

VIEW ONLINE 

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Asking Price:

\$5.2M

FOR SALE OR LEASE | 7826 PHOTONICS DRIVE | TRINITY FL 34655

Trinity High Tech Manufacturing Facility

This facility is a fully climate controlled high tech manufacturing building with land for expansion. Exceptional features include an excess power system - a 500KVA diesel generator connected to a 500KVA battery-based UPS so that portions of the building would have zero loss of power in an outage. Strong local base of qualified employees.

- Well-maintained grounds and excellent curb appeal
- Good labor pool
- Enhanced incentive package from Pasco County available to potential users
- Room for expansion
- Excellent parking ratio
- Previous entitlements included:
 - » Expansion capabilities up to 63,000 sq. ft.
 - » 9,600± in production area (rear)
 - » 5,400 sq. ft. in administrative area (front)
- Future parking for 62± spaces

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Accelerating success.

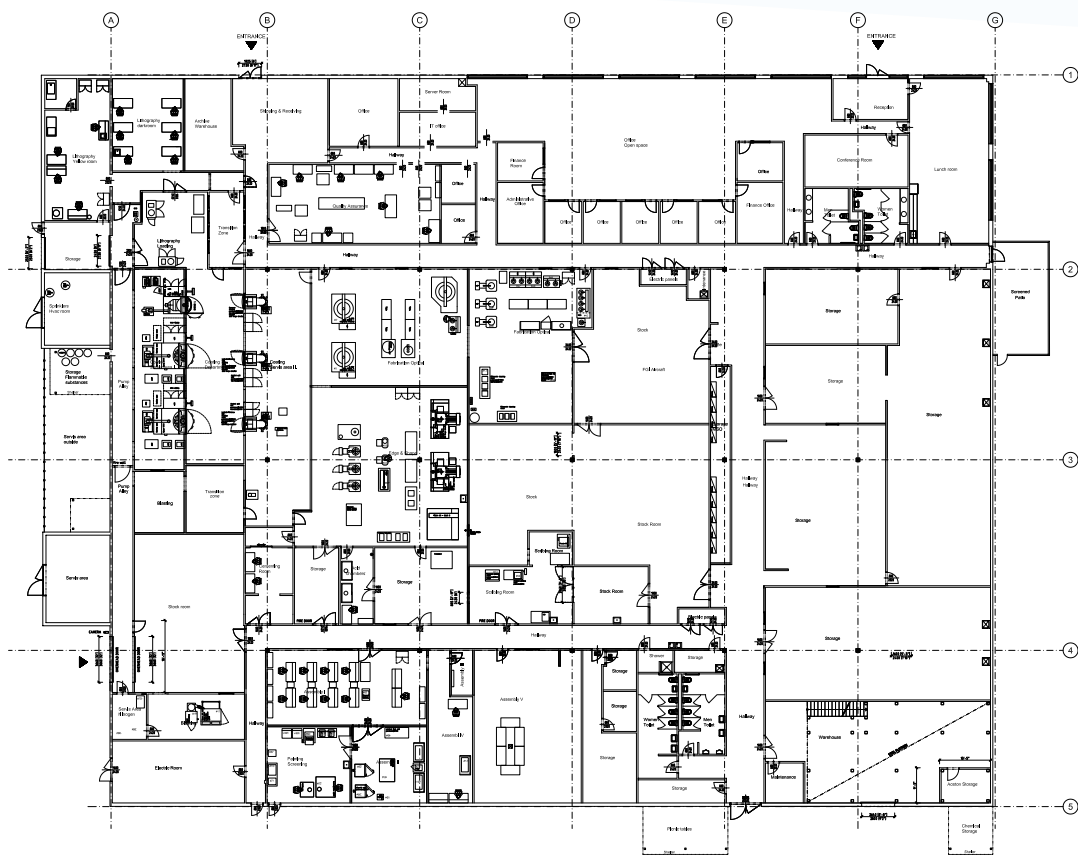
Property Overview

This property is a high tech “state-of-the-art” manufacturing facility currently being used to make crystal and glass laser optics for the defense and medical industries. The facility includes major HVAC improvements, heavy power, a clean room, backup generator power and many other building features. This is ideal for the defense, medical, pharmaceutical and high tech industries. With a wide range of incentives being offered by Pasco County, this is the ideal location for the expansion or relocation of your business.

Property Features

Building Size	44,867± Base Square Feet; 47,480± Gross Square Feet
Year Built	Constructed in 1996; Remodel/Addition 2017
Acreage	6.5±
FAR (GBA/Land)	17%
Flood Zone	27' finished floor elevation
Construction	Tilt-wall institutional grade construction with metal roof
Ceiling Height	21' Clear height; 12' Dropped ceiling height; 9' to 21' to bottom of girder
Loading	One grade level loading door
Parking	155 spaces, future parking 62± spaces
HVAC	242 tons of HVAC; 100% air-conditioned with clean room facilities, 10,000 clean room; UV filters
Piping/Cooling	D-1 water piping; Piping for nitrogen cooling system
Power	4000 amp, 240-480v ; 3-phase service; Numerous auxiliary power supplies throughout the building
Generator	500 KVA diesel generator
Additional	Compressed nitrogen and air lines, enhanced security system
Utilities	Water; Sewer - settling cistern; Electric Fiber optics, dedicated T-1 line
Sprinklered	Wet





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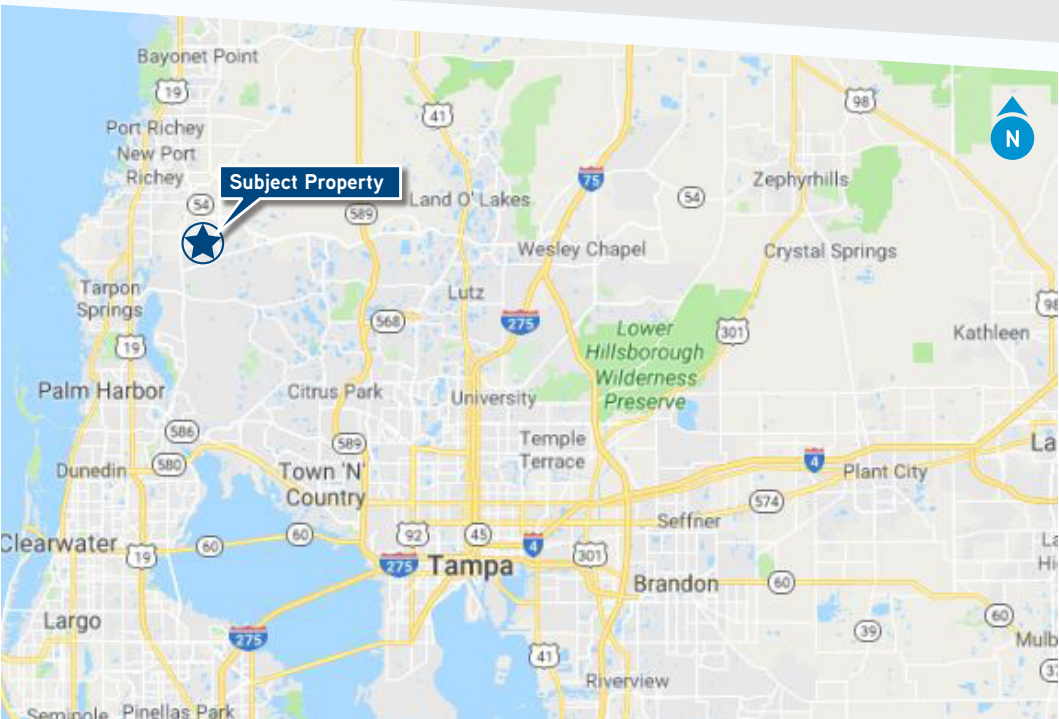
Trinity is just north of the Pinellas and Hillsborough County borders. It is a census designated location in Pasco County, Florida and continues to grow. Trinity, Florida is a vibrant community with some of the best local options for food, recreation, and entertainment and housing complimented by world-class golf courses, a wide variety of shopping centers and malls, superior schools and medical facilities.

Drive Time

State Road 54	5 Minutes
Suncoast Parkway	14 Minutes
US Highway 19	19 Minutes
Interstate 75	28 Minutes
Interstate 275	33 Minutes
Interstate 4	43 Minutes
St. Pete-Clearwater International Airport	31 Minutes
Tampa International Airport	33 Minutes
Sunshine Skyway Bridge	47 Minutes

Traffic

Collection Street	Cross Street	Traffic Volume	Distance
Mitchell Blvd.	Trinity Oaks Blvd.	28,500	0.47 Mile
Hawbuck St.	Horsechestnut Ct.	18,758	0.85 Mile
Seven Springs Blvd.	Emerald Lake Dr.	16,432	0.92 Mile



2019 DEMOGRAPHICS
(5-MILE RADIUS)



Current Population

145,349



Total Households

63,038



Median Household Income

\$42,587



Total Businesses

5,200



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