

FOR LEASE

±10,000 SF FREE STANDING WAREHOUSE | HOLIDAY, FL

4204 LOUIS AVE, HOLIDAY, FL 34691



**ROBBIE LOBER**, Managing Member

+1(727)-999-1806

Robbie@LoberRealEstate.com

**DEVIN BEELER**, Senior Associate

+1(727)-709-2179

Devin@LoberRealEstate.com

**LOBER REAL ESTATE**

2963 Gulf to Bay Blvd, Suite 275  
Clearwater, FL 33759

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## PROPERTY OVERVIEW



**±10,000 SF**  
BUILDING SIZE



**±1.22 AC**  
LOT SIZE



PROPERTY DETAILS

### LOCATION

ADDRESS	4204 Louis Ave, Holiday, FL 34691 • Maps Link <a href="#">Here</a>
SUBMARKET / COUNTY	Holiday / Pasco

### BUILDING

BUILDING SIZE	±10,000 SF of Free Standing Warehouse • Includes ±1,500 SF Office (Newly Renovated)
LOADING	Five (5) Grade Level Doors
CLEAR HEIGHT	16-20 Ft
POWER	3 Phase   200 Amps   240 Volts

### SITE

LOT SIZE	1.22 Acres
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### ZONING & USE

ZONING	I-1 Industrial
PERMITTED USES	Manufacturing, Distribution, Warehousing, Logistics - See Additional Uses <a href="#">Here</a> .

### FEATURES

FEATURES	Private Ownership, Newly Renovated, Flexible Lease Terms. Monument Signage Available
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### AVAILABILITY

DATE AVAILABLE	<b>NOW!</b>
LEASE TERMS	Call Broker for Pricing / Details

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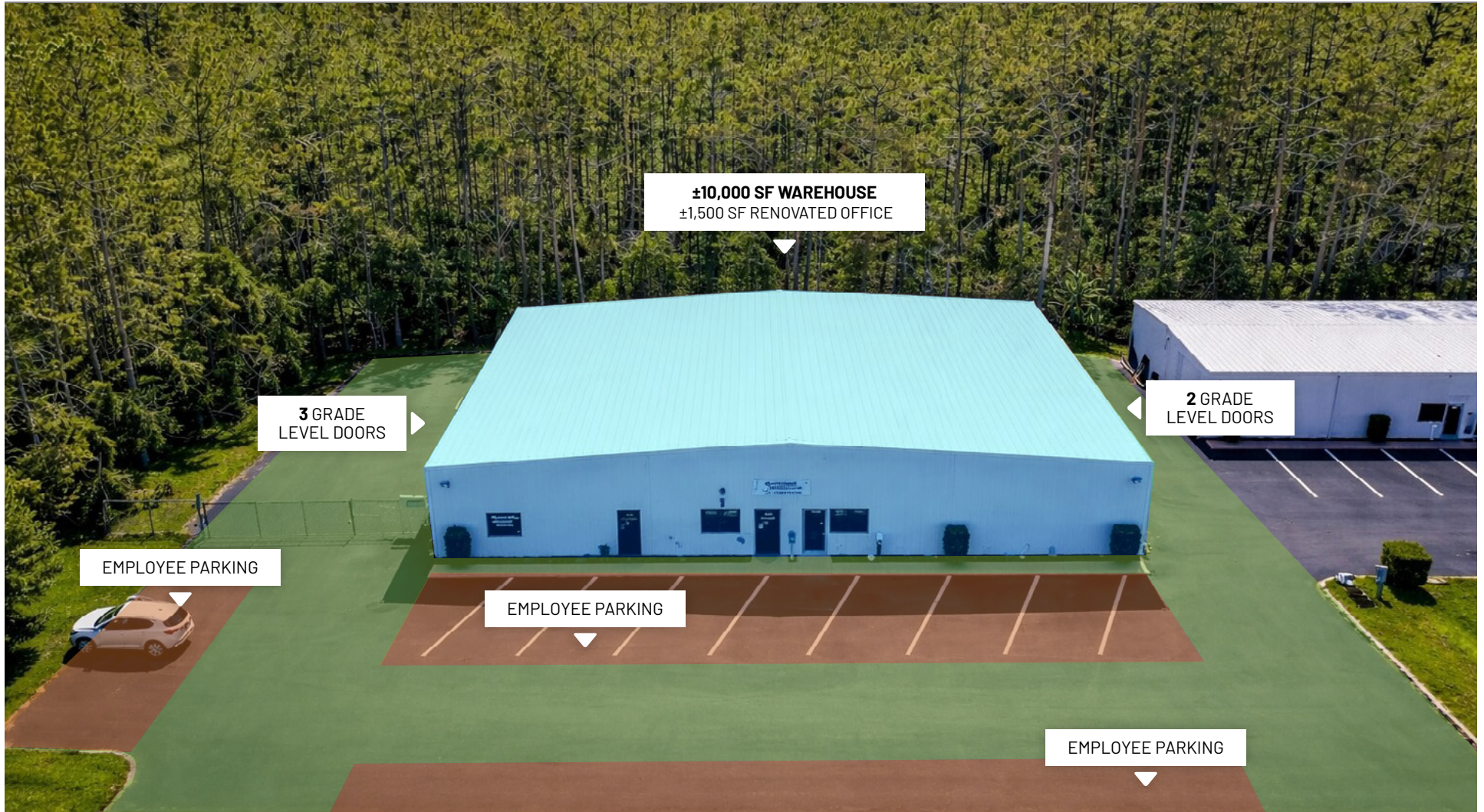
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## PROPERTY FEATURES



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## PROPERTY PHOTOS



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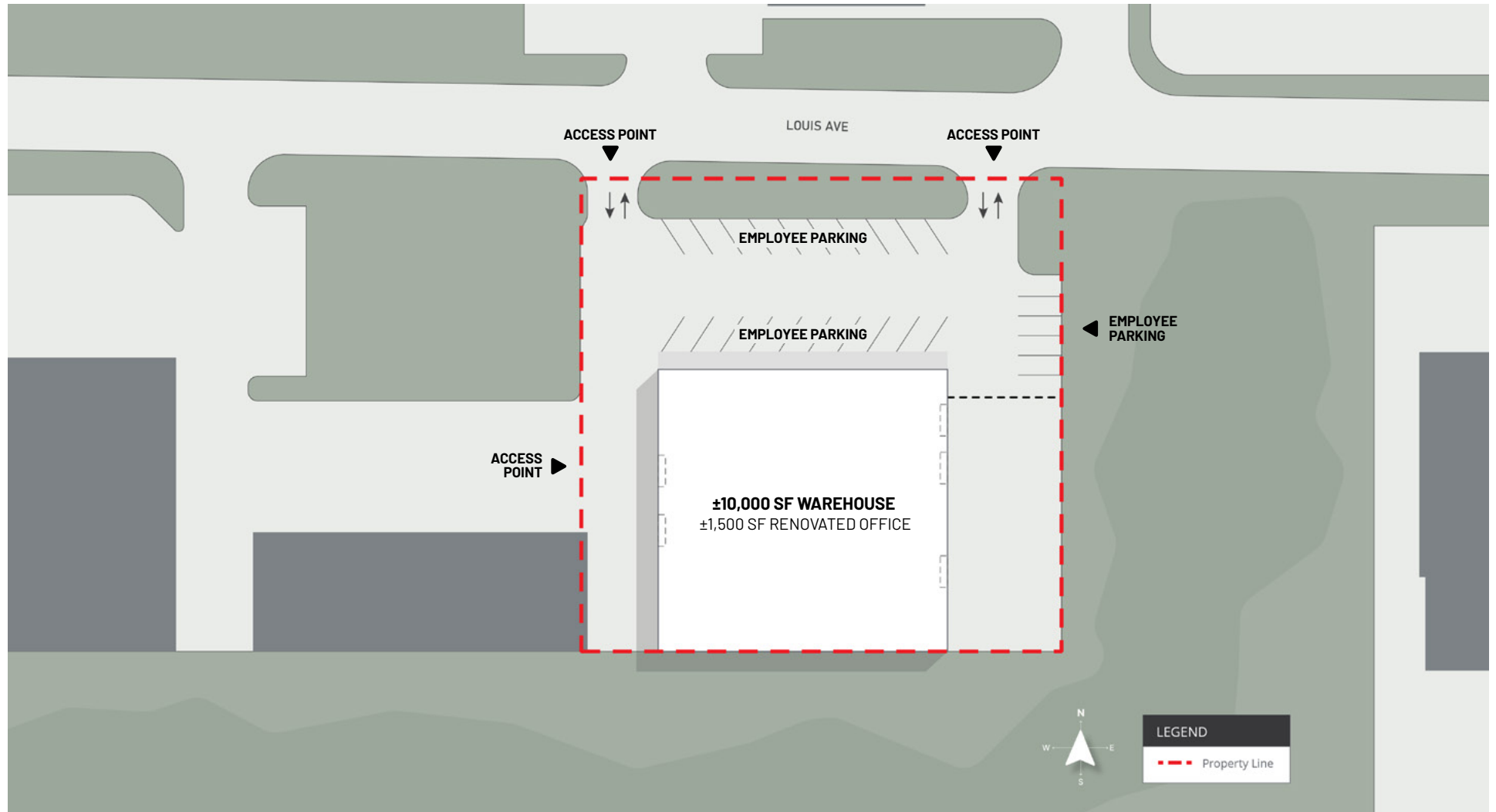
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## SITE PLAN



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## NEIGHBORING TENANTS



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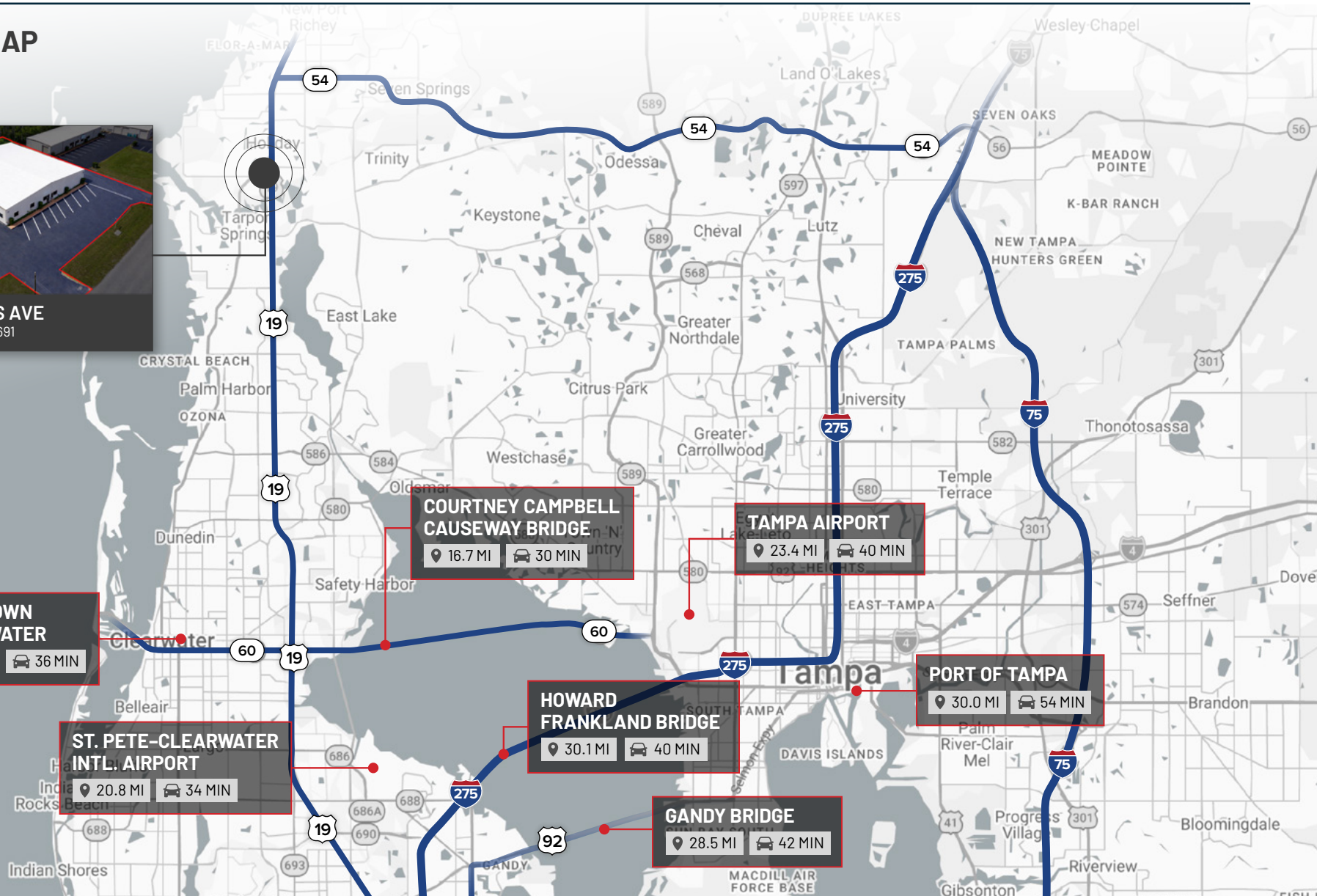
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## LOCATION MAP



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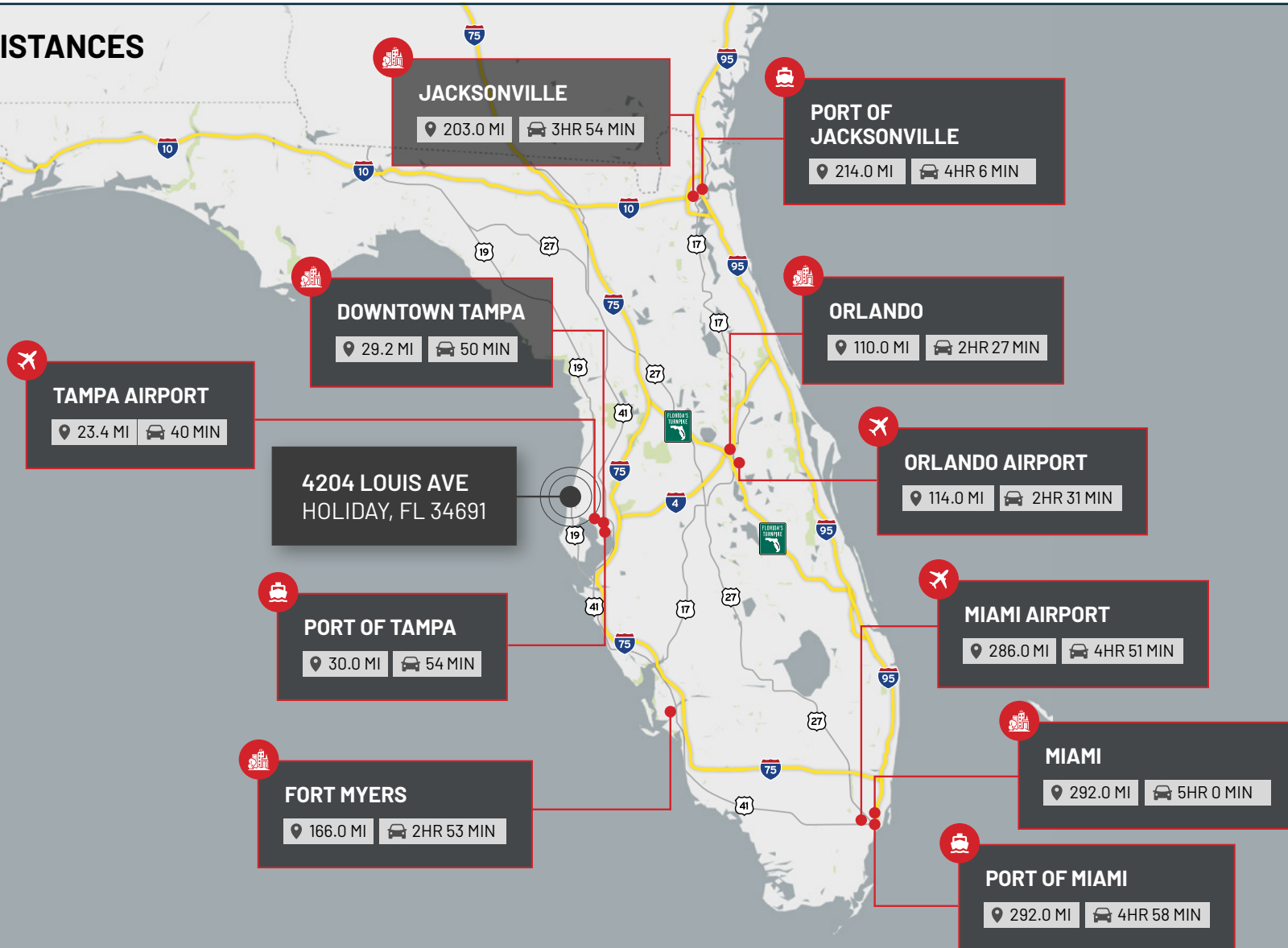
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## KEY DISTANCES



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