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DRONE VIDEO

1331 Gunn Hwy, Odessa, FL 33556



💰 Price: \$4,390,000

📏 Unit Size: 14,700± SF on 5.35± AC

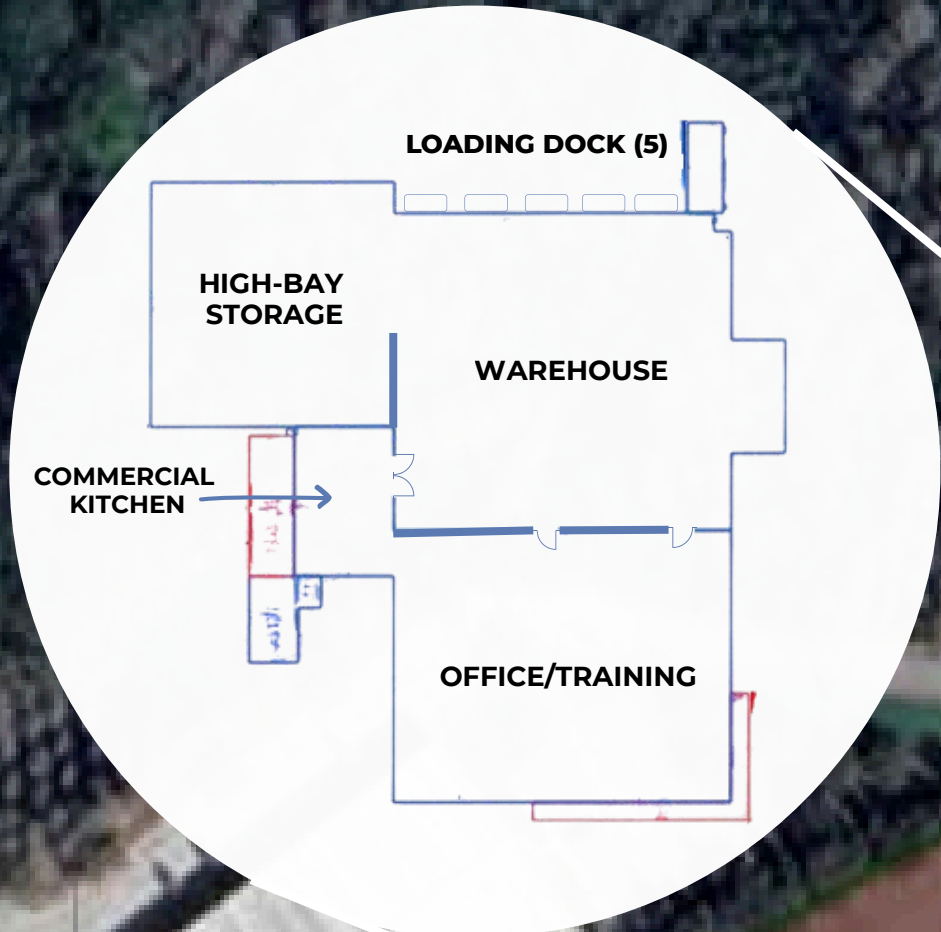
✅ Available: **Now (Offered As Vacant 5/2026)**

Bob Alter

VP Industrial Brokerage Services

(404) 307-1320 ☎

bob@cprteam.com ✉



GUNN HIGHWAY
(AADT: 18,700)

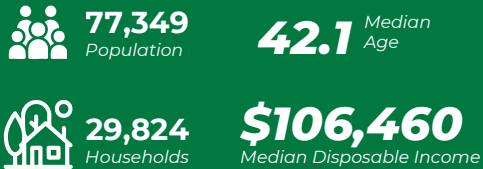


DEMOGRAPHIC SUMMARY

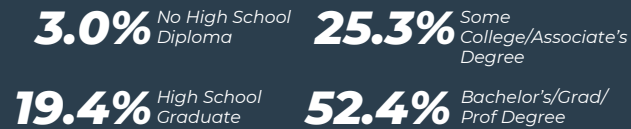
1331 Gunn Hwy, Odessa, FL 33556
RING OF 5 MILES



KEY FACTS



EDUCATION



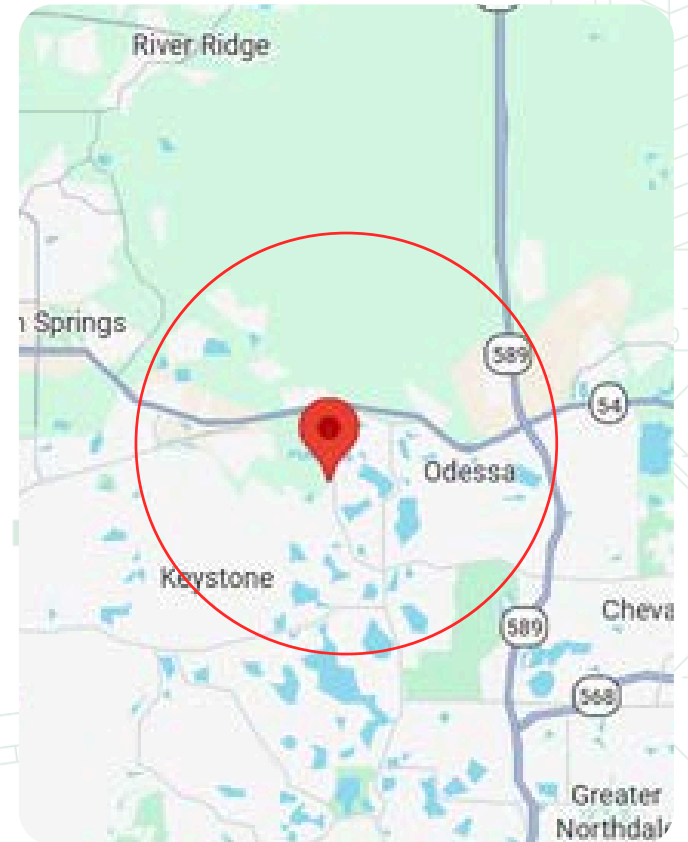
INCOME



EMPLOYMENT



3.9% Unemployment Rate



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



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With 400 LF of direct frontage on Gunn Hwy, less than one mile south of SR-54, the 5.35± AC property features a 14,700± SF office/warehouse facility (built in 1987) which formerly served as the HQ for a food service operation, since **repurposed for flexible adaptive reuse, expansion, or redevelopment.**

Zoned “I-1” Light Industrial (which includes all permitted uses in “C-3” Commercial/Light Manufacturing District), the property supports a variety of uses including general **processing, warehousing, bulk sales, and distribution/logistics, or specifically for contractors, fleet services, wholesaler manufacturers and Corp HQ.**

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GUNN HIGHWAY



Building Details

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Prime Features



Ample 208/240V, 3-Phase



Centrally Located Open Office,
Meeting and Training Space



5,700± SF Versatile Office
Area, with full-function
Commercial Grade Kitchen
and Terrace
(~700 SF)



8,500± SF Warehouse,
including 3,000 SF of clear
span, high-bay (26')
w/insulated panels

Highlights



**15± SF Flex Office/Warehouse on
5.35± Acres**



**Zoned Light Industrial
Allows Light manufacturing,
assembly, and fabrication operations**



**Ample Existing Fenced Outside Area for
Storage, Fleet, IOS, or Building
Expansion**

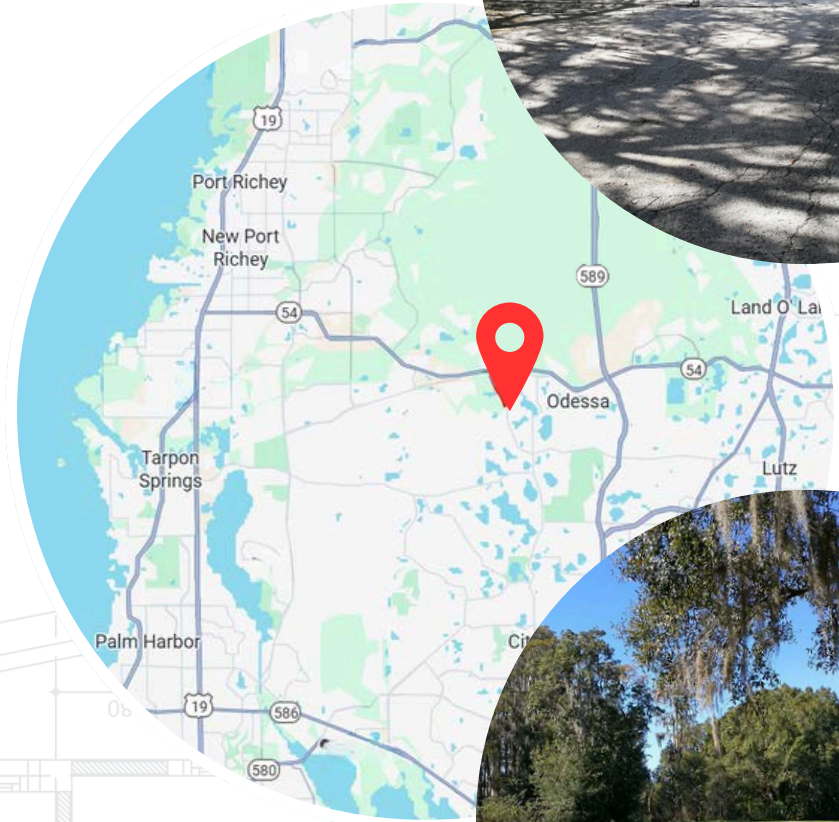


**Enclosed Loading Area w/ Five (5)
Exterior Dock-High Doors (9' X 10')
With Capacity For Additional Positions**



**28 Front Parking Spaces; Ample Additional
Parking Capability**

*Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.*



Listing Agent



Bob Alter

VP Industrial Brokerage Services

☎ **(404) 307-1320**

✉ **bob@cprteam.com**

As a senior member of the CPR Team, Bob Alter specializes in owner-occupied properties and investment advisory services for industrial, distribution, flex assets, and land. With over 35 years of diverse experience in Commercial Real Estate, Bob brings a unique perspective to the Team. In his most recent role, **Bob served as Senior Vice President for Redstone, with overall responsibility for Owned Portfolio Investment, Leasing, and Asset/Property Management for industrial and flex properties, as well as 3rd party Transaction Services.**

In addition to more than 20 years in Tampa Bay and SW/Central Florida, Bob has negotiated build-to-suit developments and commercial transactions in more than 32 markets across 24 states. With a solid foundation in public accounting and a proven track record in various leadership roles within the commercial real estate sector, **Bob is a solutions-driven advisor for clients in portfolio management, strategic planning, and asset optimization.**

☎ **727-822-4715**

🌐 **www.cprteam.com**

🔗 **CommercialPartnersRealty**