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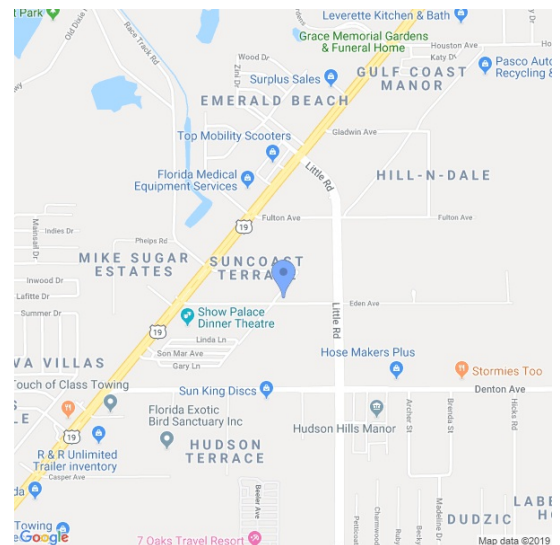


9315 Eden Ave Industrial Warehouse Between Little Rd and US 19 on cleared 1.7 Acres



9315 EDEN AVE, HUDSON, FLORIDA 34667

COMMERCIAL • INDUSTRIAL • FOR SALE



SALE PRICE \$449,000
SALE TYPE OWNER USER
ZONING C-3 COMMERCIAL/LIGHT MANUFACTURING
BLDG TYPE SINGLE TENANT
YEAR BUILT 1999
STORIES 1
ANNUAL TAXES \$3,150.00

GROSS BLDG 3,900 SQFT
RBA 4,800 SQFT
LAND AREA 1.7 ACRES
CEILING HEIGHT 18.0 FT
DRIVE IN DOORS 3

BEAUTIFULLY CUT TRIANGULAR LOT WITH 351 FEET FRONTAGE ON EDEN AVE AND DIAGONAL RD. WITH A VACANT LOT BEHIND AND TO THE EAST. ACROSS FROM PETERSON METALS AND TWO BLOCKS FROM TRANSMISSION DEPOT, CITY ELECTRIC AND HOPPER ELECTRIC SUPPLY. THIS "HIGH AND DRY" LOT IS FEMA FLOOD ZONE "X", AND DOES NOT REQUIRE FLOOD INSURANCE. THE PROPERTY HAS DEEP WELL WITH FULLY BUILT OUT PUMP HOUSE TO MATCH THE BUILDING. THERE IS A SEPTIC SYSTEM ON THE IMPROVEMENTS FRONT WEST END OF THE

PROPERTY FOR EASY ACCESS AND MAINTENANCE. THE FRONT OF THE PROPERTY IS CLEARED WITH EXTRA SURFACE PARKING FOR HEAVY VEHICLES. THE BACK AND SURROUNDING PROPERTY ARE MOSTLY CLEARED WITH A MIX OF FLORIDA BRUSH AND TREES CREATING A PLEASING TROPICAL LOOK. SMARTLY DESIGNED MASTER RETENTION IS LOCATED IN THE FRONT WEST END OF THE PROPERTY ALLOWING FOR MAXIMUM DEVELOPMENT OF THE REST OF THE PROPERTY.

SUB-MARKET HUDSON TERRACE
GULF COAST ACRES UNIT 5 PB 4
PG 94 LOT 1 BLOCK 3 LESS THE
LEGAL DESCR SOUTHERLY MOST 10 FT THEREOF
FOR PUBLIC RD R/W OR 3532 PG
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- 3,900 SF Warehouse Building with Additional 900k engineered load-bearing mezzanine
- Fully Fenced 1.7 Acre property - for outside storage or additional structures (.5 FAR)
- The building is solid block construction with 18' high engineered free-span roof system
- Three (3) x 12' wide and 15' high roll up doors • Insulated Ceiling with cross ventilation system
- Beautifully appointed reception and office area with 2 private offices, full kitchen, and open floor plan and two restrooms
- 3-phase 400 Amp Service • Well and Septic • Monitored ADT Premier Security System

Meticulously built 3,900 sf Industrial building with an additional 900 engineered sf load-bearing mezzanine for additional office space or storage.

The front office space is beautifully appointed with two private offices, kitchenette and large multi-purpose open bullpen area that can be used as a training room, showroom or can enclose for a large conference/ meeting room.

The office leads directly into a beautiful solid block warehouse with "American Steel" superstructure and 18' clear span fully insulated ceiling with a cross ventilation system. The free span engineered metal roofing system runs from end to end obstruction free, with 3 x 12' wide and 15' high roll-up doors in front and rear for drive-through ability. There is 3-Phase 400 Amp service installed with availability to upgrade to 600 Amp or more. There is a sperate warehouse office along with restroom and industrial rinse sink.

The roof has no leaks and has been expertly maintained and surrounded by commercial grade gutter system. A steel core entry door finishes off this secure fortress.

See additional documents for permitted uses under current C3 zoning

Conveniently located at 9315 Eden Ave between Little Rd and 1/4 mile east of US Hwy 19, easily accessible to surrounding Quad-county area - Hillsborough / Pinellas / Citrus / Hernando via Veterans Expressway, I-275, I-75 and other primary roads.

Beautifully cut lot with 351 feet frontage on Eden Ave with a vacant lot behind and to the East. Across from Peterson Metals and two blocks from Transmission Depot, City Electric and Hopper Electric Supply.

This "high and dry" lot is FEMA Flood Zone "X", and does not require flood insurance. The property has deep well with fully built out pump house to match the building. There is a septic system on the front west end of the property for easy access and maintenance. The front of the property is cleared with extra surface parking for heavy vehicles. The back and surrounding property are mostly cleared with a mix of Florida brush and trees creating a pleasing tropical look. Smartly designed master retention is located in the front west end of the property allowing for maximum development of the rest of the property.