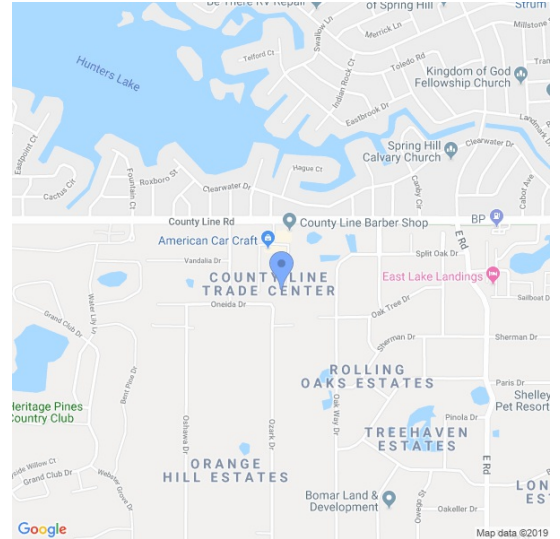


# 100 Percent AC'd Concrete Block Industrial Building



18751 TITUS ROAD, HUDSON, FLORIDA 34667

COMMERCIAL • INDUSTRIAL • FOR SALE



SALE PRICE **\$499,000 (\$72.49/SQFT)**  
SALE TYPE **OWNER USER**  
ZONING **C3**  
BLDG TYPE **SINGLE-TENANT**  
CLASS **B**  
STATUS **EXISTING**  
YEAR BUILT **2002**  
STORIES **2**

GROSS BLDG **6,884 SQFT**  
TOTAL AVAIL **6,884 SQFT**  
RBA **6,884 SQFT**  
LAND AREA **.5 ACRES**  
DRIVE IN DOORS **1**  
MARKET **TAMPA/ST. PETERSBURG**  
SUB-MARKET **PASCO COUNTY**  
PARCEL# **04-24-17-0060-00000-0140**  
COMMISSION **3%**

- 100% HVAC • Concrete Block • 2nd Floor Mezzanine • Fenced Outside Storage • .5 Acres MOL
- Easy Access to US HWY 19, Veterans Expressway, I-275, SR 52 • Priced Below Appraised Value

The property is located on the east side of Titus Road, north of Central Florida Parkway in Hudson, Pasco County, Florida. The 0.50 acre site is improved with an office/warehouse comprising 6,884 square feet. The good quality light industrial building has a single tenant design and was constructed in 2002. Meticulously maintained, 100% AC'd building, including warehouse. Ample outside storage and parking. C3 zoning. Finished 2nd floor mezzanine, office, production and storage. 3 phase power. 2 very large grade level overhead doors. Easy access to County Line Rd., US 19 N, Veterans Expressway. Priced \$61,000.00 below recent appraised value for quick...



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COMMERCIAL REAL ESTATE