



McNulty Group
Incorporated

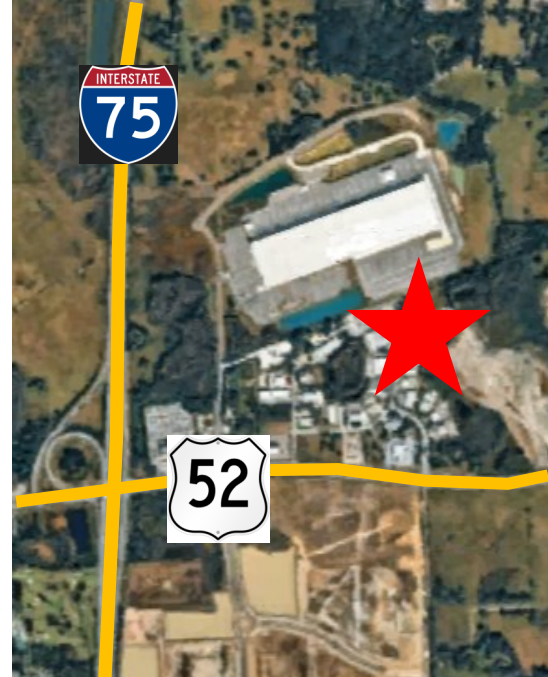
FOR LEASE

30470 Commerce Drive

San Antonio, FL 33576



Asking Rate:	Call for details
Building Size:	4,800 ± SF
Warehouse:	3,984 ± SF
Office:	816 ± SF
Doors:	(1) Dock High, (3) Grade Level
Land Area:	1.75 ± Acres
Year Built:	1988
Pasco Zoning:	I-1
2025 Taxes:	\$11,110.81



McNulty Group, Inc. is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.

Josiah Biddle

Sales Associate

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(407) 625-3670 Direct

McNulty Group Inc.

2315 Lynx Lane, Suite 6

Orlando, Florida 32804

407-532-3441



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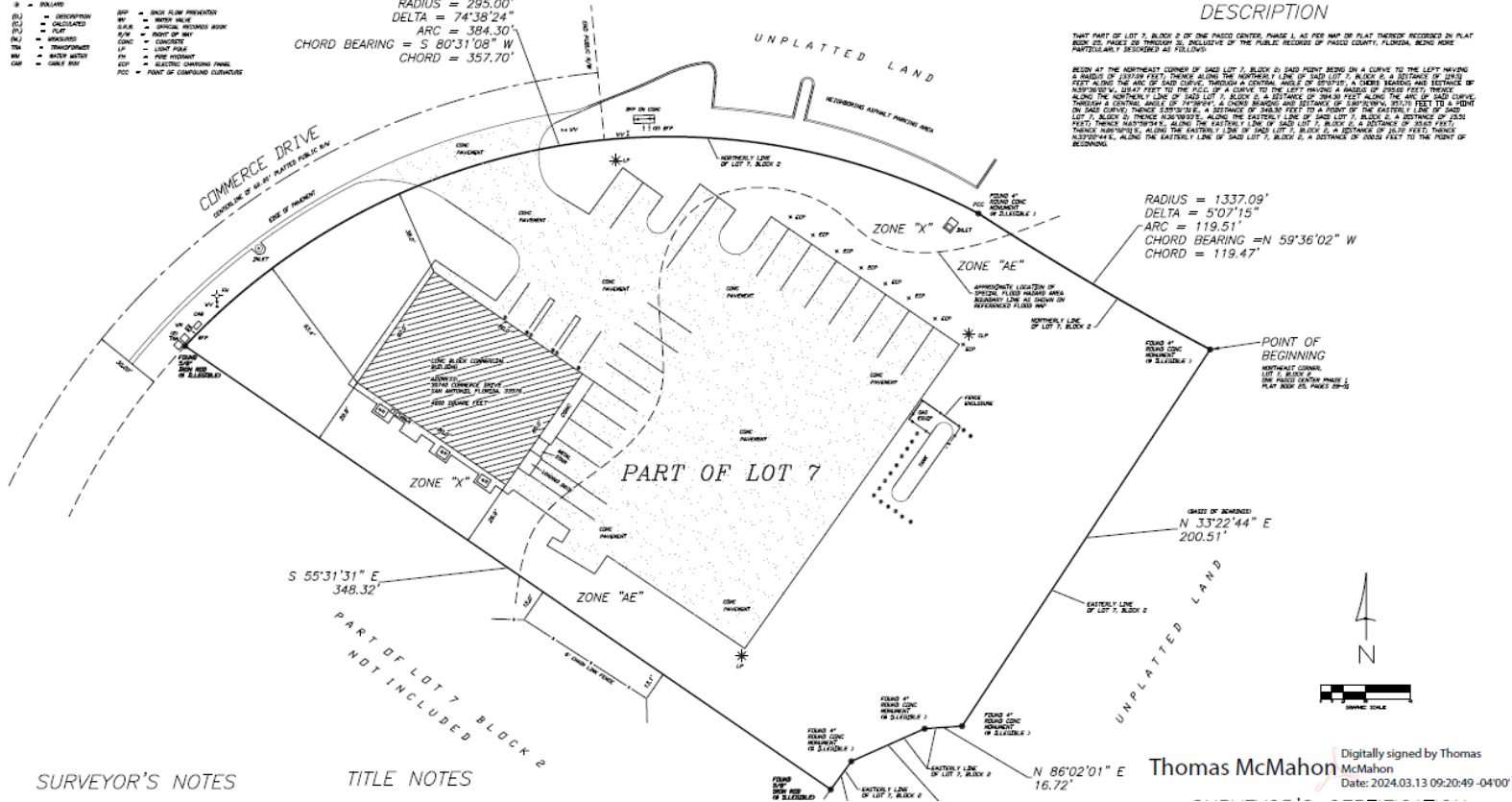
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LEGEND / ABBREVIATIONS

- BL - BUILDING
- DL - DESCRIPTION
- FL - FENCED
- HL - HOUSING
- IL - IMPROVEMENTS
- ML - MISC. STRUCTURE
- PL - PLANT
- SL - SPECIAL SERVICES
- TL - TRANSFORMER
- UL - UTILITY
- VL - VEHICLE
- WL - WATER
- XL - EXISTING
- YL - YARD
- ZL - ZONE
- AL - ALIEN
- BL - BOUNDARY
- CL - CENTERLINE
- DL - DISTANCE
- EL - ELEVATION
- FL - FLOOR
- GL - GRADE
- HL - HEIGHT
- IL - INTERIOR
- KL - KIND
- LL - LENGTH
- ML - MATERIAL
- NL - NUMBER
- OL - ORIGIN
- PL - POINT
- QL - QUANTITY
- RL - RATE
- SL - SIZE
- TL - TIME
- UL - UNIT
- VL - VALUE
- WL - WEIGHT
- XL - TYPE
- YL - YEAR
- ZL - ZONE

RADIUS = 295.00'
DELTA = 74°38'24"
ARC = 384.30'
CHORD BEARING = S 80°31'08" W
CHORD = 357.70'



BOUNDARY SURVEY DESCRIPTION

THAT PART OF LOT 7, BLOCK 2 OF ONE PASSO CENTER, PHASE 1, AS PER MAP OF PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 20 THROUGH 26, INCLUSIVE OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

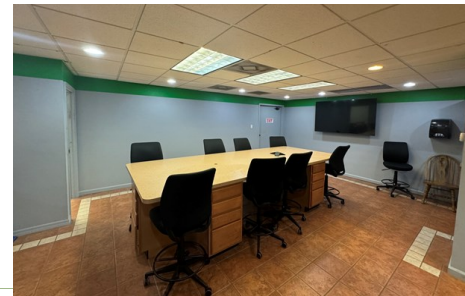
BEGIN AT THE NORTHWEST CORNER OF SAID LOT 7, BLOCK 2; SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 295.00 FEET THENCE ALONG THE NORTHWEST LINE OF SAID LOT 7, BLOCK 2, A DISTANCE OF 357.70 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°38'24" TO A POINT HAVING A BEARING AND DISTANCE OF N 55°31'31" E 348.32 FEET TO THE POINT OF BEGINNING.

RADIUS = 1337.09'
DELTA = 5°07'15"
ARC = 119.51'
CHORD BEARING = N 59°36'02" W
CHORD = 119.47'

SURVEYOR'S NOTES

TITLE NOTES

Digitally signed by Thomas McMahon
Date: 2024.03.13 09:20:49 -0400



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