

7826 Photonics Drive
Trinity, Florida 34655

High Tech Manufacturing Facility

For Sale

Price Reduced!



4% Cooperating Broker Fee

Must be under contract by Thanksgiving!

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Trinity High Tech Manufacturing Facility



Trinity High Tech Manufacturing Facility is located in a scenic business park with neighboring high profile businesses. 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.

> PROPERTY ADDRESS

7826 Photonics Drive
Trinity, FL 34655

> BUILDING SIZE

Base sq. ft. 44,867±
Gross sq. ft. 47,480±

> YEAR BUILT

Constructed in 1996
Remodel/Addition 2007

> ACREAGE

6.5±

> FAR (GBA/Land)

17%

> FLOOD ZONE

27' finished floor
elevation

> CONSTRUCTION

Tilt-wall institutional
grade construction with
metal roof

> SPRINKLERED

Wet

> CEILING HEIGHT

21' Clear height
12' Dropped ceiling
height
19' 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

Backup generator with
backup power storage,
500 KVA diesel
generator with 500 KVA
UPS back up power
storage

> ADDITIONAL

Compressed nitrogen
and air lines, enhanced
security system

> UTILITIES

Water
Sewer - settling cistern
Electric
Fiber optics, dedicated
T-1 line

Offered For Sale

~~-\$3,100,000-~~

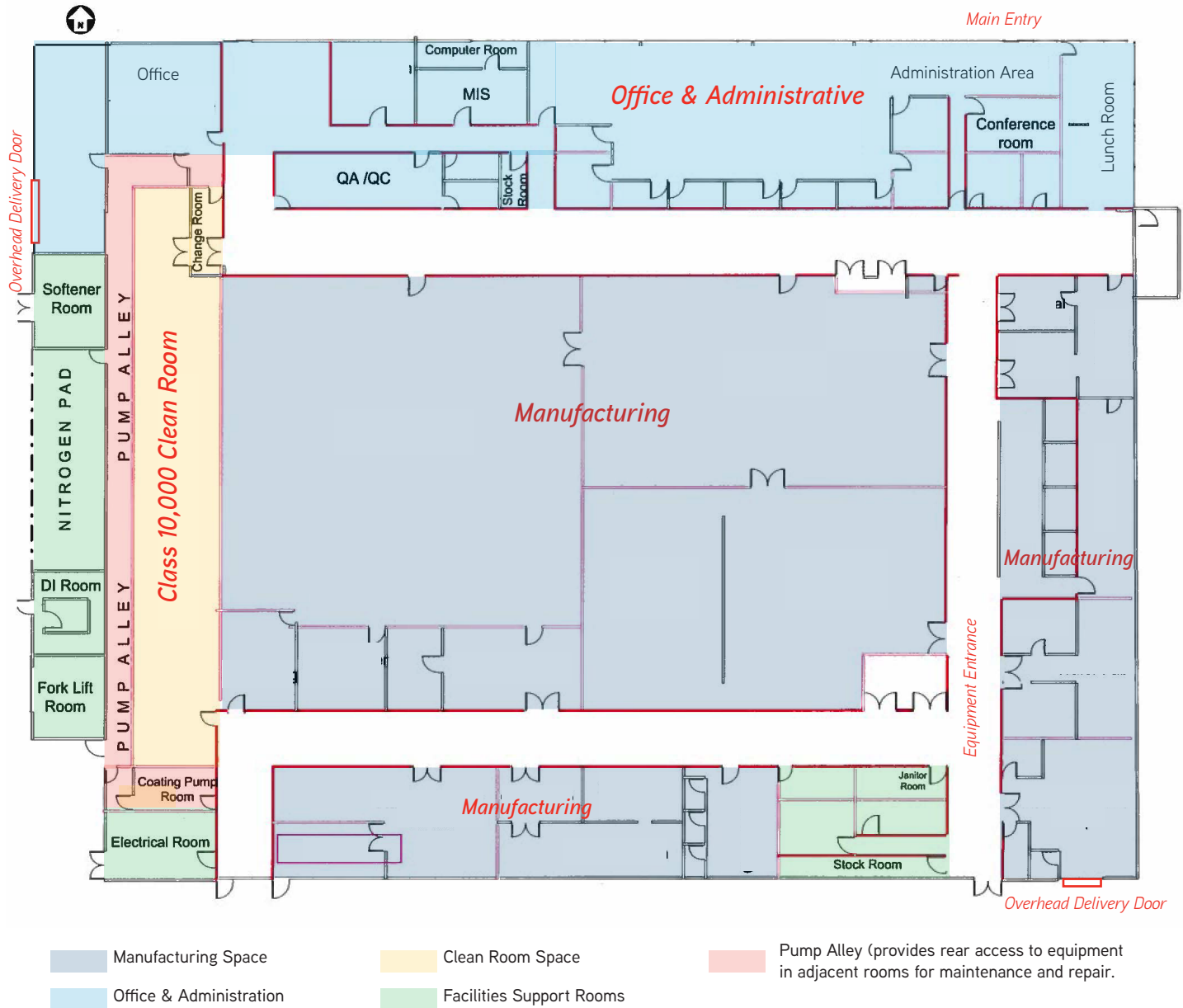
PRICE REDUCED

\$2,950,000

PROPERTY HIGHLIGHTS

- > *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*
- > *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*

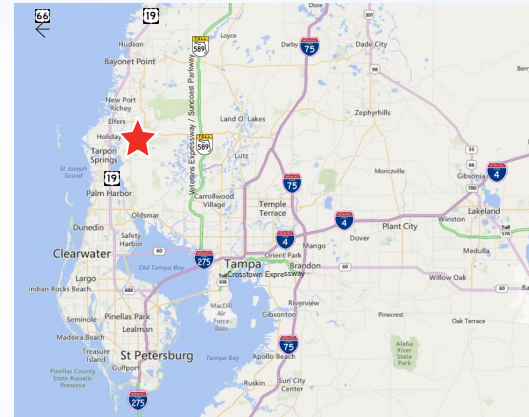
Floor Plan



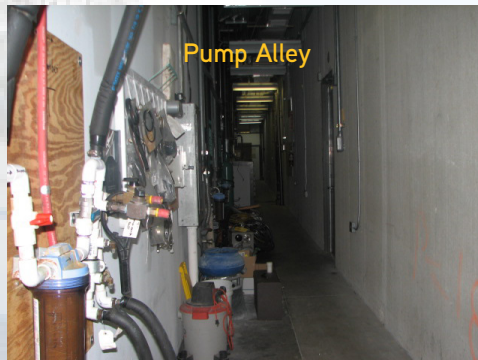
This property is a high tech "state-of-the-art" manufacturing facility currently being used to make crystal and glass laser optics for the defense and medical industries. The facility includes major HVAC improvements, heavy power, a clean room, backup generator power and many other building features. 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.

Location and Amenities

Trinity is just north of the Pinellas and Hillsborough County borders in Pasco County. It is currently considered part of the New Port Richey area; however, residents are hopeful that it will be recognized as its own town. It is a census designated place 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. Trinity, Florida offers families quality living in the Pasco/North Tampa area of Florida.



The Trinity High Tech Manufacturing Facility offers 45,000± sq. ft. of high tech manufacturing facility in Trinity, Florida with easy access to Florida's efficient transportation network.



Additional photographs are available on the website.

Destination	Minutes	Miles
Suncoast Parkway	14	10
Interstate 75	28	21
Interstate 4	43	38
Interstate 275	33	30
US Highway 19	12	7
Tampa International Airport	35	31
St. Pete-Clearwater Airport	31	22
Sunshine Skyway Bridge	47	38
State Road 54	5	2

Contact us or visit our web site for more information:
<http://cilstings.listinglab.com/TrinityHighTech/>

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