

# Available For Sale/Lease

6603 Industrial Ave  
Port Richey, FL 34668

For More Information Contact:

Beck Buchanan

727-256-0063

[Bbuchanan@BurpeeCommercial.com](mailto:Bbuchanan@BurpeeCommercial.com)





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- 02 Property Overview
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# 01 Executive Summary

John Burpee & Associates is honored to represent a 2,400 SF fully insulated and air-conditioned red iron building available for lease, ideal for warehouse, distribution, light manufacturing, or contractor use. The building features three roll-up doors for easy drive-in access, with newly installed epoxy flooring and updated HVAC. spacious .39-acre lot, the property includes a large, fully fenced and secured parking and storage yard. Perfect for fleet vehicles, equipment, or outdoor material storage. with easy access to Ridge Rd and US-19, offering excellent connectivity for commercial operations and customer/vendor access. Highlights: 2,400 SF red iron building – insulated & air-conditioned 3 roll-up doors New epoxy floors New bathroom Fully fenced & secured lot (.39 acres) Ample parking/storage space Easy access to Ridge Rd & US-19.

## Highlights

- Central Air Conditioning
- 2400 SF under A/C
- Fully fenced & secured lot (.39 acres)
- 3 Drive Ins
- Secure Storage
- L1 zoning
- New epoxy floors
- Paved Lot

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727-256-0063 or [Bbuchanan@BurpeeCommercial.com](mailto:Bbuchanan@BurpeeCommercial.com)

## Sale Price

- **\$450,000**

## Lease Price

- **\$14.50 SF/YR**

**NNN**



# 02 Property Overview – 10416 Sparge St

|                   |                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel ID         | 28-25-16-0160-00F00-0130                                                                                                                                                                                                                                                                                                                                                  |
| Address           | 6603 INDUSTRIAL AVENUE, PORT RICHEY, FL 34668                                                                                                                                                                                                                                                                                                                             |
| Legal Description | CUSTOM COMMERCE CENTER UNIT 2 UNREC COM AT E1/4 OF SECTION 28 TH N89DEG37' 28"W ALG NORTH BDY OF SE1/4 OF SECTION 28 TH 1335.73 FT TH S00DEG35' 55"W 545.00 FT TH N89DEG46' 06"W 722.86 FT FOR POB TH S00DEG 13' 54"W 180.00 FT TH N89DEG 46' 06"W 90.00 FT TH N00DEG13' 54"E 180.00 FT TH S89DEG46' 06"E 90.00 FT TO POB LESS NORTH 5.00 FT THEREOF FOR UTILITY EASEMENT |
| Year Built        | 1976                                                                                                                                                                                                                                                                                                                                                                      |
| Stories           | 1                                                                                                                                                                                                                                                                                                                                                                         |
| Lot Size          | 15,750 SQ FT/ 0.36 AC                                                                                                                                                                                                                                                                                                                                                     |
| Total Building SF | 2,400                                                                                                                                                                                                                                                                                                                                                                     |
| Roof              | Sawtooth                                                                                                                                                                                                                                                                                                                                                                  |
| Exterior          | Metal                                                                                                                                                                                                                                                                                                                                                                     |
| Interior          | Masonry                                                                                                                                                                                                                                                                                                                                                                   |
| HVAC              | None                                                                                                                                                                                                                                                                                                                                                                      |



# 02 Property Overview – Taxes

**Mike Fasano**  
Pasco County Tax Collector  
"Thank You for allowing us to serve you."

**2025 Paid Real Estate**

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

| Parcel / Account Number  | Escrow | Tax District |
|--------------------------|--------|--------------|
| 28-25-16-0160-00F00-0130 |        | UF           |

Pay your current taxes online at [www.pascotaxes.com](http://www.pascotaxes.com)

STEIN RANDY A  
4916 GALLEON CT  
NEW PORT RICHEY, FL 34652-3072

Scan to Pay



6603 INDUSTRIAL AVENUE  
CUSTOM COMMERCE CENTER UNIT 2  
UNREC COM AT E1/4 OF SE  
See Additional Legal on Tax Roll

Paid 03/23/2026

Receipt # 26-1-042455

\$3,043.68 Paid By STEIN RANDY A

| Ad Valorem Taxes                               |              |         |                        |           |               |              |
|------------------------------------------------|--------------|---------|------------------------|-----------|---------------|--------------|
| Taxing Authority                               | Telephone    | Millage | Assessed Value         | Exemption | Taxable Value | Taxes Levied |
| COUNTY COMMISSION - OPERATING                  | 727-847-8980 | 7.4042  | 145,660                | 0         | 145,660       | 1,078.50     |
| SCHOOL OPERATING STATE LAW                     | 727-774-2268 | 3.0260  | 184,208                | 0         | 184,208       | 557.41       |
| SCHOOL - CAPITAL OUTLAY                        | 727-774-2268 | 1.5000  | 184,208                | 0         | 184,208       | 276.31       |
| VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING | 727-774-2268 | 1.0000  | 184,208                | 0         | 184,208       | 184.21       |
| SCHOOL - LOCAL DISCRETIONARY                   | 727-774-2268 | 0.7480  | 184,208                | 0         | 184,208       | 137.79       |
| COUNTY MUNICIPAL SERVICE FIRE DIST             | 727-847-8980 | 2.1225  | 145,660                | 0         | 145,660       | 309.16       |
| COUNTY PARKS MSTU                              | 727-847-8980 | 0.0000  | 145,660                | 0         | 145,660       | 0.00         |
| COUNTY ROADS MSTU                              | 727-847-8980 | 0.4052  | 145,660                | 0         | 145,660       | 59.02        |
| SW FLA WATER MANAGEMENT DISTRICT               | 800-423-1476 | 0.1831  | 145,660                | 0         | 145,660       | 26.67        |
| PASCO COUNTY MOSQUITO CONTROL                  | 727-376-4568 | 0.2091  | 145,660                | 0         | 145,660       | 30.46        |
| VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019  | 727-847-8980 | 0.0182  | 145,660                | 0         | 145,660       | 2.65         |
| VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020  | 727-847-8980 | 0.0364  | 145,660                | 0         | 145,660       | 5.30         |
| VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024  | 727-847-8980 | 0.0100  | 145,660                | 0         | 145,660       | 1.46         |
| VOTER APPROVED - COUNTY JAIL BOND 2019         | 727-847-8980 | 0.0229  | 145,660                | 0         | 145,660       | 3.34         |
| VOTER APPROVED - COUNTY JAIL BOND 2021         | 727-847-8980 | 0.0953  | 145,660                | 0         | 145,660       | 13.88        |
| VOTER APPROVED - COUNTY PARKS & REC BOND 2019  | 727-847-8980 | 0.0086  | 145,660                | 0         | 145,660       | 1.25         |
| VOTER APPROVED - COUNTY PARKS & REC BOND 2022  | 727-847-8980 | 0.0116  | 145,660                | 0         | 145,660       | 1.69         |
| VOTER APPROVED - COUNTY LIBRARIES BOND 2019    | 727-847-8980 | 0.0081  | 145,660                | 0         | 145,660       | 1.18         |
| VOTER APPROVED - COUNTY LIBRARIES BOND 2021    | 727-847-8980 | 0.0077  | 145,660                | 0         | 145,660       | 1.12         |
| Total Millage                                  |              | 16.8169 | Total Ad Valorem Taxes |           |               | \$2,691.40   |
| Non-Ad Valorem Taxes                           |              |         |                        |           |               |              |
| Levying Authority                              | Telephone    | Amount  |                        |           |               |              |
| COUNTY STORMWATER                              | 727-834-3611 | 285.00  |                        |           |               |              |
| COUNTY STREETLIGHT                             | 813-235-6196 | 67.28   |                        |           |               |              |
| Total Non-Ad Valorem Taxes                     |              |         |                        |           | \$352.28      |              |
| Total Combined Taxes & Assessments             |              |         |                        |           | \$3,043.68    |              |
| If Paid By                                     | Mar 31, 2026 |         |                        |           |               |              |
| Please Pay                                     | \$0.00       |         |                        |           |               |              |

Your check is your receipt, or you may visit our website, [www.pascotaxes.com](http://www.pascotaxes.com) to print a receipt.

◆PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT◆

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|            |              |  |  |  |  |
|------------|--------------|--|--|--|--|
| If Paid By | Mar 31, 2026 |  |  |  |  |
| Please Pay | \$0.00       |  |  |  |  |

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

6603 INDUSTRIAL AVENUE

STEIN RANDY A  
4916 GALLEON CT  
NEW PORT RICHEY, FL 34652-3072

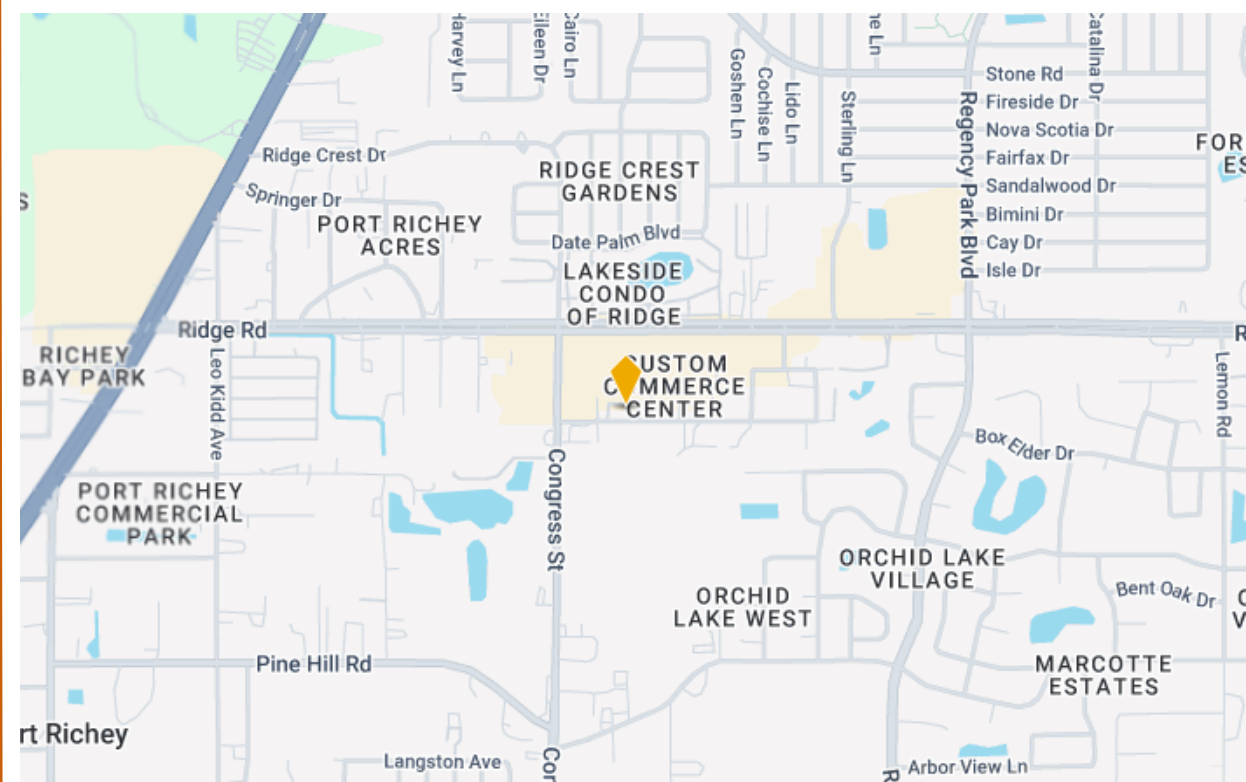
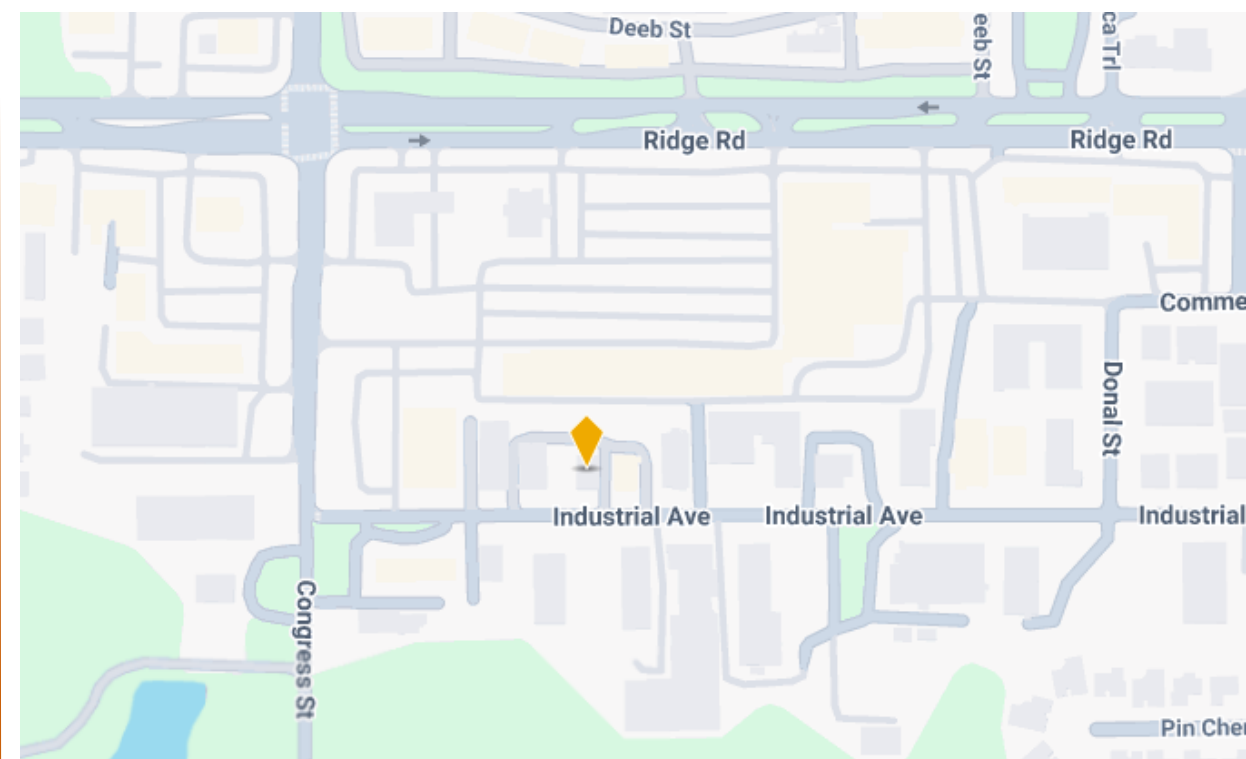
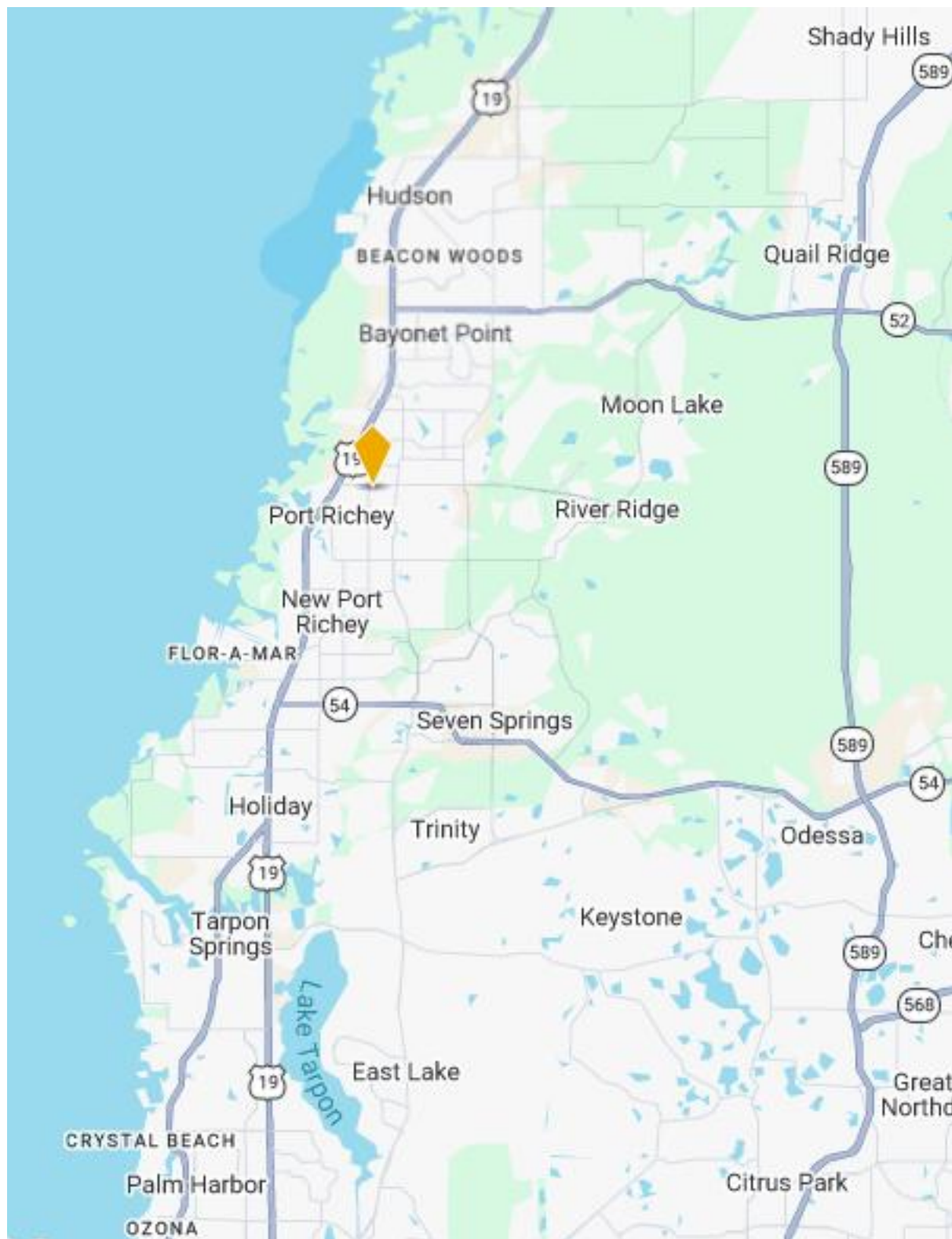
CUSTOM COMMERCE CENTER UNIT 2  
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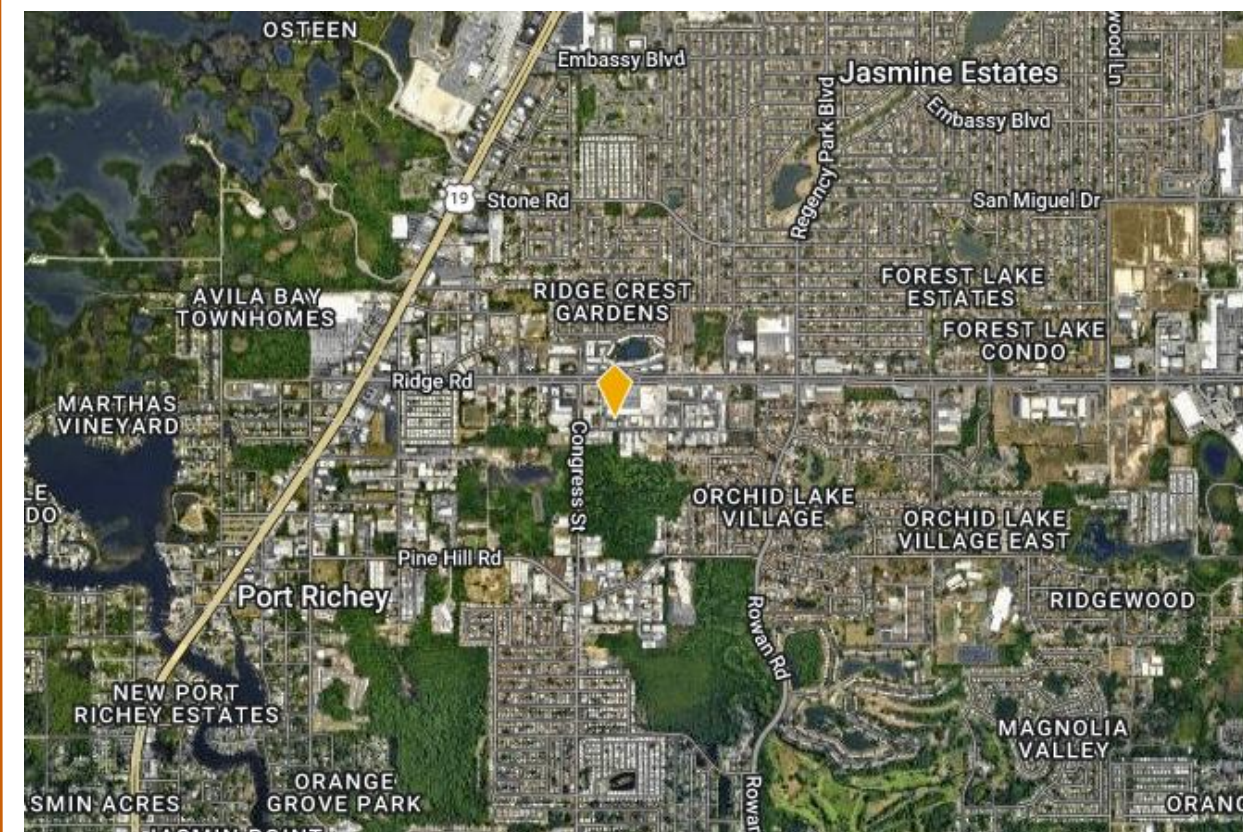
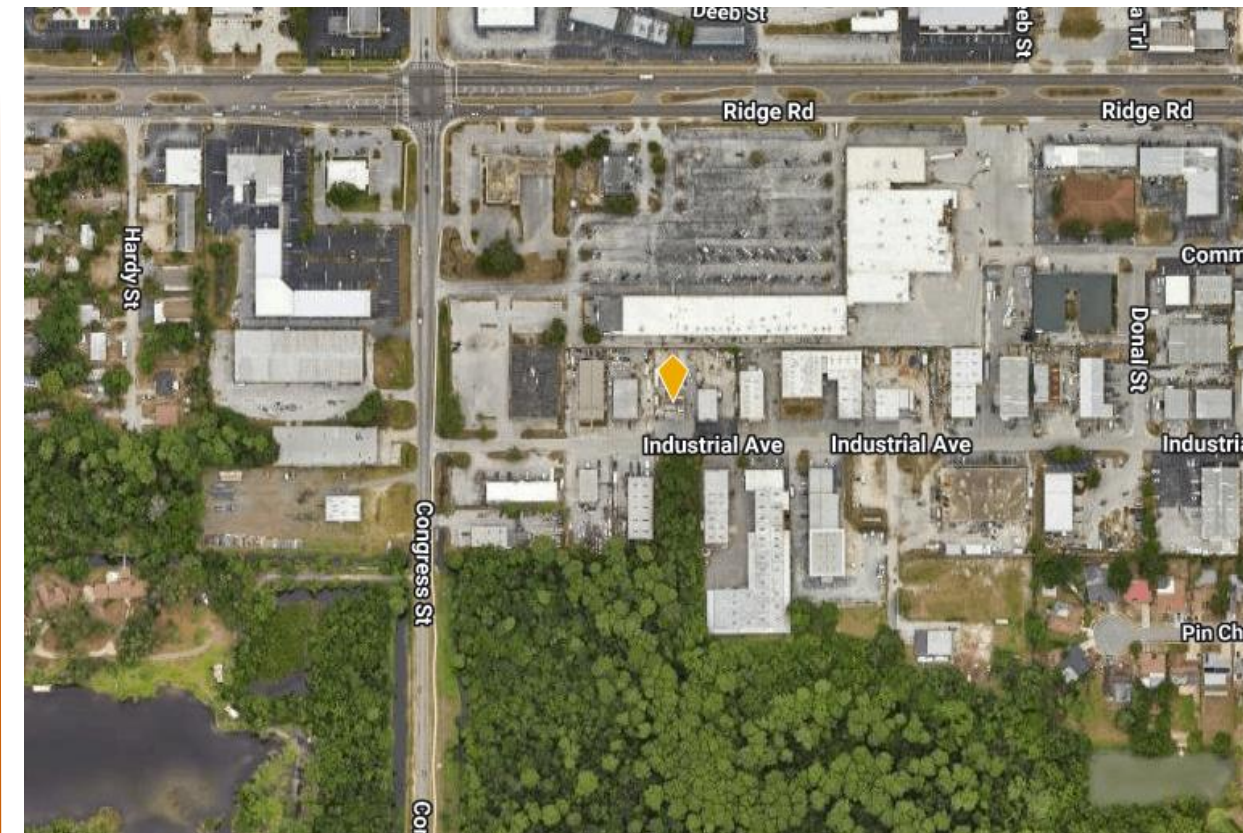
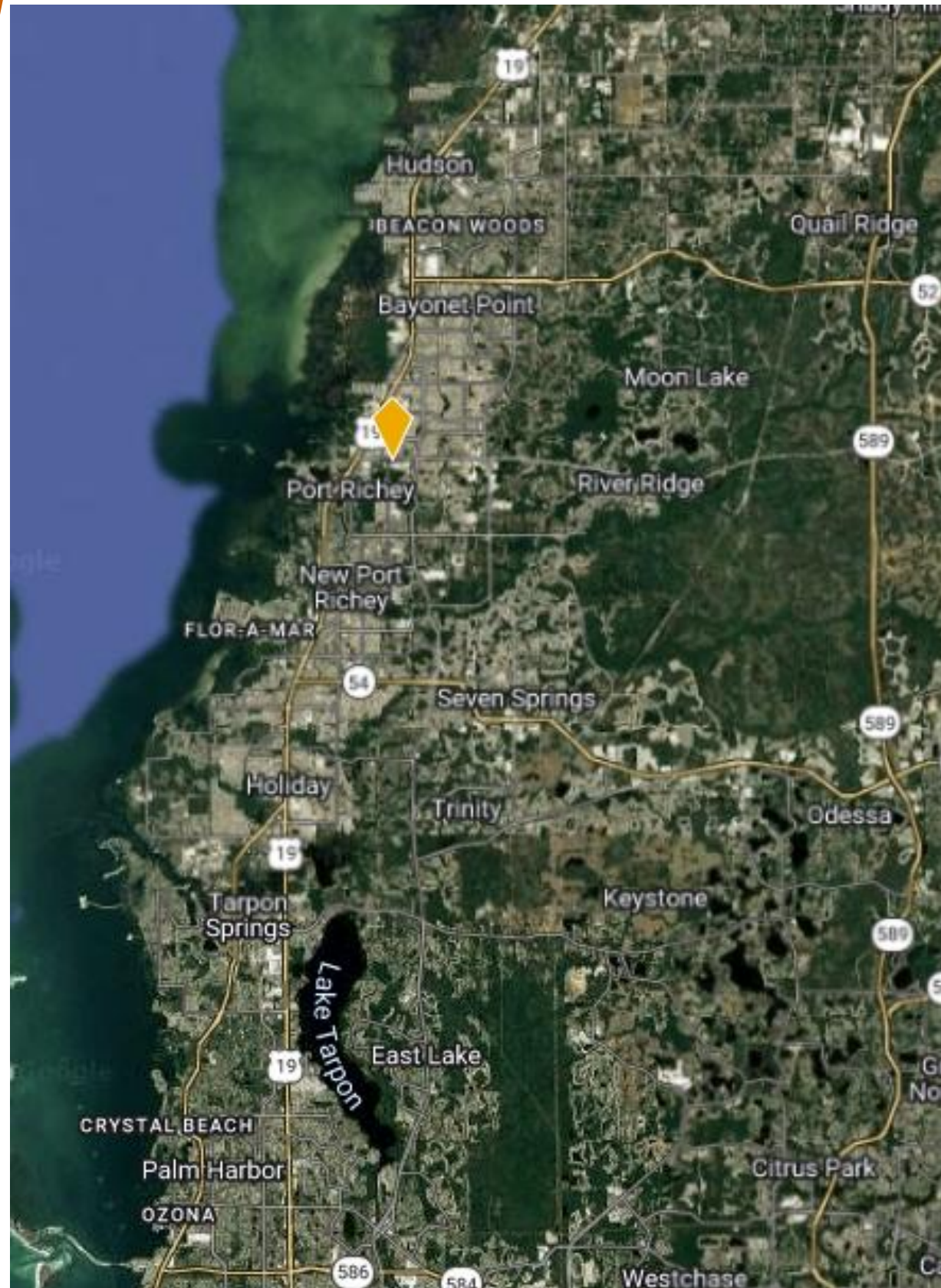
## 03 Location Overview







## 03 Location Overview





# 04 Photo Gallery



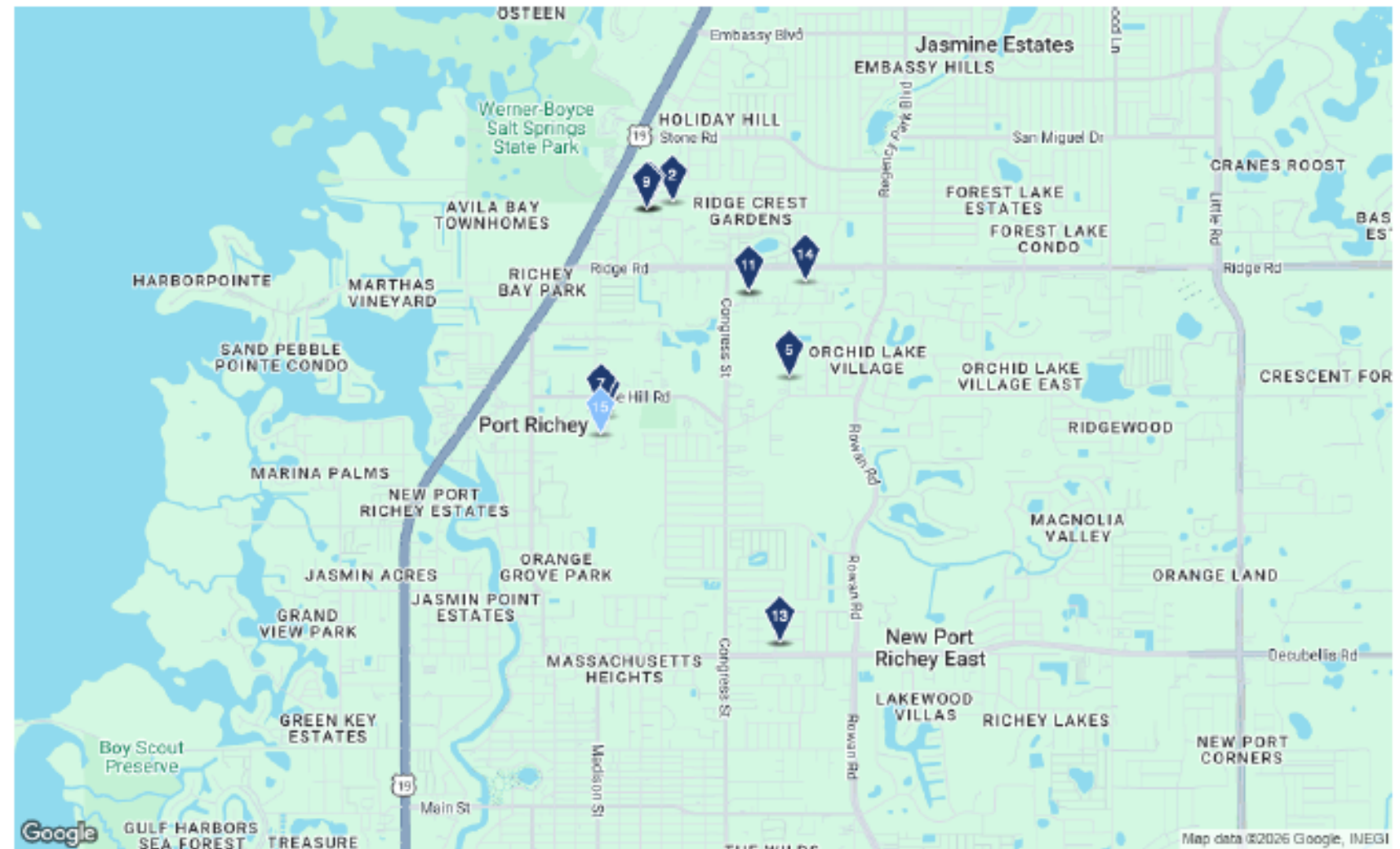






# 05 Property Comps - Sale

## ◆ Sale Comps Map & List



### Sale Comparables Summary Statistics

| Sale Attributes     | Low       | Average     | Median      | High        |
|---------------------|-----------|-------------|-------------|-------------|
| Sale Price          | \$350,000 | \$563,417   | \$430,500   | \$1,700,000 |
| Sale Price Per SF   | \$90      | \$145       | \$127       | \$340       |
| Cap Rate            | 7.7%      | 8.5%        | 8.5%        | 9.4%        |
| Land Price Per AC   | \$413,592 | \$1,111,275 | \$1,542,836 | \$2,582,748 |
| Property Attributes | Low       | Average     | Median      | High        |
| Building SF         | 3,000 SF  | 3,949 SF    | 3,922 SF    | 5,000 SF    |
| Year Built          | 1963      | 1989        | 1985        | 2025        |
| % Leased At Sale    | 0.0%      | 85.7%       | 100%        | 100%        |
| Star Rating         | ★★★★★ 1   | ★★★★★ 1.9   | ★★★★★ 2     | ★★★★★ 3     |

Summary Statistics exclude For Sale and Under Contract listings





# 05 Property Comps – Sale

## Sale Comps List

|    | Property Name<br>Address                            | Type                              | Built/Renovated | Size<br>(% Leased) | Sale Date           | Price                        | Cap Rate        |
|----|-----------------------------------------------------|-----------------------------------|-----------------|--------------------|---------------------|------------------------------|-----------------|
| 1  | 7841 Clark Moody Blvd<br>Port Richey, FL 34668      | Warehouse<br>★☆☆☆☆                | 1987            | 4,000 SF<br>(100%) | 6/16/2026           | Not Disclosed                | -               |
| 2  | 6305 Springer Dr<br>Port Richey, FL 34668           | Warehouse<br>★★★★☆                | 2025            | 5,000 SF<br>(100%) | 4/30/2026           | \$1,700,000<br>(\$340.00/SF) | -               |
| 3  | 6203 Springer Dr<br>Port Richey, FL 34668           | Warehouse<br>★★★★☆                | 1981/2017       | 4,732 SF<br>(0%)   | 2/20/2026           | \$425,000<br>(\$89.81/SF)    | -               |
| 4  | 6203 Springer Dr<br>Port Richey, FL 34668           | Warehouse<br>★★★★☆                | 1981/2017       | 4,732 SF<br>(0%)   | 2/19/2026           | Not Disclosed                | -               |
| 5  | 8047 Franko Ct<br>Port Richey, FL 34668             | Warehouse<br>★★★★☆                | 1997            | 4,000 SF<br>(100%) | 12/31/2025          | \$426,000<br>(\$106.50/SF)   | -               |
| 6  | 7906 Leo Kidd Ave<br>Port Richey, FL 34668          | Warehouse<br>★★★★☆                | 1985            | 3,520 SF<br>(100%) | 11/4/2025           | \$435,000<br>(\$123.58/SF)   | -               |
| 7  | 7906 Leo Kidd Ave<br>Port Richey, FL 34668          | Warehouse<br>★★★★☆                | 1985            | 3,520 SF<br>(100%) | 10/30/2025          | \$435,000<br>(\$123.58/SF)   | -               |
| 8  | 6151 Springer Dr<br>Port Richey, FL 34668           | Warehouse<br>★★★★☆                | 2001            | 3,250 SF<br>(100%) | 10/28/2025          | \$425,000<br>(\$130.77/SF)   | 7.70%<br>Actual |
| 9  | 6151 Springer Dr<br>Port Richey, FL 34668           | Warehouse<br>★★★★☆                | 2001            | 3,250 SF<br>(100%) | 10/28/2025          | \$425,000<br>(\$130.77/SF)   | -               |
| 10 | 6549 Industrial Ave<br>Port Richey, FL 34668        | Flex<br>★★★★☆                     | 1980            | 4,300 SF<br>(100%) | 10/23/2025          | \$675,000<br>(\$156.98/SF)   | -               |
| 11 | 6549 Industrial Ave<br>Port Richey, FL 34668        | Flex<br>★★★★☆                     | 1980            | 4,300 SF<br>(100%) | 10/22/2025          | \$600,000<br>(\$139.53/SF)   | -               |
| 12 | 6703 Massachusetts Ave<br>New Port Richey, FL 34653 | Showroom<br>★★★★☆                 | 1963            | 3,844 SF<br>(100%) | 6/27/2025           | \$350,000<br>(\$91.05/SF)    | 9.36%<br>Actual |
| 13 | 6703 Massachusetts Ave<br>New Port Richey, FL 34653 | Showroom<br>★★★★☆                 | 1963            | 3,844 SF<br>(100%) | 6/26/2025           | \$350,000<br>(\$91.05/SF)    | -               |
| 14 | 6802 Commerce Ave<br>Port Richey, FL 34668          | Light Manufac-<br>turing<br>★★★★☆ | 1979            | 3,000 SF<br>(100%) | 6/25/2025           | \$515,000<br>(\$171.67/SF)   | -               |
| 15 | 7805 Clark Moody Blvd<br>Port Richey, FL 34668      | Industrial<br>★★★★☆               | 1987            | 2,800 SF<br>(100%) | Under Con-<br>tract | \$499,000<br>(\$178.21/SF)   | -               |

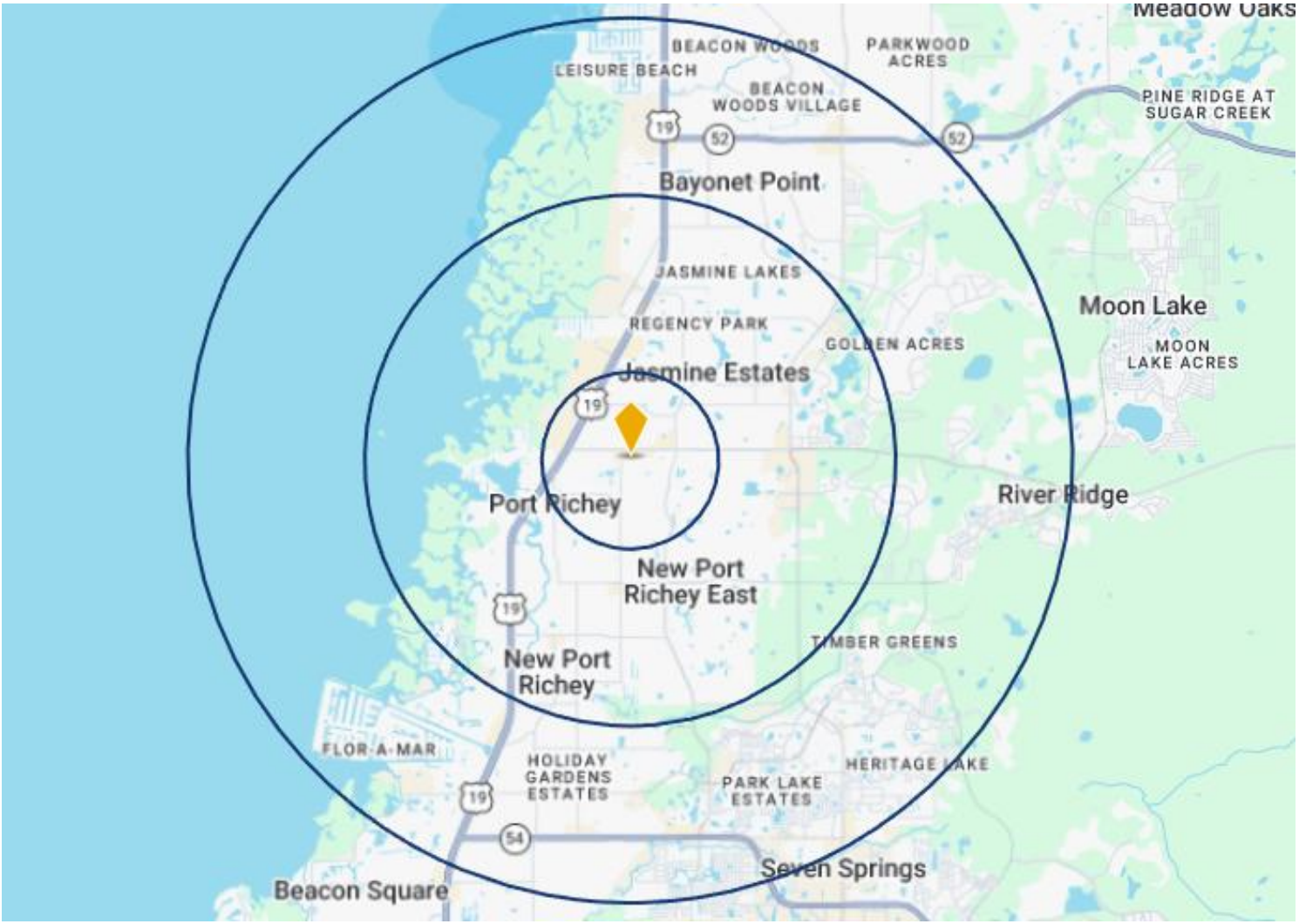






# 1-3-5 Mile Market Demographics

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| 2020 Population     | 11,473    | 66,692    | 143,949   |
| 2025 Population     | 12,533    | 75,846    | 163,822   |
| Median Age          | 41.1      | 44.2      | 46.5      |
| 2020 Households     | 4,965     | 28,820    | 62,979    |
| 2025 Households     | 5,381     | 32,654    | 71,443    |
| # of Persons/HH     | 2.3       | 2.2       | 2.2       |
| Average HH Income   | \$55,979  | \$64,470  | \$72,644  |
| Average House Value | \$205,415 | \$229,662 | \$259,276 |







John Burpee & Associates  
Commercial Real Estate Brokers, Inc.

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