

Available For Sale or Lease

2401 Destiny Way
Odessa, FL 33556

For More Information Contact:

Troy Weintraub

813-442-0063

Troy@BurpeeCommercial.com

John Burpee

727-828-9498

John@BurpeeCommercial.com





01 Executive Summary

The Industrial Division of Troy Weintraub and John Burpee are proud to present 2401 Destiny Way Odessa FL 33556. A premier Industrial Flex Opportunity in Tampa Bay's High-Growth Northwest Submarket

Overview

2401 Destiny Way presents a rare opportunity to acquire or lease a highly functional industrial flex facility strategically located in Odessa, Florida, one of the Tampa Bay area's fastest-growing business corridors. The property consists of approximately 14,392 square feet, including 1,600 square feet of fully renovated office space, and is designed to accommodate a wide range of industrial and flex users requiring warehouse functionality, office efficiency, and long-term growth potential.

Property Highlights

- ±15,642 SF industrial flex facility
- ±1,600 SF of fully renovated office space
- Built in 1989
- Three (3) grade-level doors measuring 16' H x 14' W
- 18-foot clear warehouse height
- Three-phase electrical service
- Zoning: I-1 (Light Industrial)
- Functional warehouse layout with office/showroom component
- Suitable for owner-users and investors alike

Ideal Uses

Manufacturing and fabrication operations, specialty contractors and trade businesses, distribution and logistics companies, equipment sales and service providers, construction and engineering firms, automotive and marine service operations, technology, assembly, and flex industrial users, and owner-users seeking long-term occupancy and operational control.

Combining functional warehouse specifications, renovated office improvements, flexible zoning, and a strategic Tampa Bay location, 2401 Destiny Way represents an exceptional opportunity to secure a high-quality industrial flex asset in one of Florida's most desirable and supply-constrained industrial markets.

Sale Price

▪ **\$2,875,000**

Price Per Sq Ft

▪ **\$183.80**

CAP Rate

▪ **5.91%**

Lease Price

▪ **\$13.50 PSF NNN**



02 Property Overview

Parcel ID	29-26-17-0010-00000-0190
Address	2401 Destiny Way, Odessa, FL 33556
Legal Description	WEST PASCO INDUSTRIAL PARK PHASE 1 A REPLAT OF PB 27 PG 49-53 LOT 19 OR 9490 PG 2929
Year Built	1989
Heated SF	14,392
Total SF	15,642
Total Buildings	1
Stories	2
Lot Size	30,013 SQ FT/ 0.69 AC
Exterior	Modular Metal
Interior	Masonry
HVAC	None
Roof	Sawtooth



02 Property Overview - Taxes

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

2025 Paid Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS Corrected

Parcel / Account Number	Escrow	Tax District
29-26-17-0010-00000-0190		UF

Pay your current taxes online at www.pascotaxes.com

RFO ODESSA LLC
708 SE 44TH RD
OCALA, FL 34480

Scan to Pay



2401 DESTINY WAY

WEST PASCO INDUSTRIAL PARK PHASE 1 A
REPLAT OF PB 27 PG 49-
See Additional Legal on Tax Roll

Paid 11/13/2025

Receipt # 26-1-011649

\$19,483.35 Paid By

SEAL N LOCK SYSTEM
CORPORATION

Ad Valorem Taxes						
Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.4042	1,127,760	0	1,127,760	8,350.16
SCHOOL OPERATING STATE LAW	727-774-2268	3.0260	1,242,795	0	1,242,795	3,760.70
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	1,242,795	0	1,242,795	1,864.19
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	1,242,795	0	1,242,795	1,242.80
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480	1,242,795	0	1,242,795	929.61
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	1,127,760	0	1,127,760	2,393.67
COUNTY PARKS MSTU	727-847-8980	0.0000	1,127,760	0	1,127,760	0.00
COUNTY ROADS MSTU	727-847-8980	0.4052	1,127,760	0	1,127,760	456.97
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1831	1,127,760	0	1,127,760	206.49
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2091	1,127,760	0	1,127,760	235.81
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0182	1,127,760	0	1,127,760	20.53
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0364	1,127,760	0	1,127,760	41.05
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0100	1,127,760	0	1,127,760	11.28
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0229	1,127,760	0	1,127,760	25.83
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.0953	1,127,760	0	1,127,760	107.48
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0.0086	1,127,760	0	1,127,760	9.70
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0.0116	1,127,760	0	1,127,760	13.08
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0081	1,127,760	0	1,127,760	9.13
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0077	1,127,760	0	1,127,760	8.68
Total Millage		16.8169	Total Ad Valorem Taxes		\$19,687.16	
Non-Ad Valorem Taxes						
Levying Authority	Telephone	Amount				
COUNTY STORMWATER	727-834-3611	608.00				
Total Non-Ad Valorem Taxes					\$608.00	
Total Combined Taxes & Assessments					\$20,295.16	
If Paid By	Nov 30, 2025					
Please Pay	\$0.00					

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

◆PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT◆

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Pay your current taxes online at www.pascotaxes.com

If Paid By	Nov 30, 2025				
Please Pay	\$0.00				

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

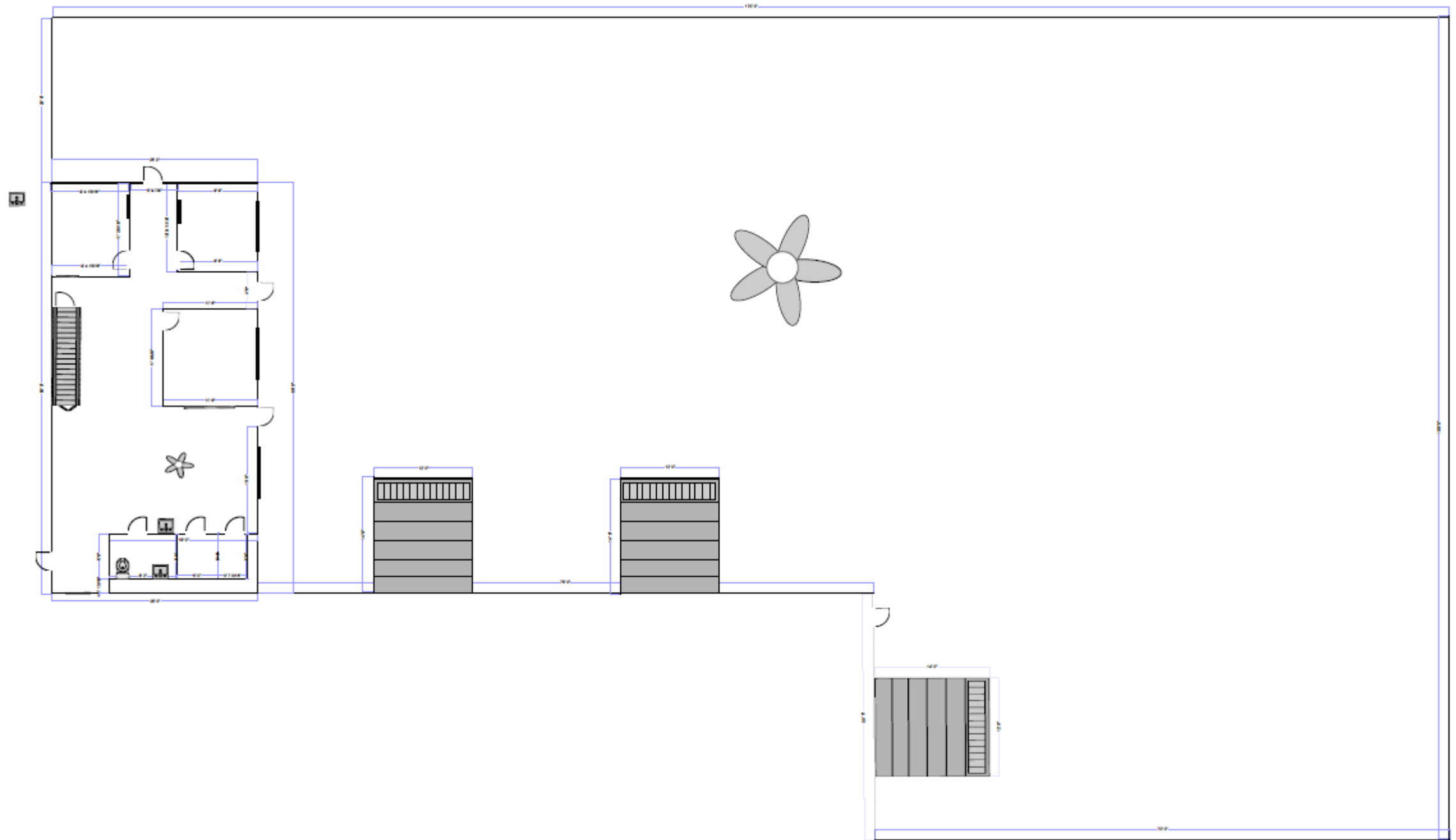
RFO ODESSA LLC
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OCALA, FL 34480

2401 DESTINY WAY

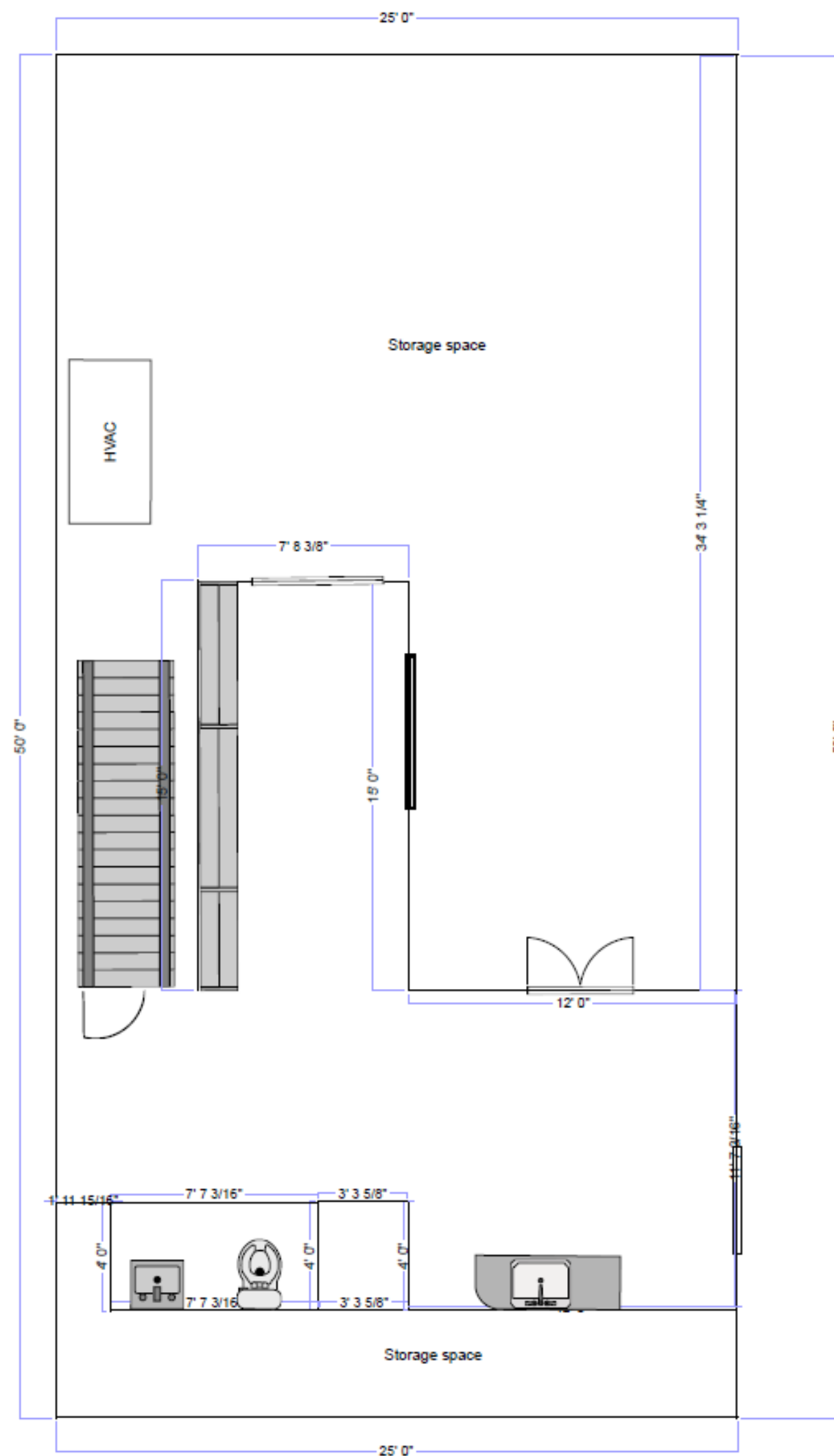
WEST PASCO INDUSTRIAL PARK PHASE 1 A
REPLAT OF PB 27 PG 49-
See Additional Legal on Tax Roll



02 Property Overview – 1st Floor



02 Property Overview – 2nd Floor



03 Financial Analysis – Proforma



03 Financial Analysis Proforma

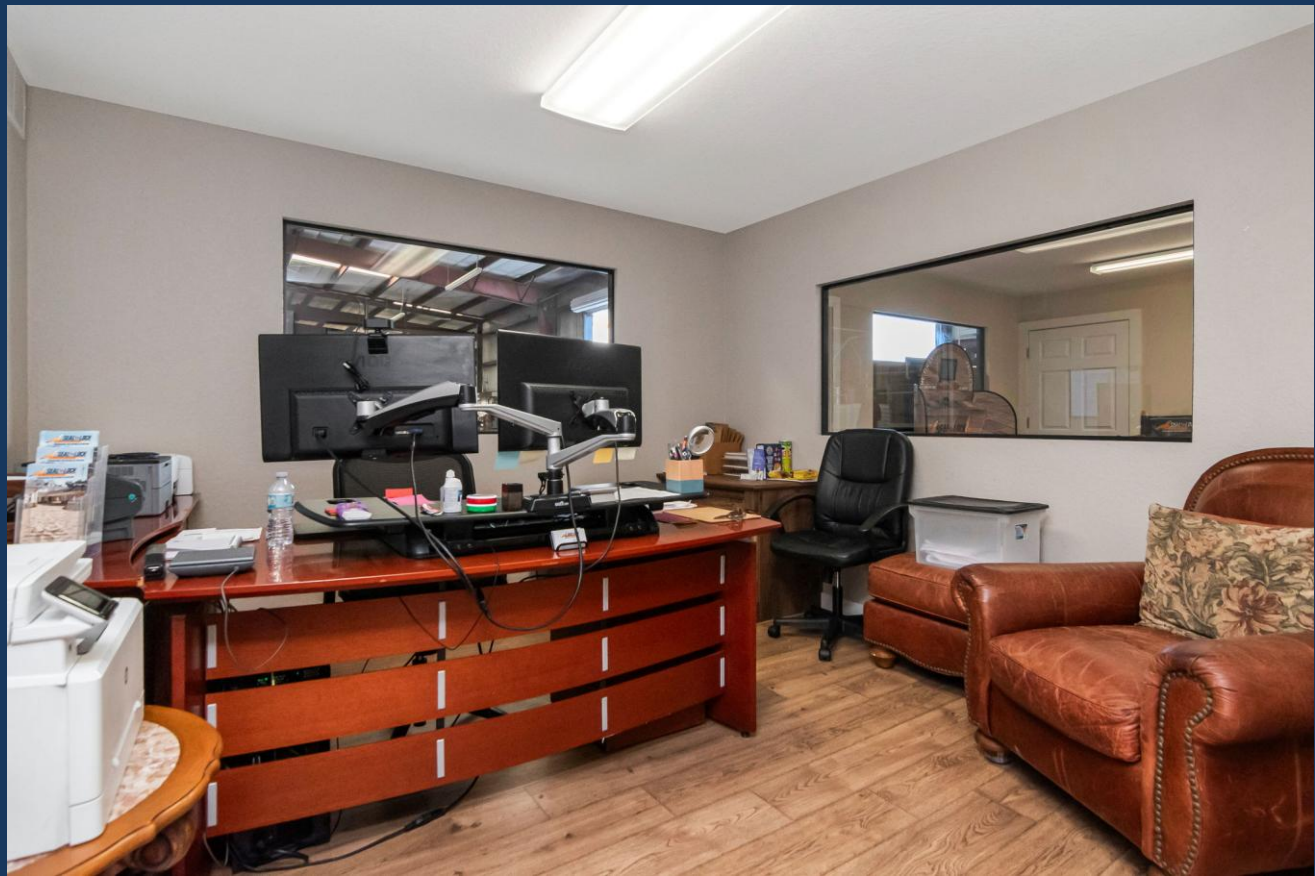
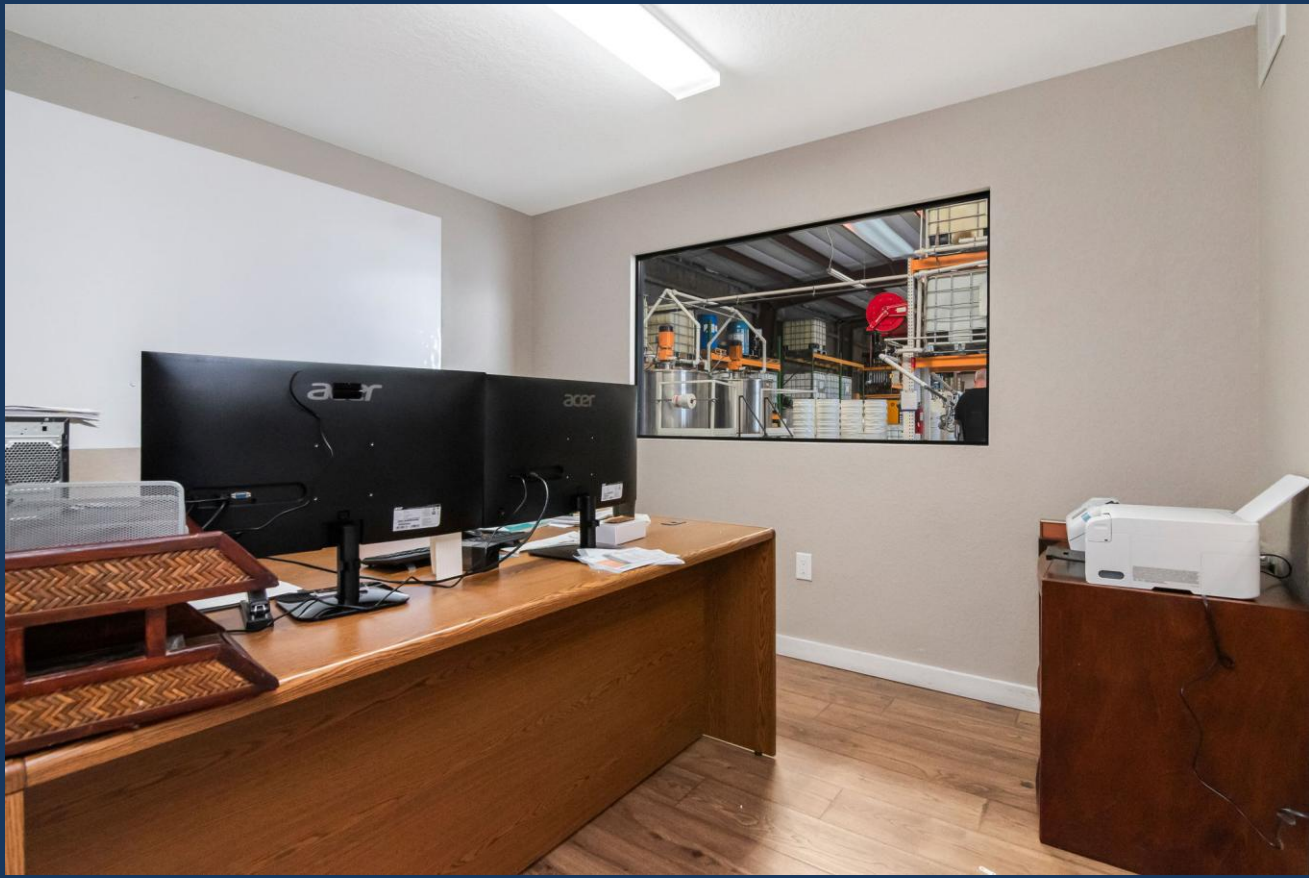


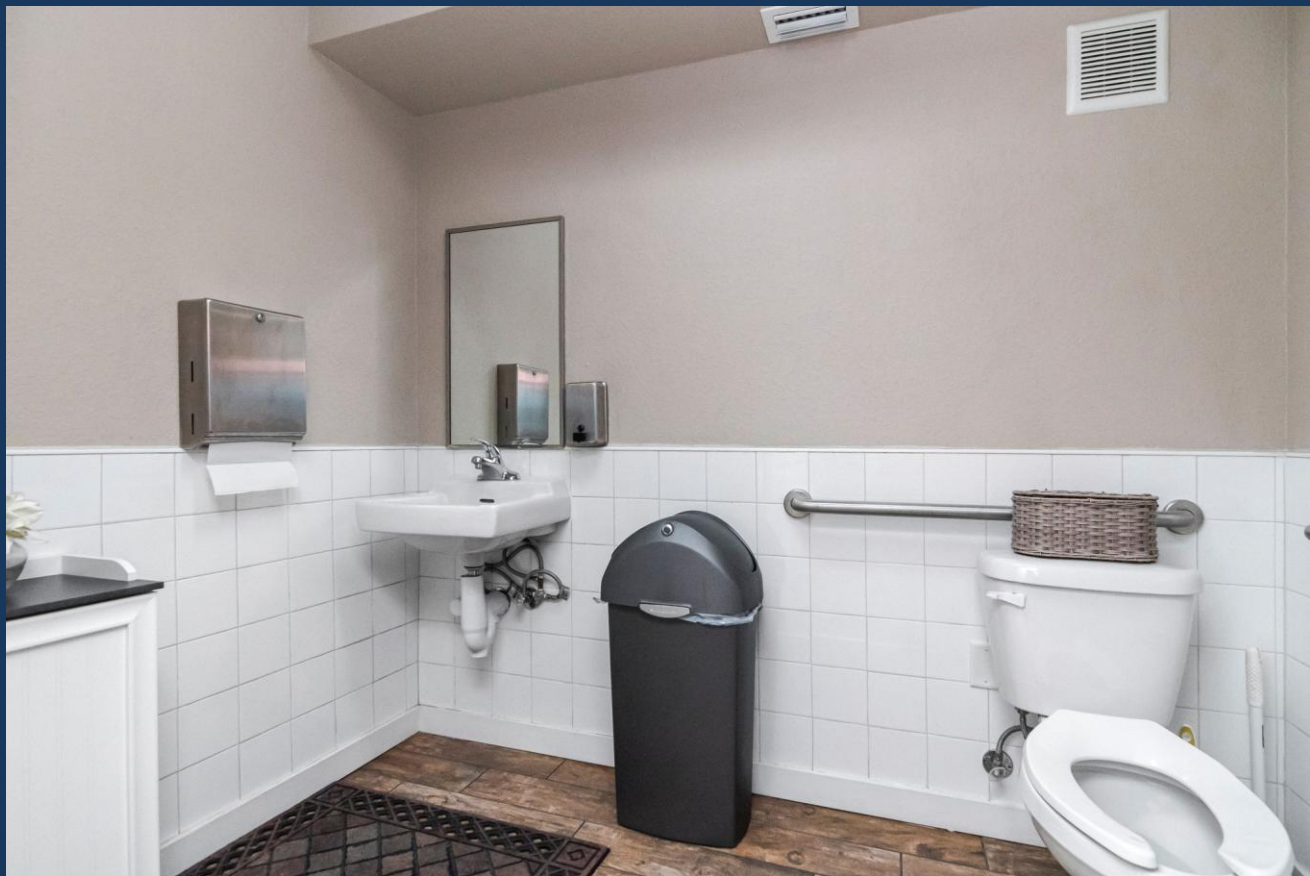
Property Address 2401 Destiny Way					
Total SF: 15,642					
Year Built: 1989					
List Price: 2,875,000					
	Year 1	Year 2	Year 3	Year 4	Year 5
Potential Rental Income	\$ 201,488.00	\$ 207,532.64	\$ 213,758.62	\$ 220,171.38	\$ 226,776.52
Potential Monthly Rental Income	\$ 16,790.67	\$ 17,294.39	\$ 17,813.22	\$ 18,347.61	\$ 18,898.04
Total Annual Current Rental Income:	\$ 184,697.33	\$ 190,238.25	\$ 195,945.40	\$ 201,823.76	\$ 207,878.48
Vacancy Loss Assume: 8%	\$ 14,775.79	\$ 15,219.06	\$ 15,675.63	\$ 16,145.90	\$ 16,630.28
Gross Market Rent After Vacancy	\$ 169,921.55	\$ 175,019.19	\$ 180,269.77	\$ 185,677.86	\$ 191,248.20
CAM Pass Through					
Total Other Income:	\$ 76,458.95	\$ 77,577.35	\$ 78,729.30	\$ 79,915.82	\$ 81,137.93
Total Income:	\$ 246,380.49	\$ 252,596.54	\$ 258,999.07	\$ 265,593.68	\$ 272,386.12
Operating Expenses:					
3rd Party Management Fee 6%	\$ 8,496.08	\$ 8,750.96	\$ 9,013.49	\$ 9,283.89	\$ 9,562.41
Utilities	\$ 14,392.00	\$ 14,823.76	\$ 15,268.47	\$ 15,726.53	\$ 16,198.32
Pest Control	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Property Insurance	\$ 14,392.00	\$ 14,823.76	\$ 15,268.47	\$ 15,726.53	\$ 16,198.32
Property Taxes	\$ 38,678.87	\$ 38,678.87	\$ 38,678.87	\$ 38,678.87	\$ 38,678.87
Total Expenses:	\$ 76,458.95	\$ 77,577.35	\$ 78,729.30	\$ 79,915.82	\$ 81,137.93
Net Operating Income:	\$ 169,921.55	\$ 175,019.19	\$ 180,269.77	\$ 185,677.86	\$ 191,248.20
Sale Value @ 5.91% CAP	\$ 2,875,000.00				
Loan Information					
Sale Price	\$ 2,875,000.00				
Loan Amount 70% LTV	\$ 2,012,500.00				
Downpayment based on 70% LTV	\$ 862,500.00				
I/O Debt Service @ 6.25%	\$ 125,781.25				
Net Cash Flow After I/O Debt	\$ 44,140.30				

04 Photo Gallery













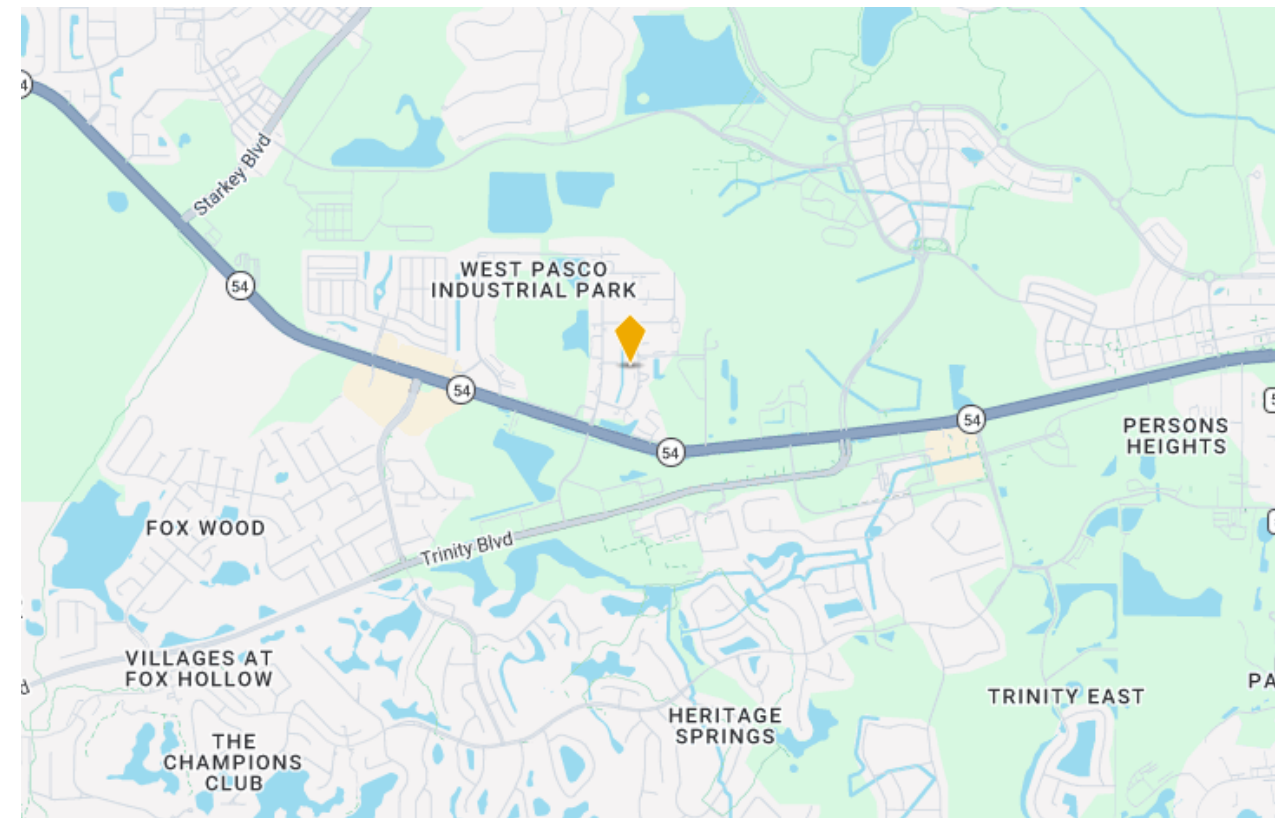
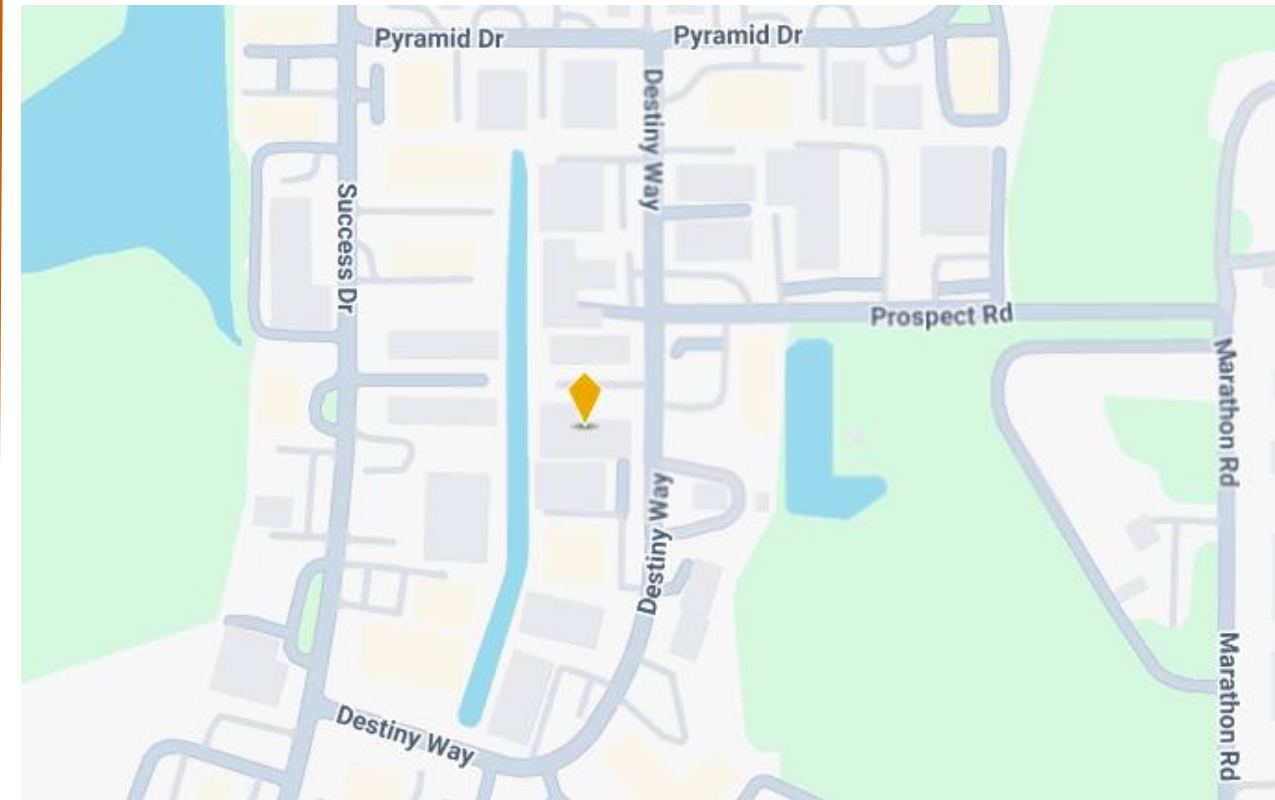
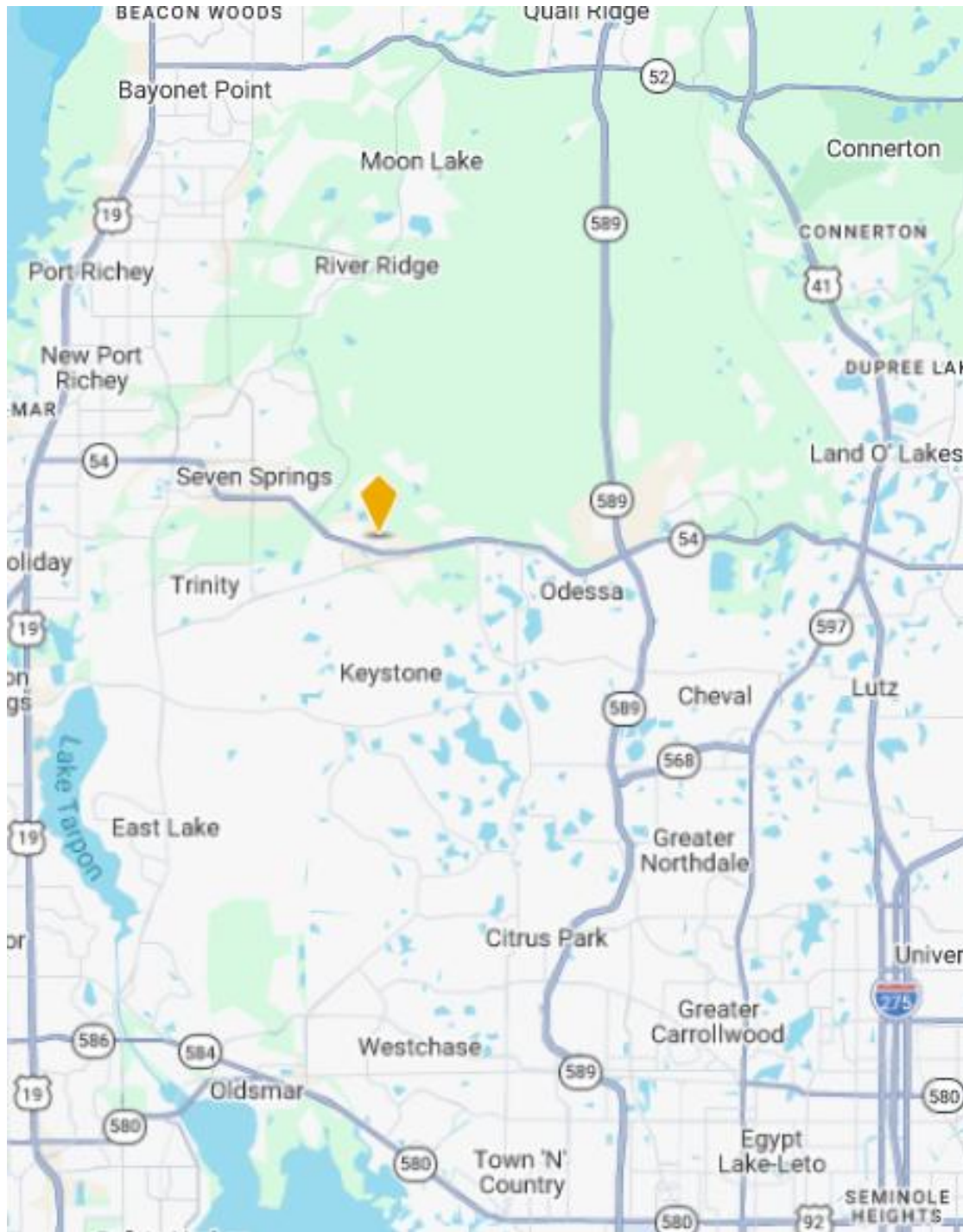






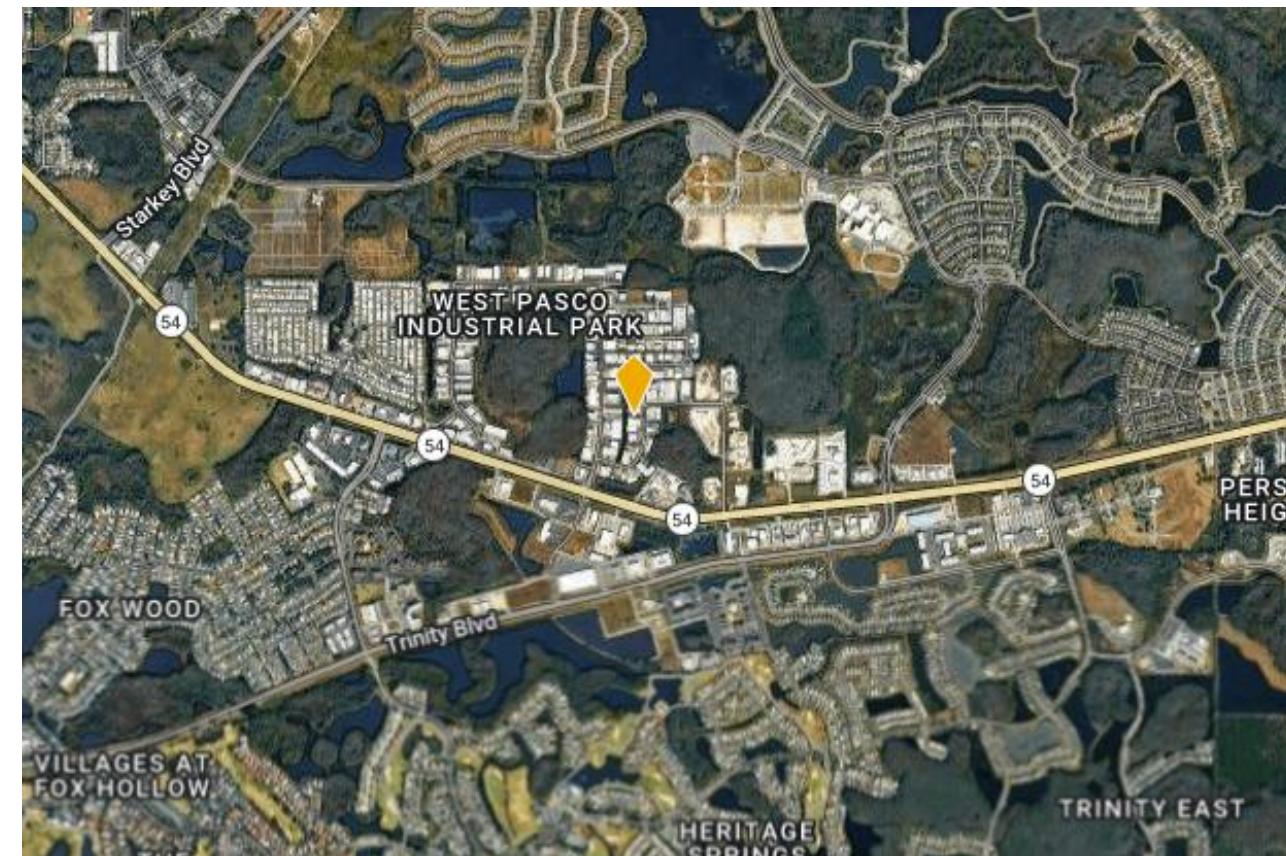
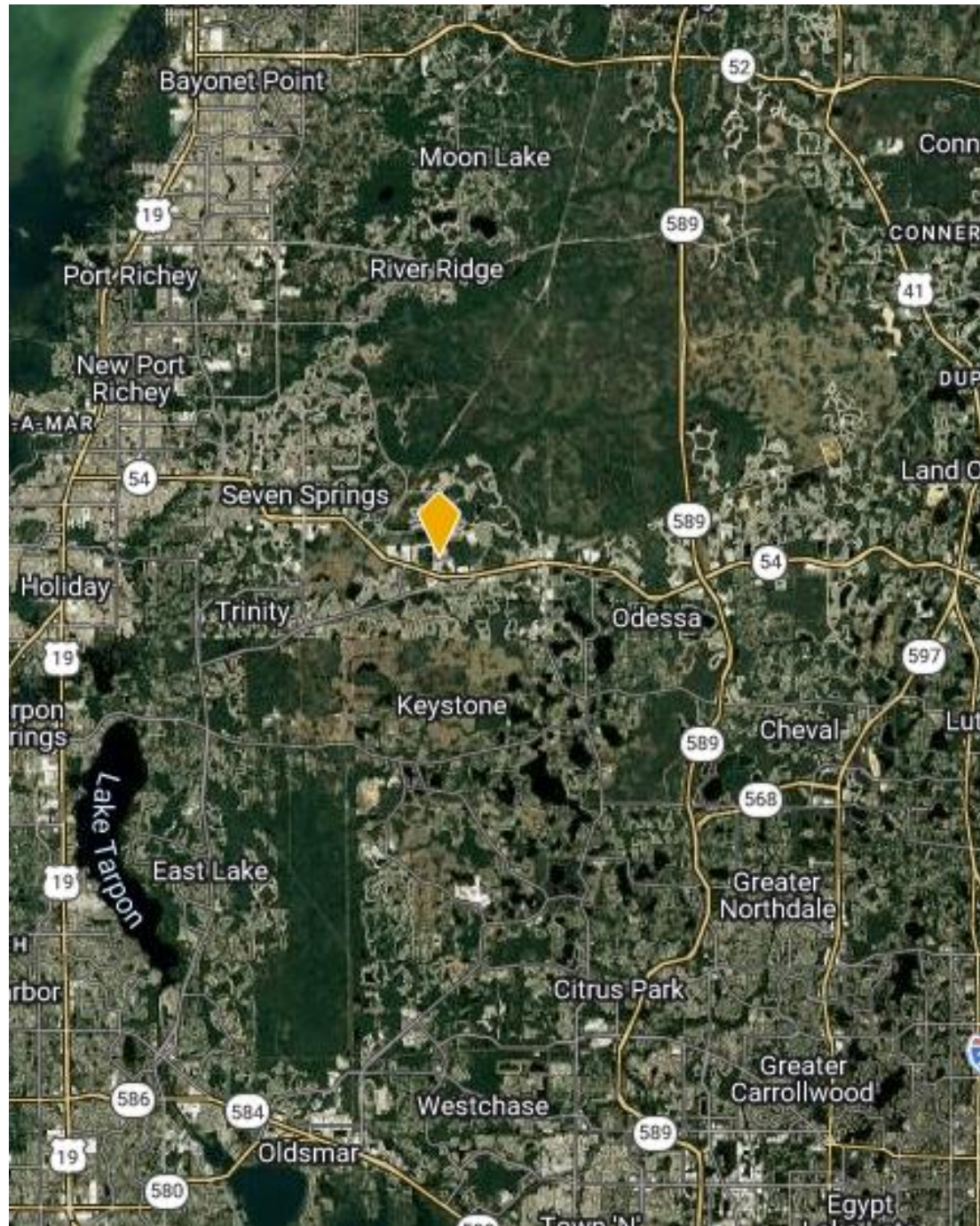


05 Location Overview

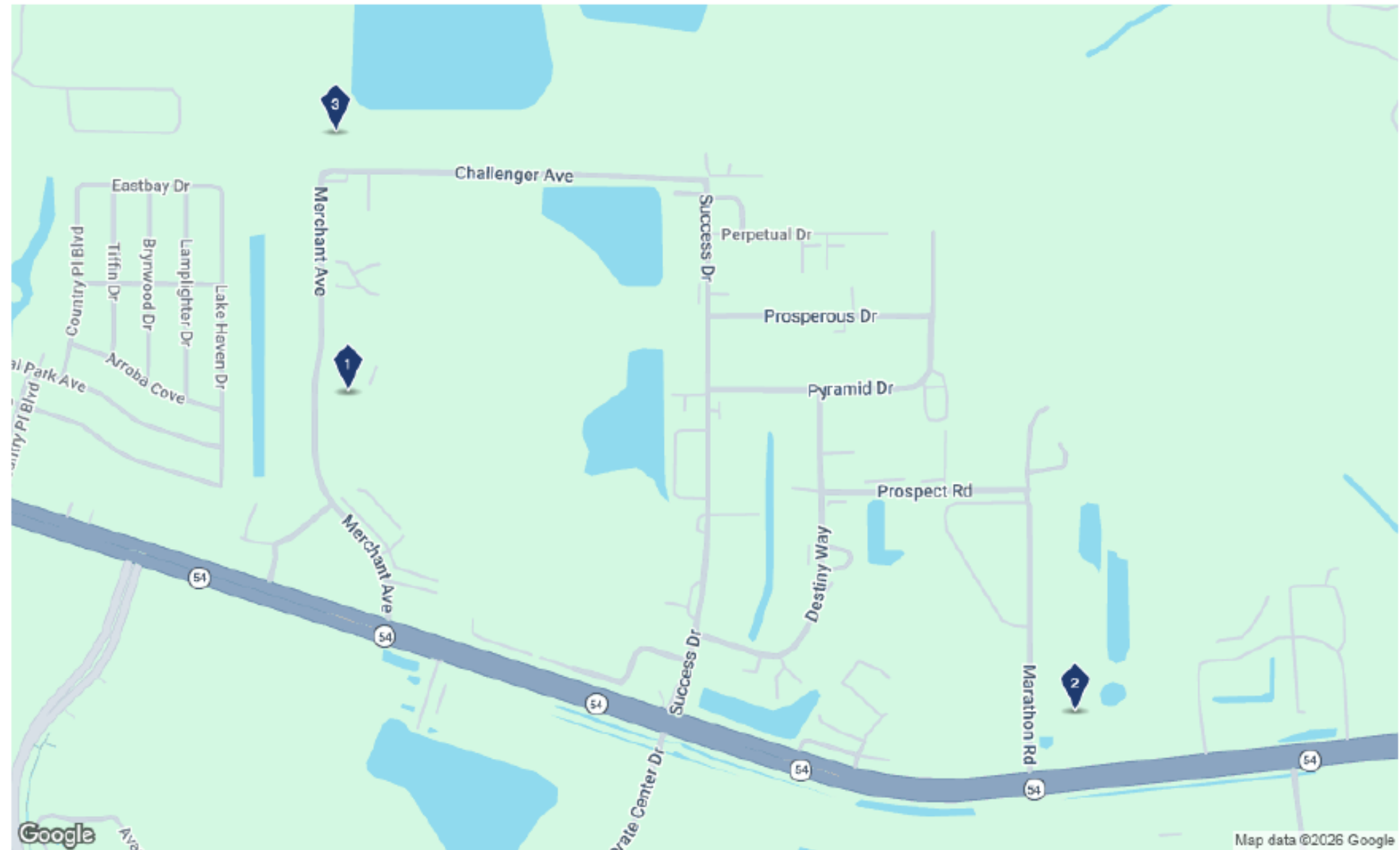




05 Location Overview



06 Property Comps - Sale



	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	West Pasco Industrial Pk 2510 Merchant Ave Odessa, FL 33556	Warehouse ★★★★☆	2006	10,200 SF (100%)	1/16/2026	\$2,250,000 (\$220.59/SF)	-
2	11805 State Road 54 Odessa, FL 33556	Warehouse ★★★★☆	1979	27,300 SF	1/12/2026	\$5,650,000 (\$206.96/SF)	-
3	11051 Challenger Ave Odessa, FL 33556	Warehouse ★★★★☆	2004	7,460 SF	10/30/2025	\$1,285,000 (\$172.25/SF)	-

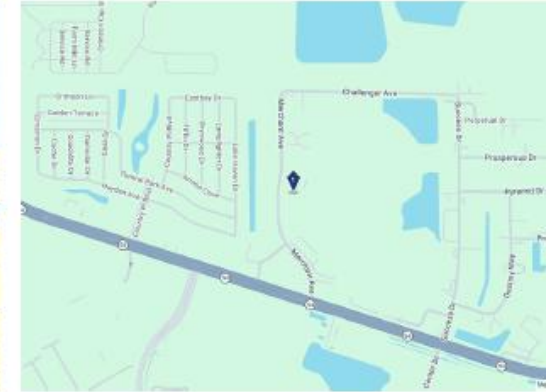


06 Property Comps - Sale

1 2510 Merchant Ave - West Pasco Industrial Pk Odessa, FL 33556 (Pasco County) - Pasco County Submarket

★★★★★
Warehouse

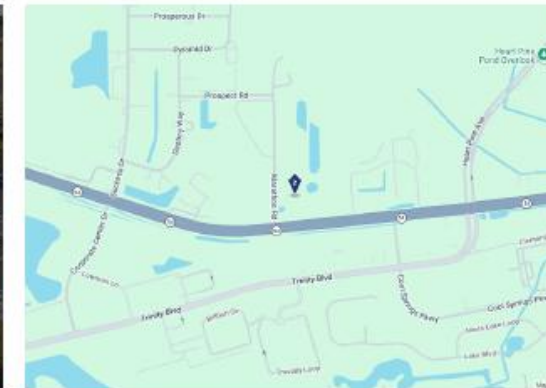
Sold	1/16/2026	Land Area	0.75 AC/32,670 SF
Sale Price	\$2,250,000 (\$220.59/SF)	Sale Comp Status	Research Complete
RBA (% Leased)	10,200 SF (100%)	Sale Comp ID	7515338
Price Status	Confirmed	Parcel Numbers	29-26-17-0060-00000-0160
Built	2006		



2 11805 State Road 54 Odessa, FL 33556 (Pasco County) - Pasco County Submarket

★★★★★
Warehouse

Sold	1/12/2026	Land Area	5.25 AC/228,625 SF
Sale Price	\$5,650,000 (\$206.96/SF)	Sale Comp Status	Research Complete
RBA	27,300 SF	Sale Comp ID	7519840
Price Status	Confirmed	Parcel Numbers	29-26-17-0000-00200-0030
Built	1979		



- 24 Hour Access
- Front Loading
- Signage

- Air Conditioning
- Monument Signage
- Skylights

- Fenced Lot
- Reception
- Smoke Detector

- Fiber Optic Internet
- Security System
- Storage Space



06 Property Comps - Sale



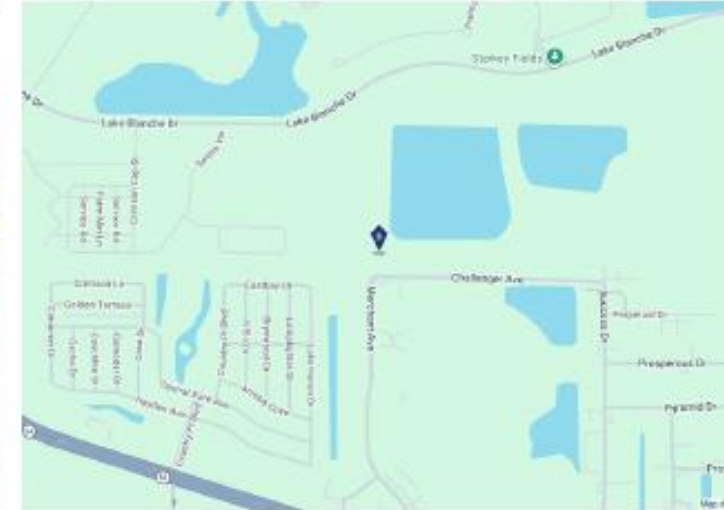
11051 Challenger Ave

Odessa, FL 33556 (Pasco County) - Pasco County Submarket



Warehouse

Sold	10/30/2025	Land Area	0.75 AC/32,670 SF
Sale Price	\$1,285,000 (\$172.25/SF)	Sale Comp Status	Research Complete
RBA	7,460 SF	Sale Comp ID	7388555
Price Status	Confirmed	Parcel Numbers	29-26-17-0050-00000-0010
Built	2004		



• Air Conditioning

• Fenced Lot

• Mezzanine

• Security System



06 Property Comps - Lease

1 5,500 SF Direct Lease • \$12.00/SF Asking Rent 11607 Prospect Dr, Odessa, FL 33556

Industrial Space

Size Leased (% of Building)	5,500 SF (26.3%)	Term	3 Years
Signed	October 17, 2025	Commencement	November 1, 2025
Asking Rent (Annual)	\$12.00/SF/Year (\$66,000)	Floor/Suite	1, 4
Lease Type	Direct, New Lease	Landlord	Welker Angelique R



Asking Rent	\$12.00/SF/Year	Time On Market	21 Days
Time Vacant	1 Month 5 Days		

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Manufacturing
Building Class	C	Built	2003
Size	20,900 SF	Land Area	0.98 AC (42,689 SF)
Tenancy	Multi	Last Sale	Jun 2016 • \$1,550,000 (\$74.16/SF)
Market	Tampa, FL	Submarket	Pasco County
Location Type	Suburban		
Parking Spaces	0.10/1,000 SF; 31 Surface Spaces		

2 8,000 SF Direct Lease • \$12.50/SF NNN Asking Rent 11615 Perpetual Dr, Odessa, FL 33556

Industrial Space

Size Leased (% of Building)	8,000 SF (66%)	Net Expenses	\$3.50/SF/Year
Signed	August 13, 2025	Lease Type	Direct, New Lease
Asking Rent (Annual)	\$12.50/SF/Year (\$100,000)	Commencement	October 1, 2025
CAM (Annual)	\$3.50/SF/Year (\$28,000)	Tenant	City Electric
Services	Triple Net	Floor/Suite	1, Entire building
Yearly Service Charges	\$28,000	Landlord	Shirley, William B & Jody Jones



Asking Rent	\$12.50/SF/Year	Time On Market	2 Months 21 Days
Time Vacant	3 Months	Build-Out	Partial Build-Out
Condition	Average		

CoStar Rating	★ ★ ☆ ☆ ☆	Type	Warehouse
Building Class	C	Built	2003
Size	12,120 SF	Land Area	1.01 AC (43,996 SF)
Tenancy	Multi	Last Sale	Apr 2022 • \$1,850,000 (\$152.64/SF)
Market	Tampa, FL	Submarket	Pasco County
Location Type	Suburban		
Parking Spaces	1.65/1,000 SF; 20 Surface Spaces		

- Drop Ceiling
- Emergency Lighting
- Partitioned Offices
- Reception
- Smoke Detector
- Yard

3 5,600 SF Direct Lease • \$16.00/SF Asking Rent 2517 Merchant Ave, Odessa, FL 33556

Industrial Space

Size Leased (% of Building)	5,600 SF (100%)	Term	5 Years
Signed	August 9, 2024	Commencement	September 1, 2024
Asking Rent (Annual)	\$16.00/SF/Year (\$89,600)	Tenant	American Mechanical Solutions
Lease Type	Direct, New Lease	Floor/Suite	1, B



Asking Rent	\$16.00/SF/Year	Time On Market	2 Months 26 Days
Time Vacant	3 Months 15 Days		

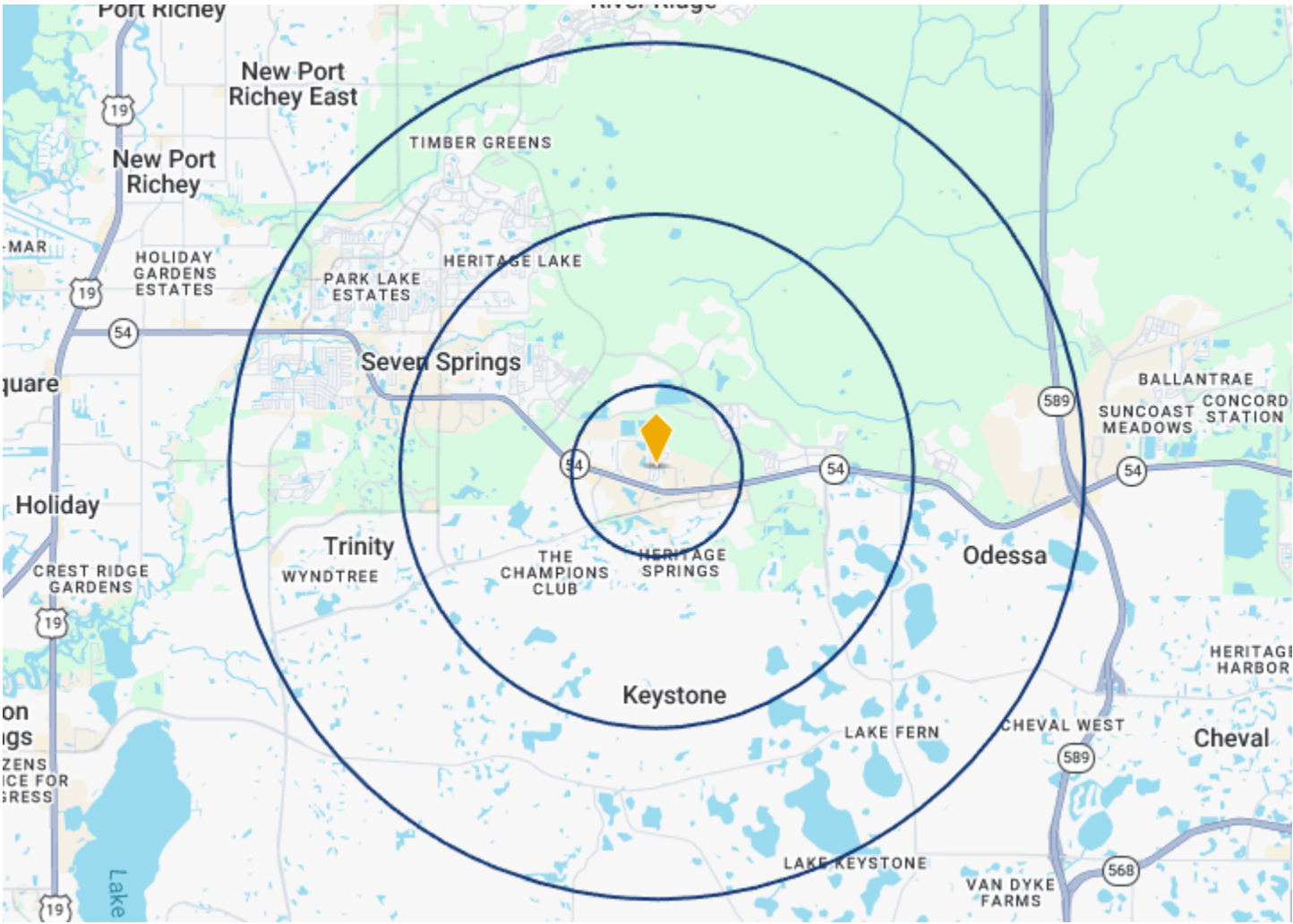
CoStar Rating	★ ★ ☆ ☆ ☆	Type	Warehouse
Building Class	C	Built	2005
Size	5,600 SF	Land Area	0.59 AC (25,700 SF)
Tenancy	Multi	Market	Tampa, FL
Submarket	Pasco County	Location Type	Suburban
Parking Spaces	1.25/1,000 SF; 7 Surface Spaces		





1-3-5 Mile Market Demographics

	1 MILE	3 MILES	5 MILES
2020 Population	5,069	28,260	71,360
2025 Population	6,439	33,467	83,356
Median Age	42.6	44	44
2020 Households	2,011	11,027	28,377
2025 Households	2,526	12,980	37,147
# of Persons/HH	2.5	2.6	2.5
Average HH Income	\$145,860	\$142,103	\$127,742
Average House Value	\$483,903	\$483,764	\$436,138





John Burpee & Associates
Commercial Real Estate Brokers, Inc.

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