

FOR SALE

11,456 SF WAREHOUSE + 2 ACRES OUTDOOR STORAGE

6244 SPRINGER DR, PORT RICHEY, FL 34668



ROBBIE LOBER, Managing Member

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JASON MCCORMICK, Senior Associate

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Jason@LoberRealEstate.com

2962 Gulf to Bay Blvd

Suite 275

Clearwater, FL 33759

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LOBER
REAL ESTATE

6244 SPRINGER DR, PORT RICHEY, FL 34668

PROPERTY OVERVIEW



11,456 SF
BUILDING SIZE



2.0 AC
OUTDOOR STORAGE



PROPERTY DETAILS

LOCATION

ADDRESS	6244 Springer Dr, Port Richey, FL 34668 • Google Maps Link Here
SUBMARKET/COUNTY	Port Richey / Pasco

BUILDING

BUILDING SIZE	11,456 SF • Building 1: 6,916 SF (3,210 SF Office) • Maintenance Canopy: 4,540 SF
LOADING	Four (4) Grade-Level Doors (10' x 14')
CLEAR HEIGHT	22 FT
POWER	460 Amps 3-Phase
CONSTRUCTION	Butler

SITE

LOT SIZE	2.0 Acres Outdoor Storage Yard
ACCESS	Two (2) Points of Ingress / Egress
SIGNAGE	Pylon Sign on Site
FEATURES	Fully Fenced & Secured

ZONING & USE

ZONING	I-1 (Light Industrial)
PERMITTED USES	Manufacturing, Distribution, Outdoor Storage, Fleet Repair, Fleet Parking, Logistics, Building Materials, Construction Supplies, Etc. • See Additional Uses Here

INVESTMENT PROFILE

OCCUPANCY	100% Occupied, Fully Stabilized
PRICING	Please Contact Broker for Pricing, Term, and More Information

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PROPERTY FEATURES



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PROPERTY PHOTOS



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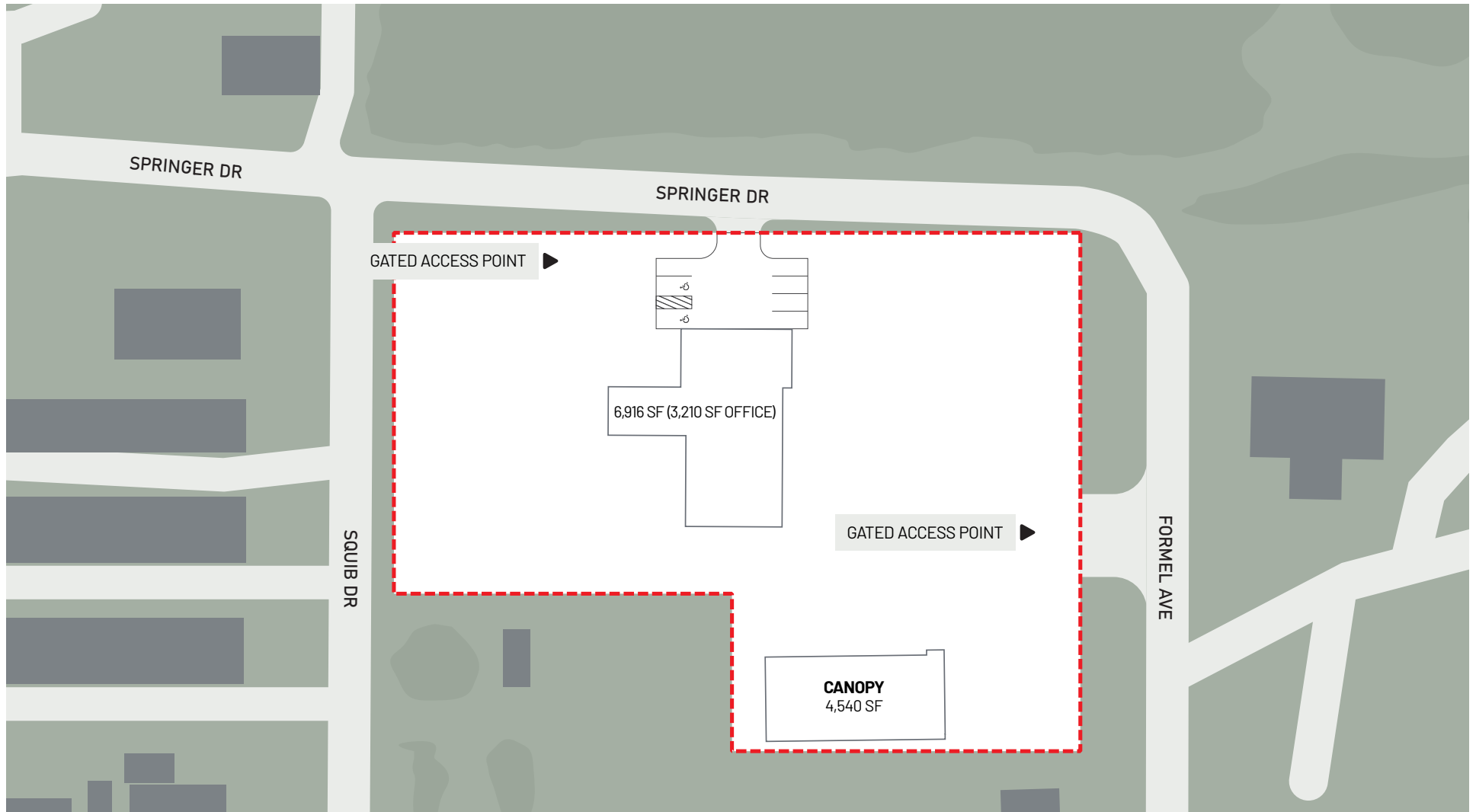
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SITE PLAN



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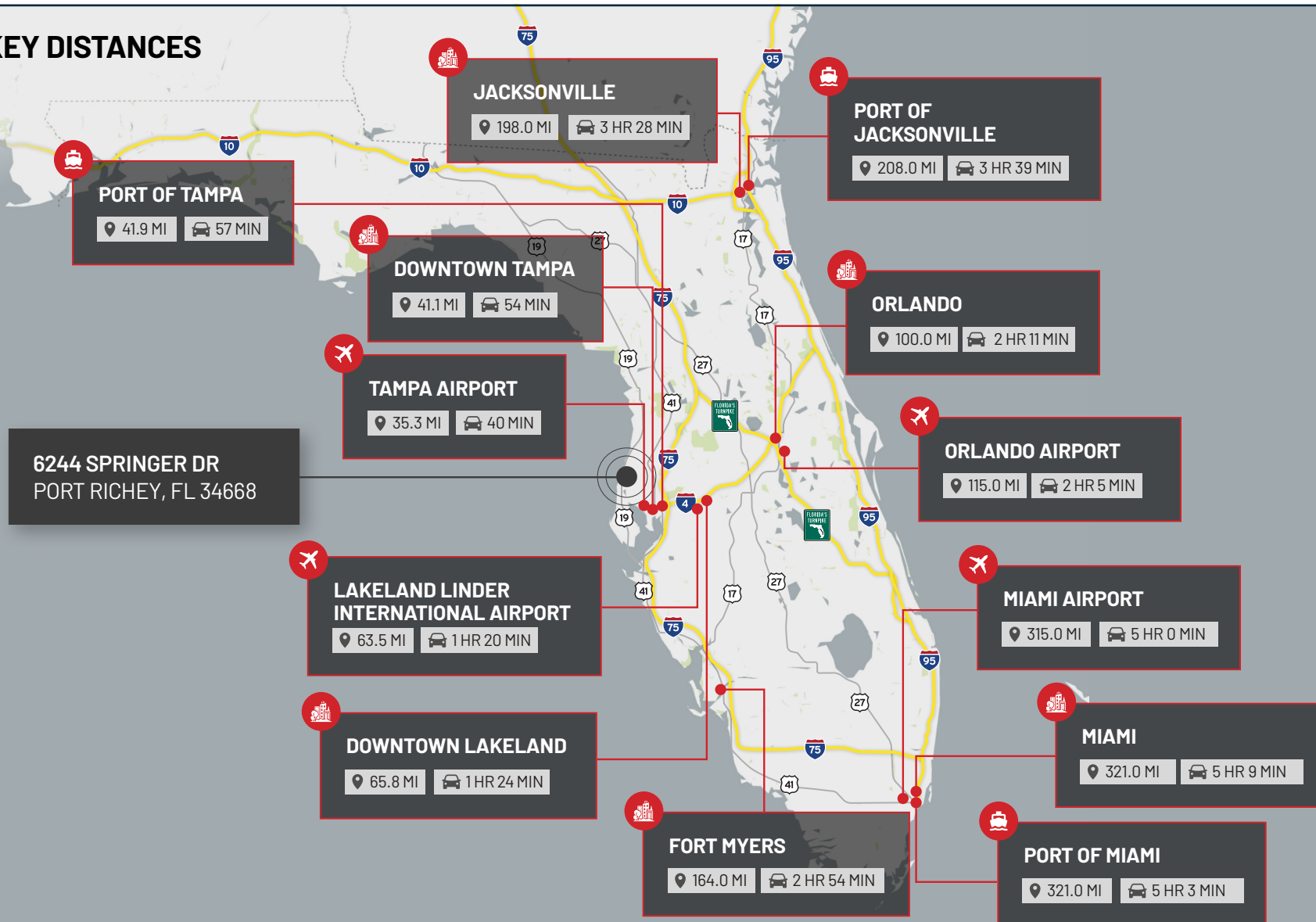
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KEY DISTANCES



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