SUNLAKE BUSINESS CENTER @SR-54

18381 & 18374 Pasco Business Center Way
Lutz, Florida 33558

20,448 - 110,115 SF OF CLASS A INDUSTRIAL SPACE AVAILABLE IN PASCO COUNTY

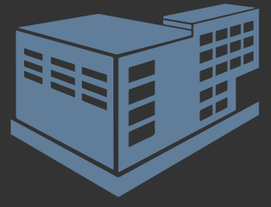
www.sunlakebusinesscenter.com

JLL STONEMONT

Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker

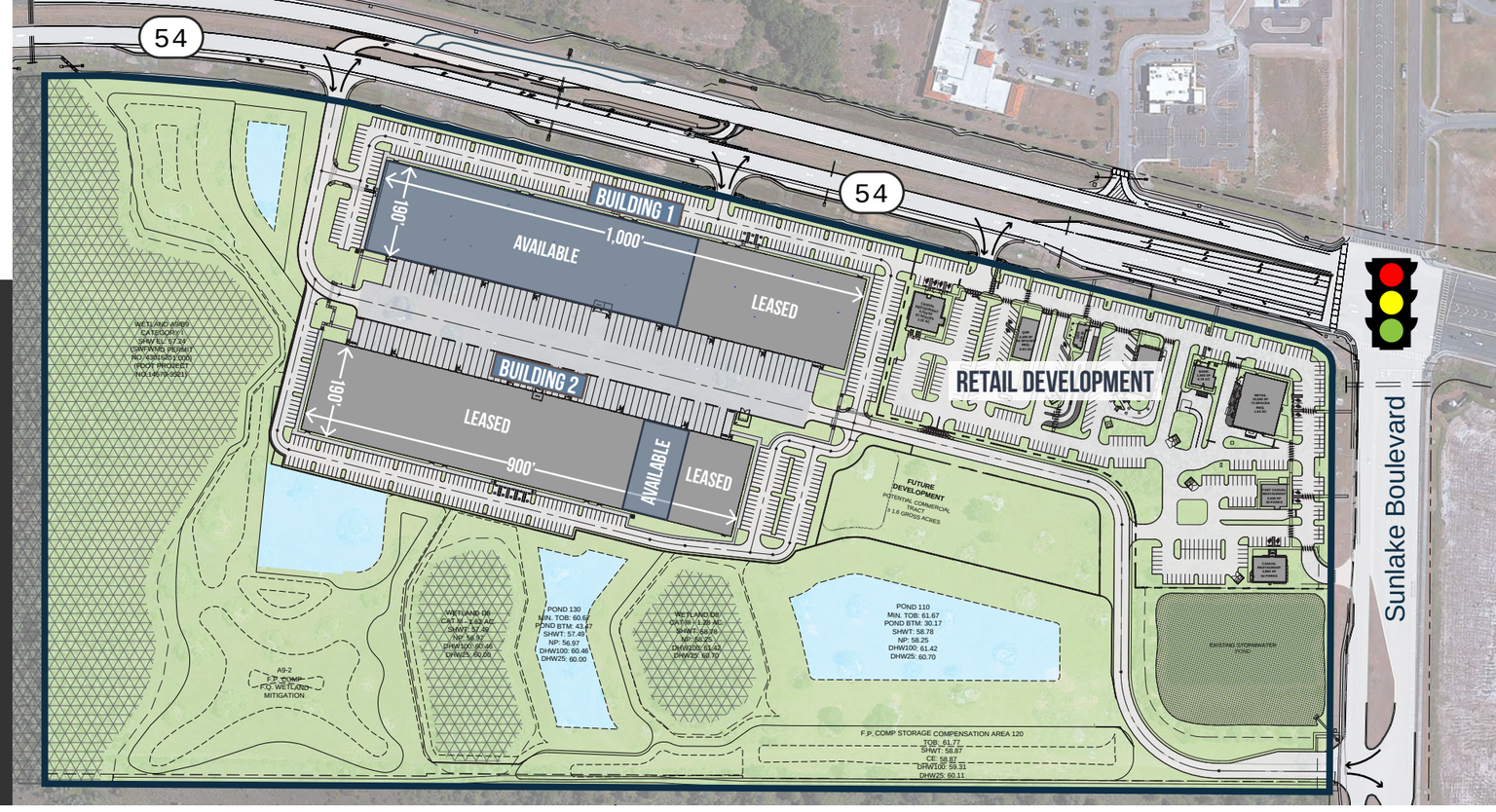
KEY HIGHLIGHTS

361,000 TOTAL SQUARE FEET



2 CLASS A INDUSTRIAL BUILDINGS

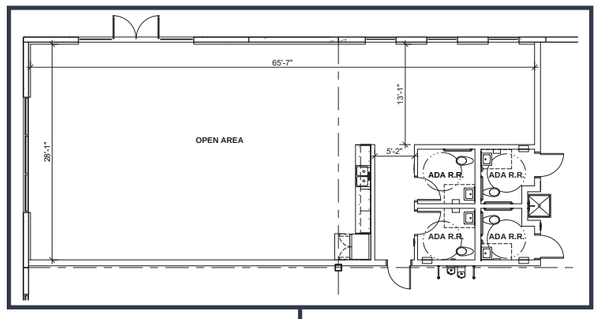
- REAR-LOAD CONFIGURATION
- TILT-WALL CONSTRUCTION
- 195’ SHARED TRUCK COURT
- 32’ CLEAR HEIGHT
- 6” REINFORCED CONCRETE SLAB
- ESFR FIRE PROTECTION
- STATE ROAD 54 FRONTAGE

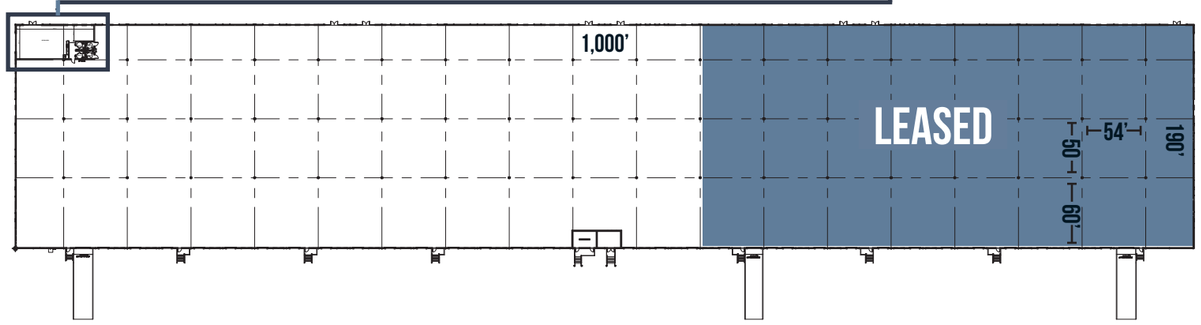


BUILDING 1

TOTAL SF	190,000 SF
AVAILABLE SF	110,115 SF
OFFICE SF	2,000 SF
BUILDING DIMENSIONS	1,000’ X 190’
COLUMN SPACING	54’ X 50’, 60’ SPEEDBAY
DOCK-HIGH DOORS	54 (9’ x 10’) (31 DOORS/23 KNOCKOUTS)
DRIVE-IN DOORS	3 (12’ x 14’)
POWER	1,500A, 277/480V, 3-PHASE
PARKING RATIO	1.58/1,000 SF

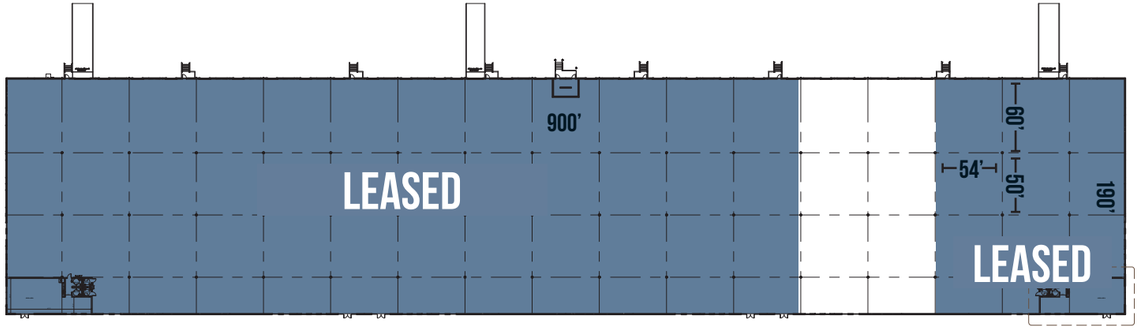
SPEC OFFICE - 2,000 SF





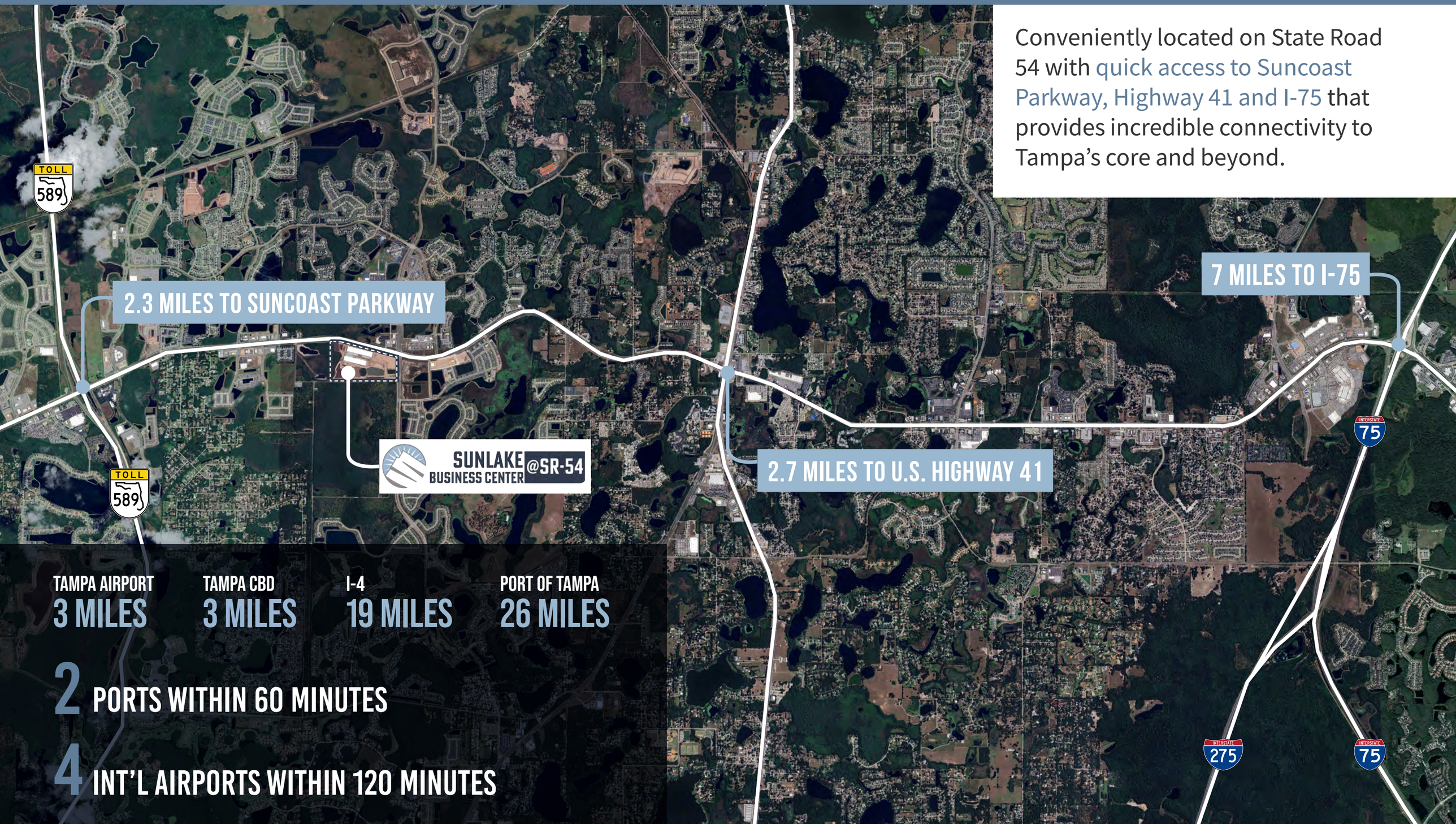
BUILDING 2

TOTAL SF	171,000 SF
AVAILABLE SF	20,448 SF
OFFICE	BTS
BUILDING DIMENSIONS	900’ X 190’
COLUMN SPACING	54’ X 50’, 60’ SPEEDBAY
DOCK-HIGH DOORS	47 (9’ x 10’) (28 DOORS/19 KNOCKOUTS)
DRIVE-IN DOORS	3 (12’ x 14’)
POWER	1,500A, 277/480V, 3-PHASE
PARKING RATIO	1.29/1,000 SF



LOCATION OVERVIEW

Conveniently located on State Road 54 with quick access to Suncoast Parkway, Highway 41 and I-75 that provides incredible connectivity to Tampa's core and beyond.



TAMPA AIRPORT
3 MILES

TAMPA CBD
3 MILES

I-4
19 MILES

PORT OF TAMPA
26 MILES

2 PORTS WITHIN 60 MINUTES

4 INT'L AIRPORTS WITHIN 120 MINUTES

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