

**FOR  
LEASE**

**HUDSON INDUSTRIAL**

THE  
**TORCH**  
TEAM  
BUSINESS BROKERING & COMMERCIAL REAL ESTATE



**16609 US HWY 19**

**HUDSON, FLORIDA 34667**

### **INDUSTRIAL FLEX**

This 12,000 SF industrial/flex building offers a highly adaptable layout suited for a variety of users, blending efficient warehouse functionality with a prominent, fully air-conditioned showroom that can easily double as retail space. Located along high-traffic US Highway 19 in Hudson, the property provides excellent visibility and strong exposure for businesses looking to combine operations with a customer-facing presence.

LEASE PRICE :

**\$12 per SF NNN**

**Total 12,000 SF :**  
**3,250 Retail Showroom**  
**8,750 Warehouse & Office**



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## KEY HIGHLIGHTS

- 20' Clear Ceilings
- Two Drive in Bays & Loading Dock
- High Visibility
- 42,500 Traffic Count
- Excellent Location
- Ample Parking
- Large Retail Showroom



## 16609 US HWY 19, HUDSON, FL 34667

Hudson, Florida is quickly gaining traction as a desirable industrial sub-market within the greater Tampa Bay region, offering a unique combination of location, value, and growth. Situated in Pasco County along the US-19 corridor and within close reach of the Suncoast Parkway, Hudson provides convenient access to Tampa, Clearwater, Ocala and surrounding Gulf Coast markets.



## WORKFORCE

### BASED ON A 5 MILE RADIUS

Total Businesses: 1,928  
Total Employees: 13,997  
Bachelors or Higher: 17.2%  
Associate or Higher: 29%  
High School Diploma: 43.7%  
Unemployment: 5.6%



## DEMOGRAPHICS

### BASED ON A 5 MILE RADIUS

Population: 54,367  
Median Age: 55.5  
Households: 24,655  
Median Household Income: \$57,080  
Median Net Worth: \$202,418

## Warehouse Features

The interior includes a large, climate-controlled showroom along with multiple private offices and the ability to incorporate conference rooms as needed, making it ideal for administrative, sales, or client-facing functions. The warehouse area features 20' clear ceiling heights, a mezzanine for added storage or workspace, two grade-level drive-in bays, and one loading dock, supporting a wide range of operational needs. The warehouse is not air-conditioned, offering flexibility for various industrial uses.

Ample on-site parking is available for both employees and customers, enhancing overall accessibility and convenience. This property presents a unique opportunity to lease a well-located, multi-functional space in one of Hudson's most visible commercial corridors.

## Surrounding Area

Driven by strong population growth and development in Pasco County, demand for industrial space, particularly for last-mile distribution, light manufacturing, and service-based users, has steadily increased. Hudson offers a range of functional industrial and flex space options, along with lower operating costs and greater availability than more constrained submarkets in Tampa and Pinellas County.

With current ongoing infrastructure investments including residential, retail and commercial expansion throughout the area, Hudson is well-positioned for continued growth. For tenants seeking a strategic, cost-effective location in a rapidly developing corridor, Hudson offers strong fundamentals and long-term potential.

**disclaimer.** This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. A variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction.

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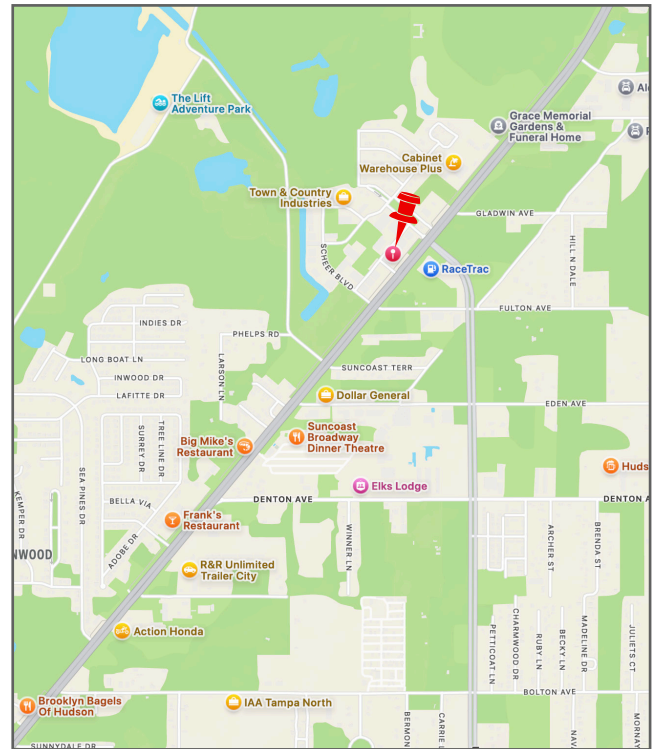
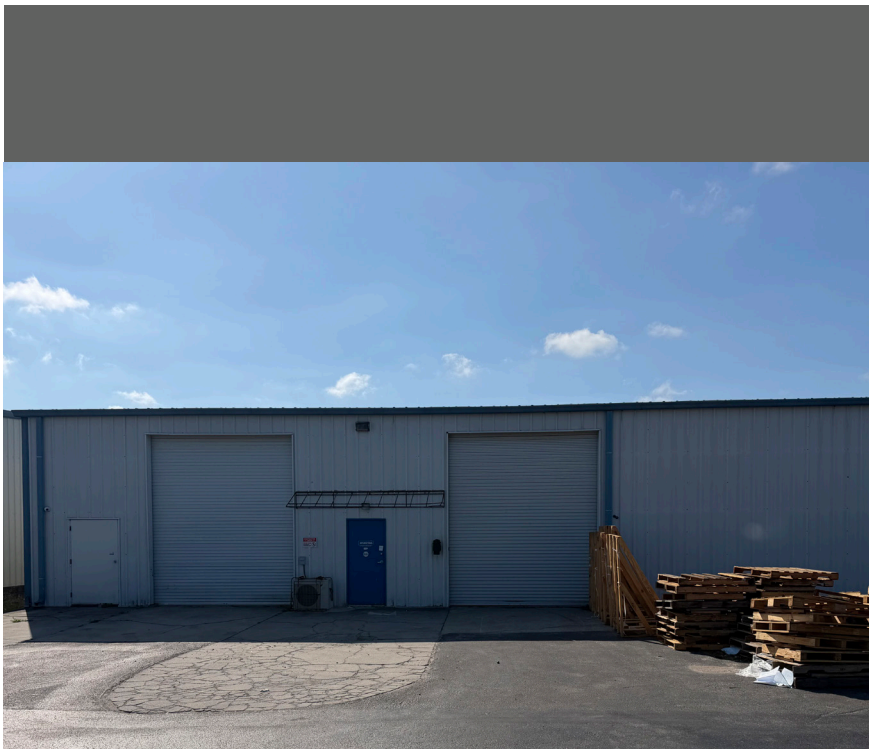
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# RETAIL SHOWROOM



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