

AVAILABLE NOW 4,800 SF FOR LEASE

4366 LOUIS AVENUE, HOLIDAY, FL 34691

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY



SUITES 101/102: AIR-CONDITIONED END-CAP UNIT

PROPERTY OVERVIEW

4366 Louis Avenue, Suites 101/102, offers a functional industrial/warehouse opportunity in the heart of Holiday, Florida. The space is well-suited for storage, distribution, light manufacturing, contractor/trade operations, or service-oriented users seeking flexible warehouse functionality in a convenient West Pasco location.

The fully air-conditioned units feature an open warehouse layout with high ceilings, restroom access, and grade-level loading doors for efficient loading and unloading. The property provides easy ingress and egress and is positioned near established commercial and industrial activity, making it a practical option for businesses serving Holiday, Tarpon Springs, New Port Richey, and the surrounding Tampa Bay market.

INLINE WAREHOUSE

AVAILABLE WAREHOUSE: 4,800 SF

PREMISES TOTAL: 21,200 SF

CLEAR HEIGHT: 19'

LOADING: 2 Grade-Level Doors 12'x14'

ZONING: Commercial-3 (C3)



CODY CONTI

cconti@lee-associates.com

D 727.698.7645

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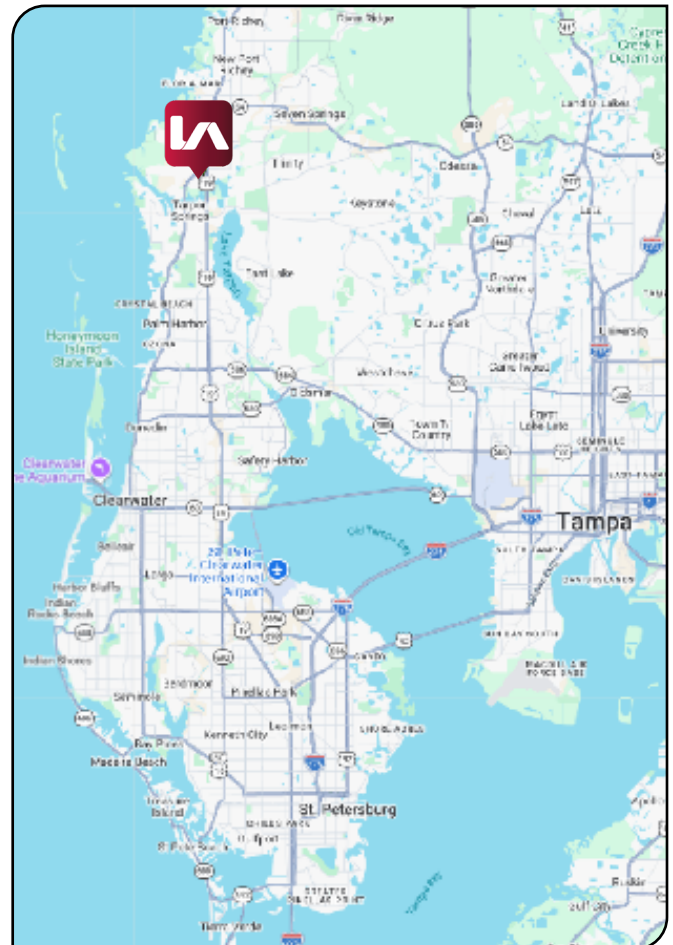


KEY FEATURES

- Expansive open warehouse area
- High ceilings with clear-span design
- Fully air-conditioned industrial space
- Office area and restroom facilities
- Ample parking and drive-up access
- Ideal for warehousing, distribution, light manufacturing, contractor, or service operations

LOCATION HIGHLIGHTS

- Direct nearby access to U.S. Highway 19
- Easy access to State Road 54 and 52
- Regional access to Suncoast Parkway / SR 589
- Serves the Holiday, Tarpon Springs, New Port Richey, and surrounding Tampa Bay market
- Accessible to Tampa, West Pasco, and Gulf Coast communities



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