

FOR LEASE

5475 Dove Drive, New Port Richey, FL 34652

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



Property Information

- Two Adjacent 1,500 SF Warehouse Units Totaling 3,000± SF - Available Together or Leased Separately
- Grade-Level 14' x 12'± Overhead Door in Each Unit for Easy Loading Access
- 3-Phase Electric Power with Separate Meter; Private Restroom in Each Unit
- Well-Maintained Metal Building, Built in 2022
- Open, Efficient Floor Plan Suited for Storage, Distribution, Contractors, or Light Commercial Use
- Convenient Location at Grand Blvd & Dove Drive; Close to US Highway 19 and State Road 54
- Lease Rate: Each Unit Leases for \$1,625/Month Modified Gross or \$3,250/Month Modified Gross for Both Units



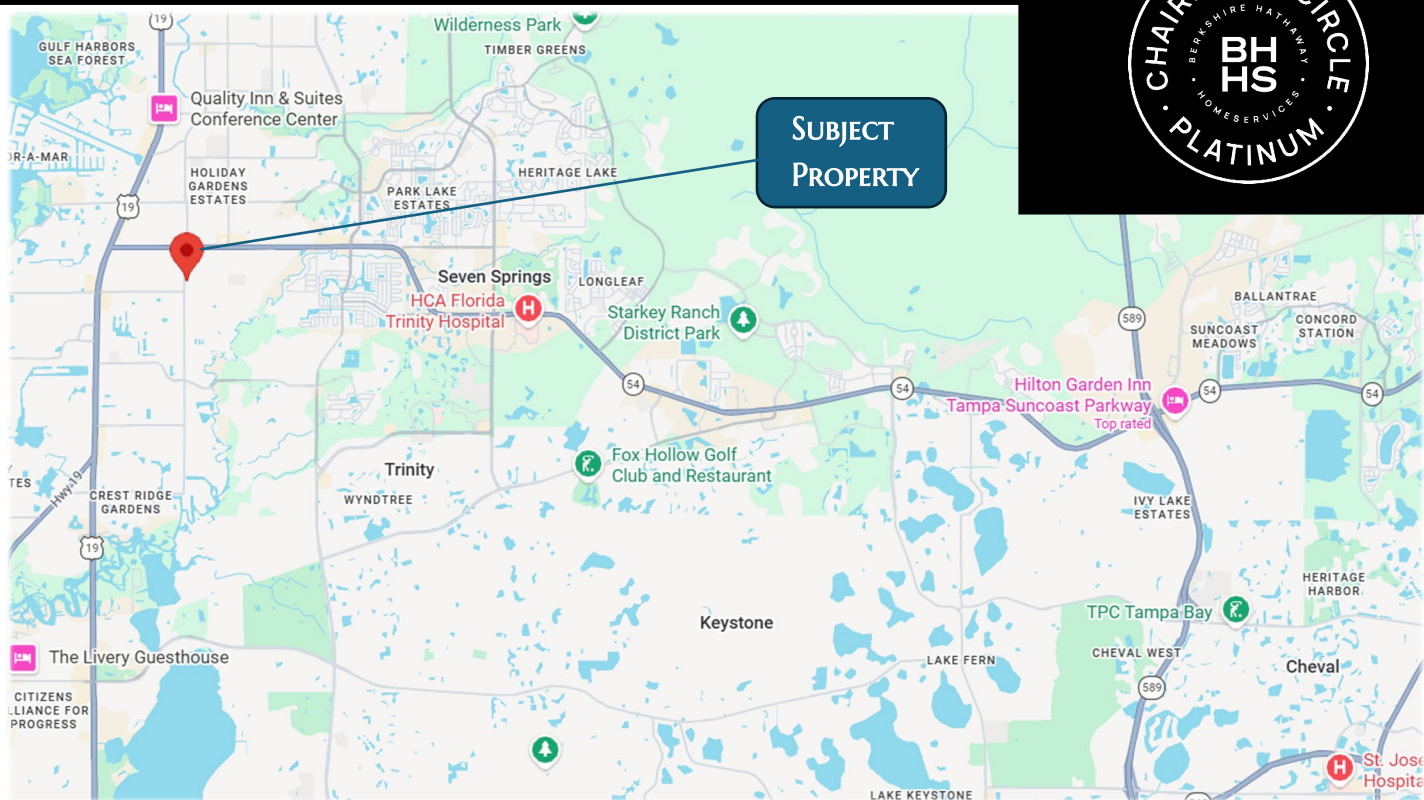
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COMMERCIAL REAL ESTATE TEAM

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DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	11,883	87,957	156,681
Avg. HH Income	\$74,671	\$78,003	\$88,623
Median Age	43.3	46.9	48.6
Total Households	4,934	38,856	69,474

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	23,669	99,919	177,529
Avg. HH Income	\$68,591	\$79,918	\$88,729
Median Age	44	46.7	48
Total Households	10,077	43,789	78,610

FLEXIBLE WAREHOUSE SPACE – LEASE ONE OR BOTH NEW CONSTRUCTION

1,500-3,000± SF WAREHOUSE/STORAGE UNITS | WELL-MAINTAINED

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Now available for lease, two adjacent 1,500± SF warehouse units for a total of 3,000± SF located at 5475 Dove Drive, New Port Richey, FL. These clean, well-maintained units are move-in ready and ideal for businesses seeking functional warehouse or storage space. Each unit features a grade-level 14' x 12'± wide overhead door, 3-Phase Power, private restroom, and an efficient open floor plan suitable for storing equipment, inventory, materials, or light commercial operations. Conveniently located with easy access to State Road 54 and US Highway 19.

This property offers an excellent opportunity for contractors, service companies, distributors, e-commerce businesses, and other users looking for quality space in a desirable location. Units can be leased separately.

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