



Industrial Property FOR SALE



TWO RAIL-CAPABLE INDUSTRIAL/ DISTRIBUTION SITES FOR SALE

95.59 total acres with a 65.09 acre Rail Site and a 30.5 acre Rail Site.

The properties are situated adjacent to the Zephyrhills Municipal Airport, on [6th Avenue at the intersection of South Avenue, Zephyrhills, FL 33542](#). The owner of the 65.09 acre site, SYSCO Corporation, has done extensive due diligence on this site, which is available to a qualified buyer. The site is zoned light industrial, adjoins CSX rail, has all utilities, wetlands delineation, all usable, flat topography, extensive environmental audit, no

Concurrency, additional acreage adjoining, preliminary site plan approval, and a City and County with a favorable attitude. The site is apx 11 miles to I-75 (via FL54), 15 miles to I-4 (via FL39), and 27 miles to Tampa (via FL-41 S/US-301 S).

Asking prices are \$84,500/acre for the 65.09 acres, and \$50,000/acre for the 30.5 acres.

Incentives to be provided in an agreement by the City of Zephyrhills, the Board of Commissioners of Pasco County, and the Pasco Economic Development Council include:

- Utilities to be constructed at no cost, including water, sewer, and fire water tower (subject to the language of the Incentives Agreement)
- Waiver of impact fees and utility connection charges
- Design and Construction of an Industrial Access Road extending 1800 linear feet for a public road to be maintained by the City
- Additional Roadway Improvements including traffic signalization at the intersection of 6th Avenue and Chancey Road
- Ad Valorem Property Tax Abatements
- Assistance with State Grants for utilities and infrastructure improvements.

[Click here](#) to view the SYSCO and 4 Rail sites adjacent to the Airport

[Click here](#) to view the SYSCO and 4 Rail sites highlighted in yellow

[Click here](#) to view the SYSCO and 4 Rail Construction Document

[Click here](#) to view the Appraiser's Property Card for the SYSCO properties

[Click here](#) to view the Appraiser's Property Card for the 4 Rail properties

Additional Downloads:

[Flyer](#) | [Future Land Use \(Comp Plan\)](#) | [Land Dev Code](#) | [LI Zoning Concept Plan](#) | [Maps](#) | [Property Tax Card](#) | [Site Analysis](#) | [Survey](#) | [Zoning Map](#) | [Summary and Specs](#)

MAP:

Click image to view map on Google Maps



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