

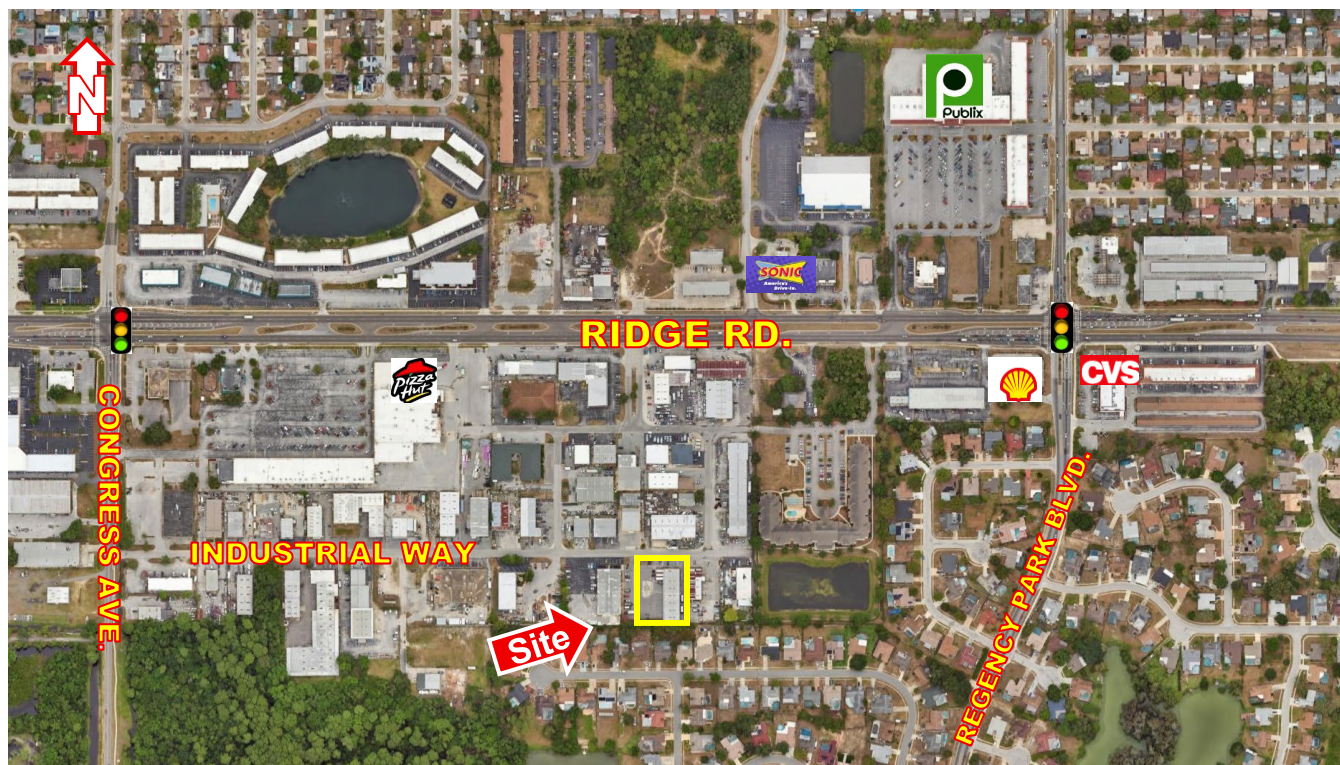


KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

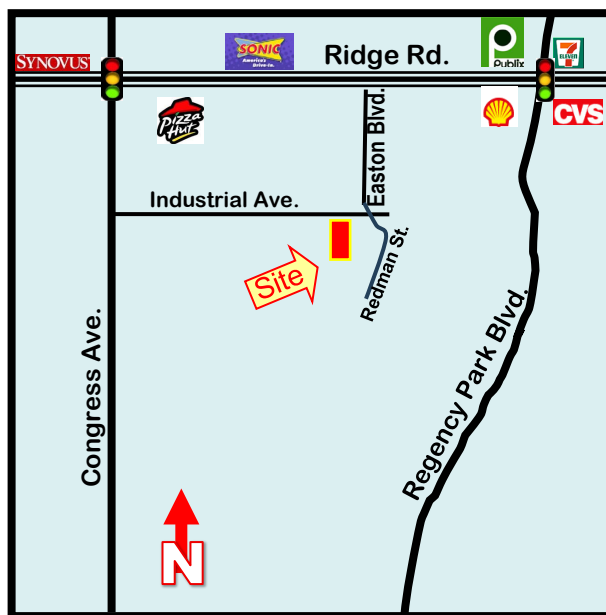
LO-1346

INDUSTRIAL / WAREHOUSE / MANUFACTURING FOR LEASE



6834 INDUSTRIAL AVE.
PORT RICHEY, FL 34668

- FREE STANDING BUILDING
- FRONTAGE ON INDUSTRIAL WAY
- LARGE PAVED YARD FOR OUTSIDE STORAGE
- 10,394 SF BUILDING AVAILABLE
- 3-PHASE POWER
- 16 GRADE LEVEL OVERHEAD DOORS
- EASY ACCESS FROM RIDGE RD., & CONGRESS AVE.
- **LEASE RATE: \$11.50/SF NNN**



Revised: 10/7/2026

PROPERTY OVERVIEW

LO-1346

ADDRESS: 6834 Industrial Ave.
Port Richey, FL 34668

LOCATION: South side of Industrial Ave., east
of Congress Ave.

LAND AREA: 47,300 SF (1.09 Acres)
DIMENSIONS: 220' x 212'

ZONING: I-1 – Light Industrial, Pasco County
LAND USE: Industrial Limited
FLOOD ZONE: "X", No Flood insurance required

IMPROVEMENTS: 10,394 SF

LEGAL DESCRIPTION: Lengthy in file

YEAR BUILT: 1978

UTILITIES: Electric – Duke Energy
Water/Sewer & Trash – New Port Richey Utilities

PARKING: 26 spaces

TAXES: \$11,899.10 – (2025)

PRESENT USE: Vacant

PARCEL ID#: 28-25-16-01507-00J00-0060

CEILING HEIGHT: 14' – 16'

LEASE RATE: \$11.50/SF NNN

NOTES: Industrial /Warehouse/Manufacturing, Free-Standing building available immediately in the Port Richey Industrial area. Office area has newer HVAC units, 3-phase power, clear span with ceiling height 14 feet – 16 feet. Total of 16 Roll-Up doors with ability to drive through building, doors are various sizes including 10' x 10'; 10' x 12'; & 20' x 10'. Large outside storage area. Great central location between US Highway 19 & Little Road.

KEY HOOK # Lock Box

ASSOCIATE: Mike Tarantino (727-430-6554)

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1346-03-03

SHOWING INFORMATION: Call listing agent to set appointment.

LEASING INFORMATION

PROJECT SIZE: 10,394 SF

SPACE AVAILABLE: 10,394 SF Total

PARKING: 26 spaces – 3/1,000 SF

[Office Area - 902 SF]
[Warehouse - 9,492 SF]

RENT: \$11.50/SF NNN

OCCUPANCY: Immediately

ESCALATION: 3%

OTHER CHARGES

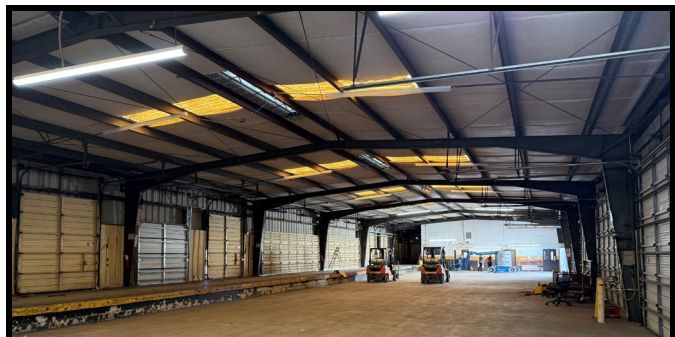
LESSOR

LESSEE

Real Estate Taxes	X
Insurance	X
Insurance: Personal Property & Liability	X
Trash	X
Exterior Maintenance	X
Interior Maintenance	X
Water	X
Management	X
Electric	X

MINIMUM TERM: 3-5 years

SIGNAGE: On Door



The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.