



For lease

Sun City Commerce Center

351 30th St NE, Ruskin, FL 33570

Sun City Commerce Center

Building highlights

Total size 91,559 SF

Building dimensions 150' d x 600' w

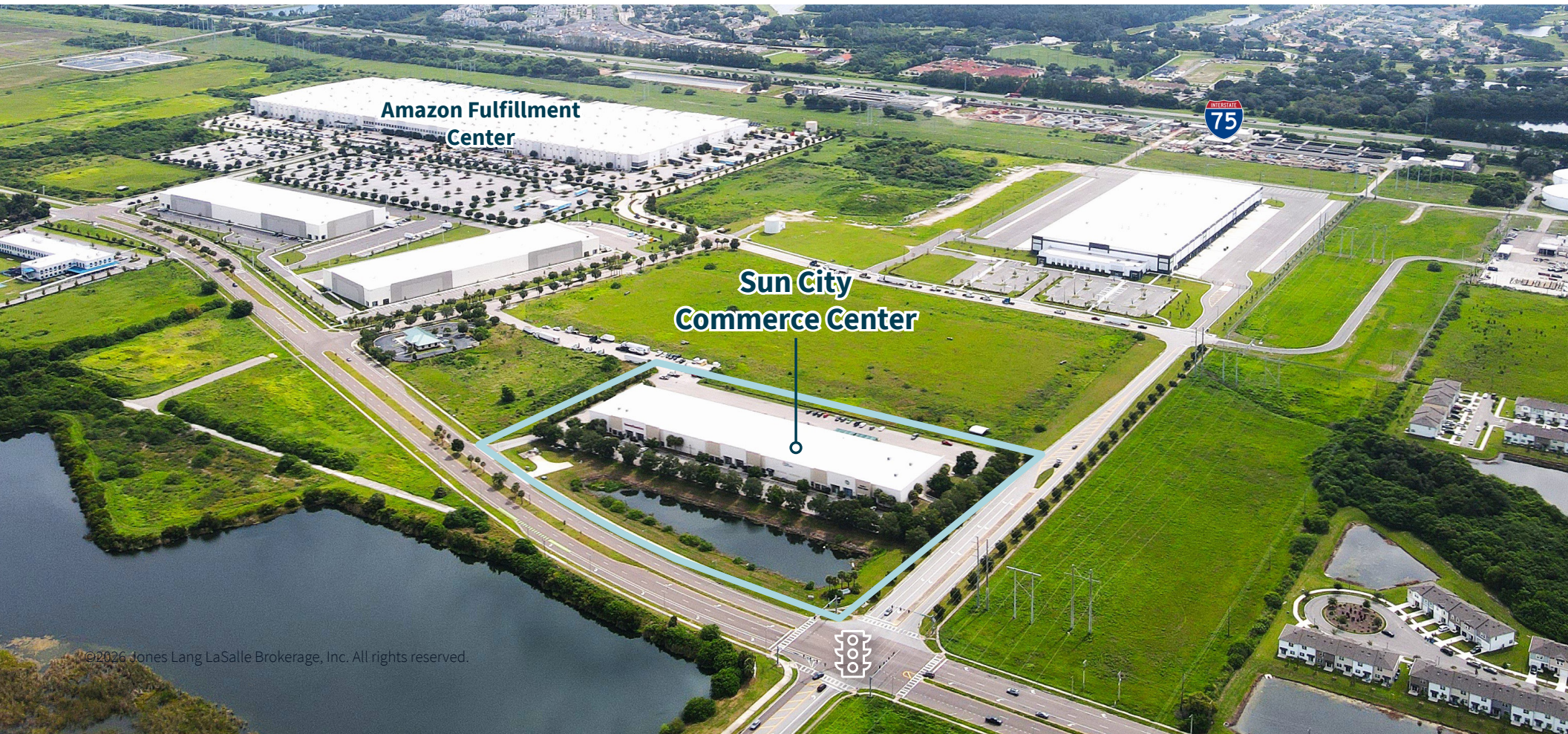
Column spacing 50' x 50'

Clear height 24'

Construction Tilt-wall

Location highlights

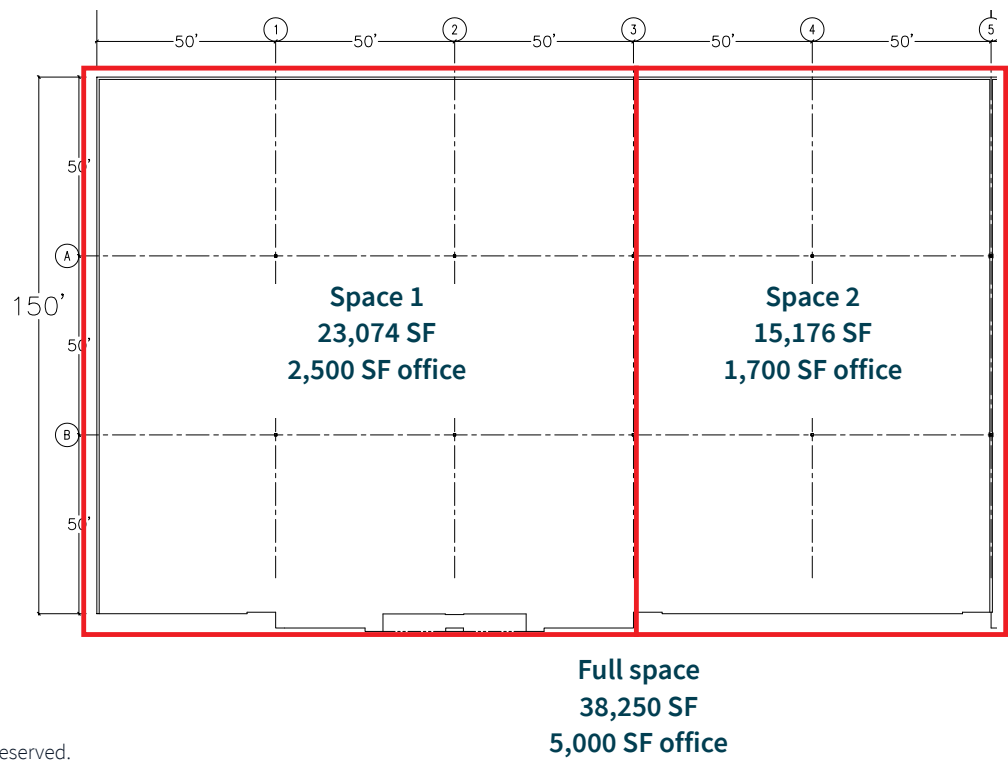
- Full lit interchange at I-75 & SR-675 (College Ave)
- Park is home to the 1M SF Amazon Fulfillment Center



Available space

Available size	15,176 - 38,250 SF
Office existing	5,000 SF
Sprinklers	ESFR
Lights	LED
Power	225A, 480V, 3-phase
Fans	Three (3) Big Ass Fans

Truck court	120'
Loading	Eleven (11) dock-high doors, one (1) ramp
Parking	1.09/1,000
Bathrooms	Two (2) bathrooms
Available	Immediately



Access



Sun City Commerce Center is located less than 1.5 miles from I-75 access

Sun City Commerce Center

E. College Ave.

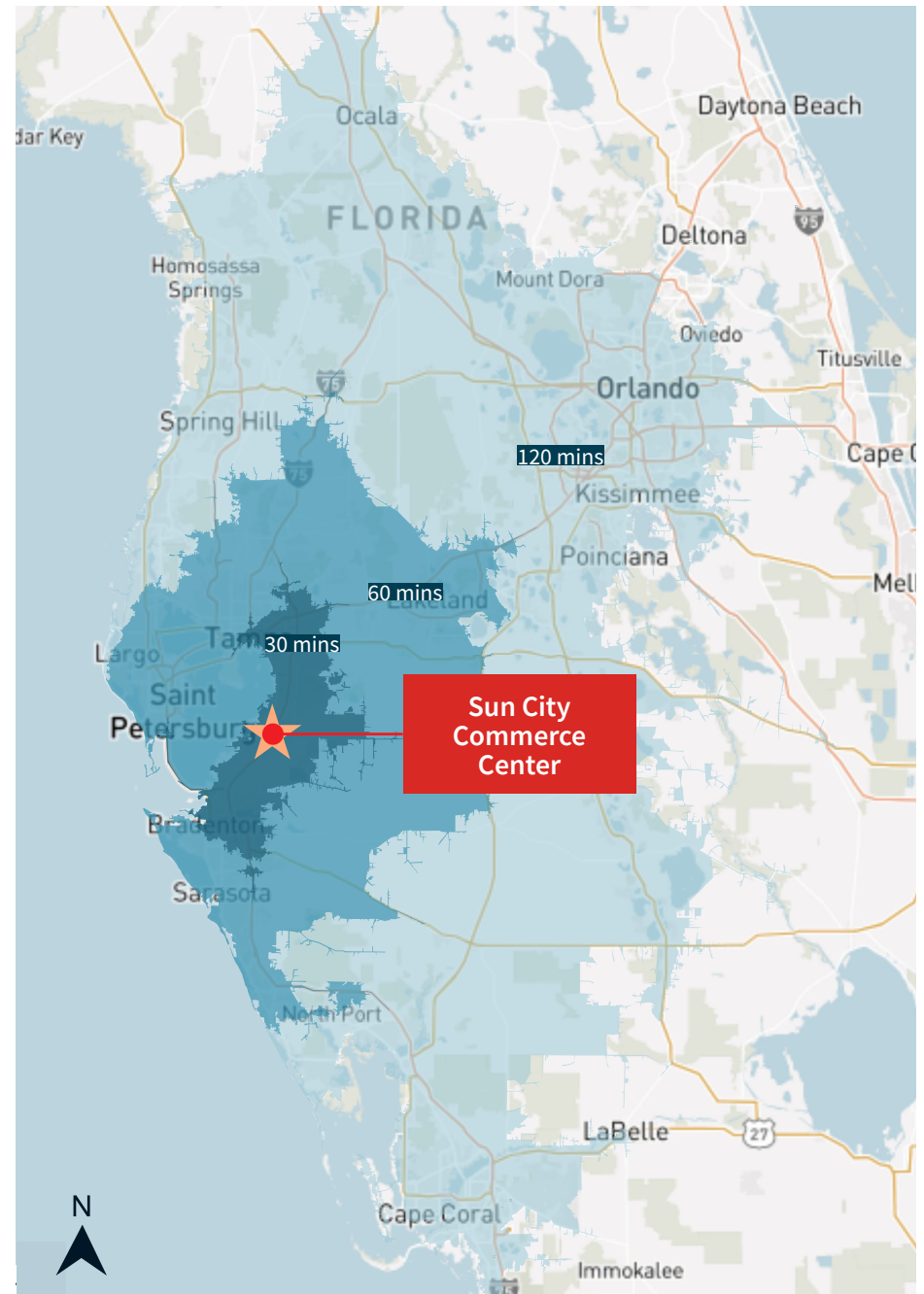
Sun City Center Blvd.

Location

- Close access to I-75 interstate, major North/South artery for state of FL
- Strategic West Coast location ideal for distribution through FL and the Southeast
- Centralized location allows user to access multiple different labor markets
- Prime industrial location to service the growing residential construction sector
- Excellent labor pool
- An estimated 2,124 new construction residential rooftops currently under construction or planned within a 5 mile radius
- Reach Miami, Naples, Sarasota, Tampa, Orlando, Ocala and Gainesville same day

Demographics

	30 min	60 min	120 min
2026 Total Population	658,634	3,735,032	9,950,117
2031 Total Population	715,297	3,964,720	10,688,403
2026 Total Households	253,005	1,557,568	4,057,807
2026 Median HH Income	\$95,529	\$86,679	\$82,347
2026 Total Businesses	20,200	150,894	368,553
2026 Total Employees	328,997	1,862,571	4,774,146





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