

FOR SALE | \$1,495,000 | \$249/SF



±6,008 SF ON ±1.26 ACRES | PAINT BOOTH | 600-AMP 3-PHASE | SR-52 FRONTAGE

Property Description

Rare opportunity to acquire an **automotive / industrial owner-user facility** strategically positioned along the highly visible State Road 52 corridor in Hudson, Florida.

10312 State Road 52 offers a combination of automotive infrastructure, substantial vehicle storage, prominent highway exposure and low site coverage that is difficult to replicate in a conventional industrial facility.

The property features approximately 6,008 SF of enclosed improvements on ±1.26 acres, including a separate customer-facing office and automotive shop equipped with a modern paint booth and mixing room, 6-roll-up doors, and 600-amp, 3-phase power.

Situated on two contiguous C-2 parcels, the property offers significant **fenced outside storage** and vehicle parking, paved and gravel yard areas, prominent SR-52 signage and multiple access points.

The existing automotive infrastructure provides a compelling opportunity for collision repair, automotive service, fleet maintenance and other automotive users, while the substantial land area and functional configuration also make the property well suited for contractors and service-oriented industrial owner-users.

Contact for more information:

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Tampa Office: 100 S Ashley Dr, Suite 600-2505, Tampa, FL 33602

Lic. Real Estate Broker

PROPERTY AERIAL & SITE OVERVIEW

10312 STATE ROAD 52

HUDSON, FL 34669 | PASCO COUNTY

INDUSTRIAL / FLEX /
AUTOMOTIVE OPPORTUNITY
FOR SALE

STATE ROAD 52
(AADT ±54,000)

Pine Forest Dr

YARD / ADDITIONAL
STORAGE AREA

MAIN BUILDING
±6,008 SF

OFFICE /
SUPPORT BUILDING

COVERED STORAGE

ADDITIONAL
STORAGE UNITS

PROPERTY HIGHLIGHTS

- ±1.26 Acres
with excellent frontage
on State Road 52
- ±6,008 SF
enclosed building area
*Additional storage units
on site (not included in
building SF)*
- Ideal for Automotive,
Service, Industrial or
Flex Users
- High Visibility
±54,000 AADT on SR-52
- Multiple Structures
with yard and
storage capability
- Fenced / Secure Site
- Strategic Pasco County
Location
*serving Hudson, New Port
Richey and Tampa Bay*

LOCATION. FUNCTIONALITY. OPPORTUNITY.

A versatile industrial property with excellent visibility on State Road 52
and flexible space for a variety of users.

LAMM
PROPERTIES
INDUSTRIAL REAL ESTATE ADVISORY

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PURPOSE-BUILT FOR AUTOMOTIVE & SERVICE USERS



PROPERTY HIGHLIGHTS

Features

- ±6,008 SF enclosed building area
- ±1.26 acres
- Two contiguous C-2 parcels
- ±1,008 SF separate customer-facing office
- ±5,000 SF automotive/industrial shop
- 12' clear height
- Six 8' x 10' roll-up drive-in doors
- 600-amp, 3-phase electrical service
- Automotive paint booth
- 10' x 12' mixing room
- Significant fenced vehicle parking / outside storage
- Paved and gravel yard areas
- Prominent SR-52 exposure
- Existing monument signage
- Multiple access points
- Additional covered canopy areas

Loading

- Six (6) Roll-Up Doors
- Approx. 8' x 10'
- Grade-Level Loading / Service Access
- Multiple Vehicle Access Points

Ideal Uses

- Collision Repair
- Automotive Service & Repair
- Fleet Maintenance
- Specialty Automotive
- Contractors & Service Companies
- Equipment / Vehicle Service Operations

Automotive Infrastructure

- Modern Automotive Paint Booth
- 10' x 12' Mixing Room
- 600-Amp, 3-Phase Electrical Service
- Six Grade-Level Service / Drive-In Service Doors
- Dedicated ±5,000 SF Automotive Shop
- Significant Fenced Vehicle Storage / Parking

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AUTOMOTIVE / INDUSTRIAL OWNER-USER FACILITY

10312 State Road 52 | Hudson, FL 34669

OUTSIDE STORAGE/YARD | MONUMENT SIGNAGE



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AUTOMOTIVE / INDUSTRIAL OWNER-USER FACILITY

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PAINT BOOTH | SERVICE BAYS | WAREHOUSE



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OFFICE | RECEPTION



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STRATEGIC LOCATION

10312 SR-52 is strategically positioned along one of Pasco County's primary east-west commercial corridors, providing convenient access throughout the rapidly growing Tampa Bay region.

Located in Hudson, the property offers direct access and **frontage visibility on State Road 52** with connectivity to US Highway 19, the Suncoast Parkway (SR-589), I-75 and the greater Tampa Bay market, including Tampa, Clearwater and St. Petersburg.

The location combines regional accessibility, strong SR-52 visibility and proximity to a rapidly growing population base, making the property particularly well suited for automotive sales and service, collision and repair operations, specialty automotive businesses, fleet service, equipment sales and service, contractors, trade and service companies, and other owner-user commercial operations seeking a highly visible location with convenient regional access.



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