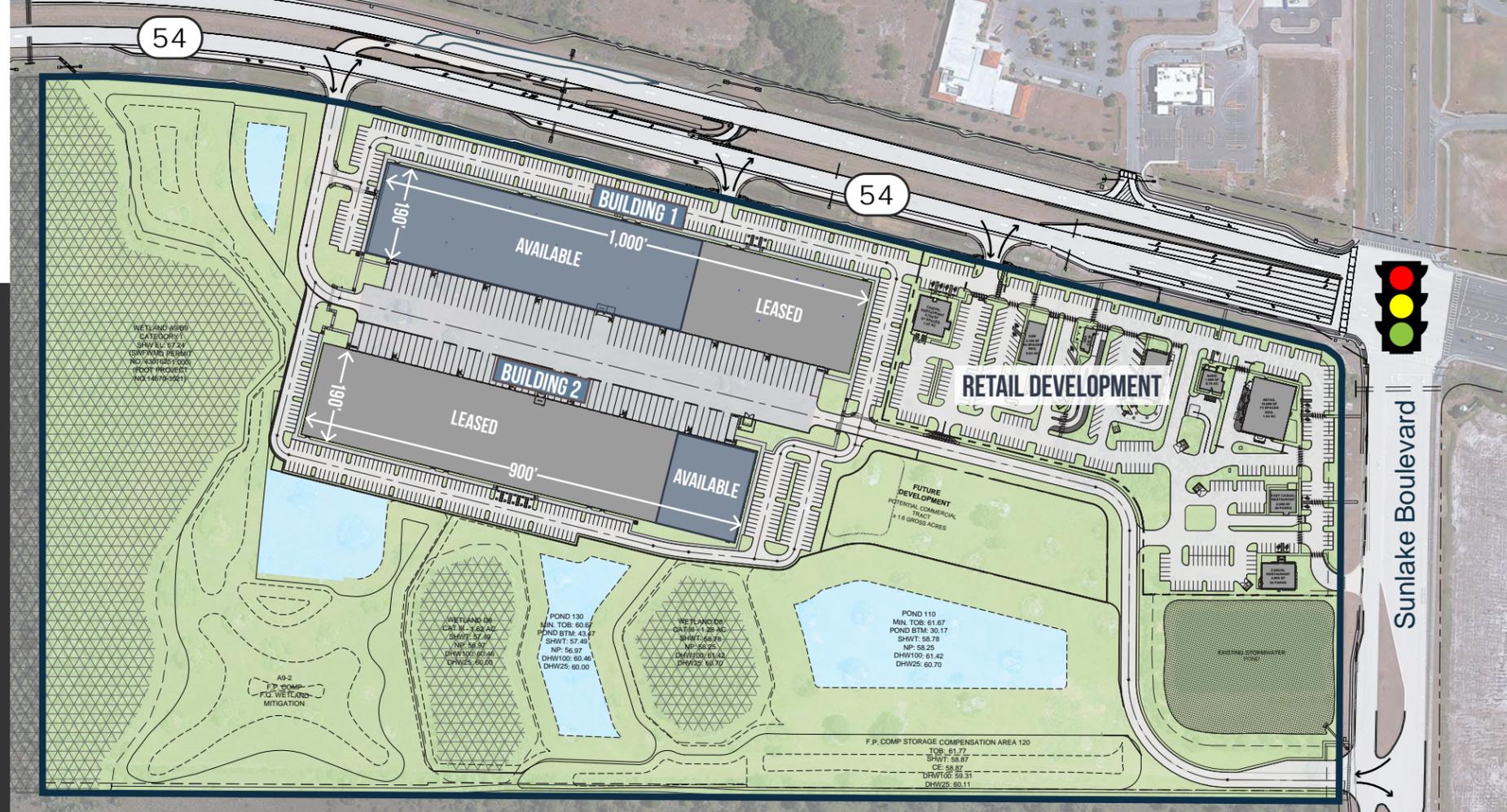
KEY HIGHLIGHTS

361,000 TOTAL SQUARE FEET



2 CLASS A INDUSTRIAL BUILDINGS

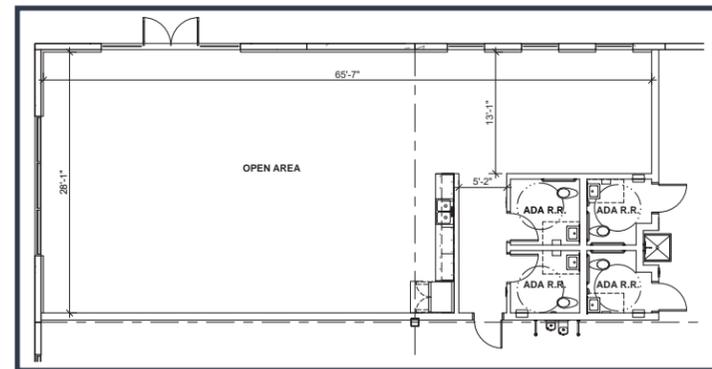
- REAR-LOAD CONFIGURATION
- TILT-WALL CONSTRUCTION
- 195' SHARED TRUCK COURT
- 32' CLEAR HEIGHT
- 6" REINFORCED CONCRETE SLAB
- ESFR FIRE PROTECTION
- STATE ROAD 54 FRONTAGE



BUILDING 1

TOTAL SF	190,000 SF
AVAILABLE SF	110,115 SF
OFFICE SF	2,000 SF
BUILDING DIMENSIONS	1,000' X 190'
COLUMN SPACING	54' X 50', 60' SPEEDBAY
DOCK-HIGH DOORS	54 (9' x 10') [31 DOORS/23 KNOCKOUTS]
DRIVE-IN DOORS	3 (12' x 14')
POWER	1,500A, 277/480V, 3-PHASE
PARKING RATIO	1.58/1,000 SF

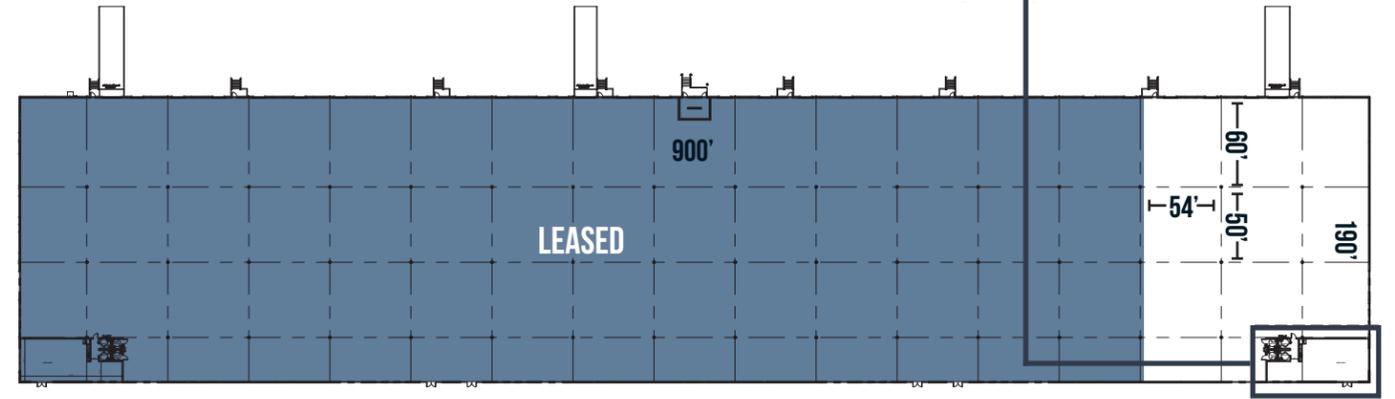
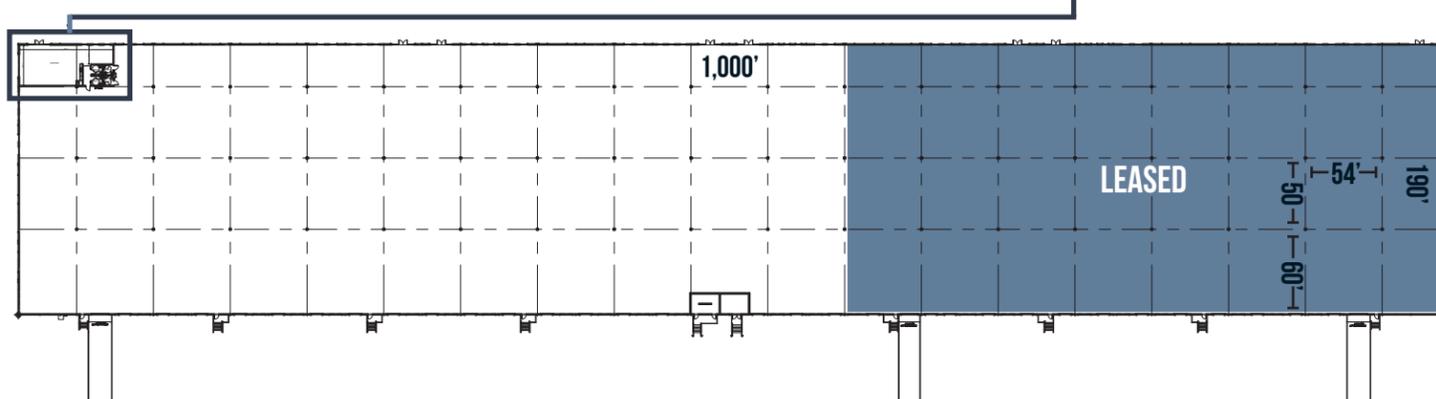
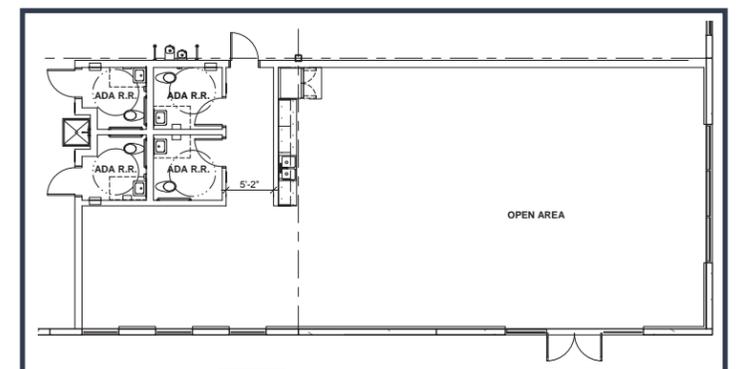
SPEC OFFICE - 2,000 SF



BUILDING 2

TOTAL SF	171,000 SF
AVAILABLE SF	29,070 SF
OFFICE SF	2,000 SF
BUILDING DIMENSIONS	900' X 190'
COLUMN SPACING	54' X 50', 60' SPEEDBAY
DOCK-HIGH DOORS	47 (9' x 10') [28 DOORS/19 KNOCKOUTS]
DRIVE-IN DOORS	3 (12' x 14')
POWER	1,500A, 277/480V, 3-PHASE
PARKING RATIO	1.29/1,000 SF

SPEC OFFICE - 2,000 SF



LOCATION OVERVIEW

Conveniently located on State Road 54 with quick access to Suncoast Parkway, Highway 41 and I-75 that provides incredible connectivity to Tampa's core and beyond.



2.3 MILES TO SUNCOAST PARKWAY

7 MILES TO I-75

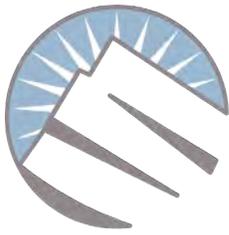
2.7 MILES TO U.S. HIGHWAY 41

 **SUNLAKE**
BUSINESS CENTER @SR-54

- TAMPA AIRPORT 3 MILES
- TAMPA CBD 3 MILES
- I-4 19 MILES
- PORT OF TAMPA 26 MILES

2 PORTS WITHIN 60 MINUTES

4 INT'L AIRPORTS WITHIN 120 MINUTES



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