

Standard OM (Copy) for 8925 New York Ave, Hudson, FL 34667, USA

Executive Summary

8925–8933 New York Avenue offers a rare small-bay industrial and IOS combination: two renovated warehouse buildings totaling 6,800 SF on 9.0 acres, including 5 acres of fenced outdoor storage. Multiple access points, upgraded infrastructure, and Opportunity Zone status position the asset for flexible occupancy and long-term upside.

Investment Summary

The offering comprises two industrial buildings totaling 6,800 SF on 9.0 acres, zoned C2 and Industrial 1 & 2. Built in 1980, the site features multiple access points via New York Avenue, La Pratt Road, and Arcola Avenue, supporting efficient yard circulation and a wide range of industrial uses.

Investment Highlights

This offering pairs 6,800 SF of renovated warehouse space with 5 acres of fenced IOS, creating a scarce, flexible industrial configuration. Recent capital improvements reduce near-term expenditures, while multiple access points, durable block construction, and Opportunity Zone status support owner-user appeal, investor optionality, and long-term value creation. The 2025 tax bills indicate combined annual property taxes and assessments of approximately \$12,883 based on parcel totals of \$4,442.49 for 8925 New York Avenue and \$8,440.17 for 8933 New York Avenue, providing a current basis for underwriting carrying costs.

Property Details

Hudson industrial portfolio totaling 6,800 SF across two single-story warehouse buildings on 9.0 acres. The offering includes approximately 5 acres of Industrial Outdoor Storage, durable concrete block construction, and reported new 2026 roofs. Multiple access points support flexible industrial operations and owner-user functionality. 2025 property taxes are approximately \$12,882.66 in aggregate based on the two referenced Pasco County tax bills.

Property Description

Property Overview

This renovated Hudson industrial portfolio pairs 6,800 SF of warehouse space with approximately 5 acres of secured IOS on a 9-acre site. Multiple access points, recent capital upgrades, and Opportunity Zone positioning create a functional, flexible asset for contractors, storage users, and small industrial occupiers.

Design & Character

The asset is improved with two single-story, all-block warehouse buildings configured for practical industrial use rather than institutional finish. Recent renovation work, vanilla-box readiness, new restrooms, and fenced yard areas support immediate occupancy and straightforward adaptation for owner-users or small-bay industrial tenants.

Value-Enhancing Features

Value is driven by the combination of renovated warehouse improvements and large-format outdoor storage capacity. Reported 2026 roof replacements, updated electrical components, a 2023 well system, a 2026 septic tank for the rear building, and full 6-foot perimeter security fencing reduce near-term capital requirements while enhancing operational utility. Three points of ingress/egress from New York Avenue, La Pratt Road, and Arcola Avenue improve circulation and site functionality.

Market Positioning & SWOT Analysis

- **Strengths:** 9-acre site, 5-acre IOS component, renovated block warehouses, multiple access points, Opportunity Zone location.
- **Weaknesses:** Small total building area limits scale for larger industrial users.
- **Opportunities:** Lease-up, owner-user occupancy, IOS monetization, and phased yard or building expansion potential.
- **Threats:** Local entitlement, utility, and demand shifts could affect absorption and pricing.

Location Overview

Positioned in Hudson's established industrial corridor, this 9-acre asset pairs renovated all-block warehouses with 5 acres of fenced IOS, multiple access points, and Opportunity Zone status. Recent capital improvements and immediate usability create a differentiated offering for contractors, fleet operators, and warehouse users in supply-constrained Tampa Bay. For investment-highlights context, the two Pasco County tax bills indicate 2025 combined property taxes of approximately \$12,882.66 across 8925 New York Avenue and 8933 New York Avenue, providing buyers with a current basis for underwriting carrying costs alongside the \$3.3 million asking price and recent renovation program.

From a market-positioning standpoint, current Tampa Bay industrial dynamics support the property's competitive standing. Q1 2026 net absorption reached 766,953 SF, vacancy ranged from 6.41% to 7.5% depending on brokerage methodology, and asking rents continued to rise, with reported averages spanning \$10.32/SF net to \$11.42/SF NNN and signed lease rates averaging \$15.31/SF in Sigma's survey. At the same time, 81% of tracked space under construction was reported available, which increases competition for generic bulk space but reinforces the appeal of a renovated, immediately usable small-scale industrial yard with IOS and multiple ingress/egress points. This Hudson offering stands out through functional flexibility, lower likely occupancy cost, and scarce fenced outdoor storage utility for local and regional operators.

Demographics

Within 5 miles, 85,549 residents, 72,544 employees, and 30,047 occupied homes support durable demand for contractor, warehouse, and service-commercial uses. A stable, predominantly homeowner base, moderate incomes, and strong construction, transportation, and healthcare employment align well with functional industrial occupancy and outdoor-storage demand.

Site Map



[download image](#)

The uploaded lot-line exhibits identify the subject at **8925 New York Avenue** within Hudson's U.S. 19 corridor, showing the parcel orientation along **New York Avenue** and supporting the site's positioning for an industrial/commercial offering with multiple buildings, a fully fenced perimeter, and a large outdoor storage component. This boundary context is important for buyer underwriting because clear parcel visibility and street orientation help validate circulation, yard functionality, and the usability of the approximately 5-acre outdoor storage area that supports the \$3.3 million offering.

Transportation: The property sits just east of **U.S. Highway 19** at approximately **0.9 miles, a 3-minute drive**, giving tenants and contractors direct north-south access through Hudson and into the broader Tampa Bay region; that connectivity improves truck routing efficiency and supports industrial demand. **State Road 52** is approximately **3.5 miles, an 8-minute drive** south of the site, providing an east-west link toward **Interstate 75 via Exit 59** at roughly **23 miles, a 30-minute drive**, which strengthens regional freight access and expands the property's appeal for warehouse, contractor, and storage users. **Tampa International Airport** is approximately **39 miles, a 55-minute drive** southeast, providing the nearest major commercial air service and improving access for ownership, vendors, and out-of-market users evaluating an opportunity-zoned asset.

Education: Within the immediate area, **The Treehouse Village ELC** is approximately **0.8 miles, a 3-minute drive**, while **West Virginia Beach** appears in Google Places at approximately **0.6 miles, a 2-minute drive**; although higher-education options are limited in the immediate Hudson trade area, the site remains within the broader Pasco County labor shed that benefits from access to regional training and workforce pipelines. That dynamic supports tenant appeal for light industrial and service-commercial occupancy where labor access matters more than walkable campus adjacency.

Attractions: **Encore Barrington Hills** is approximately **0.5 miles, a 2-minute drive** from the property, adding nearby neighborhood activity and reinforcing the site's placement within an established local community. Hudson's waterfront recreation and Gulf-oriented identity, together with dining and service uses along **U.S. 19** approximately **0.9 miles, a 3-minute drive**, support day-to-day convenience for occupants and visitors. This combination of corridor access and nearby local amenities enhances functional appeal for owner-users seeking renovated all-block warehouse buildings with practical access to both customers and outdoor recreation.

A second lot-line exhibit may also be used in layout to show alternate parcel emphasis or sale-area highlighting:



[download image](#)

Comps Analysis

The subject's \$3.30M asking price equates to approximately \$485.29/SF on 6,800 SF of renovated warehouse improvements. Current Tampa Bay industrial market dynamics remain supportive for the subject's repositioned warehouse/IOS profile, with Q1 2026 net absorption of 766,953 SF, vacancy in a 6.41%–7.50% range, and asking rents generally trending upward, including Lee & Associates at \$11.42/SF NNN and Newmark reporting 5.10% year-over-year rent growth. The offering is further supported by its 9.0-acre site, 5-acre outdoor storage component, all-block construction, new roofs, interior upgrades, new bathrooms, fully fenced perimeter, and Opportunity Zone location. Subject property taxes total approximately \$12,883 annually based on the two 2025 Pasco County tax bills (\$4,442.49 for 8925 New York Ave parcel 0150 and \$8,440.17 for 8933 New York Ave parcel 0160), which is a relevant carrying-cost consideration in the investment profile.

Physical Specifications

Two single-story masonry warehouse buildings total 6,800 SF on a 9-acre, yard-dominant industrial site with approximately 5 acres of IOS. The improvements were originally built in 1980 and are described as fully renovated in 2026, with concrete-block construction and newly installed roofs on both buildings. Building 1 contains 3,200 SF of heated/cooled warehouse area with restrooms, while Building 2 contains 3,600 SF with subdividable space, air-conditioned office area, and restrooms. Reported utility and system upgrades include updated electrical panels and receptacles, 220V incoming electric service, 3-phase power availability at the buyer's cost, a 2023 well system, a 2026 septic tank serving the rear building, and full 6-foot perimeter security fencing. Site functionality is enhanced by frontage and access from New York Avenue, plus additional ingress/egress from La Pratt Road and Arcola Avenue, supporting truck movement, outdoor storage operations, and flexible occupancy. Based on the documented construction type and finish profile, the asset is best categorized as Class C industrial product that has benefited from recent capital improvements and immediate occupancy readiness.

Sources

Crexi

- <https://www.crexi.com/property-records/75986f1af55f6e4c42e2c8c46d9dda0efffb4b14?tab=record>
- Demographics insights for coordinates (28.376947, -82.6668)
- <https://www.crexi.com/property-records/75986f1af55f6e4c42e2c8c46d9dda0efffb4b14>

Google Places

- [8925 New York Ave, Hudson, FL 34667, USA](#)

Web Search

- [The Fulfillment Lab Expands to Pasco County, Florida, Driving Innovation in Global Fulfillment Technology | Pasco County Press Releases](#)
- [Largest Employers | Pasco Economic Development Council](#)
- [edr.state.fl.us](#)
- [Exploring Hudson, Florida: Location, Transportation, Attractions & More | BoatBlissBlog](#)
- [City of Hudson, Florida](#)