

## Prime 9,144 SF Industrial / Flex Space Available

- » Warehouse + Office Mix including private offices, conference rooms, cube areas, and break room
- » 14' clear ceiling height allowing efficient racking and vertical storage
- » Large bay door for easy loading and unloading
- » Immediate access to I-75 and US-301 for strong regional connectivity and distribution routes
- » Ideal for logistics, light manufacturing, distribution, or service operations

Demographics	1-mile	3-miles	5-miles
2025 Population	14,364	103,662	197,780
Daytime Employment	2,905	35,511	87,840
Average HH Income	\$87,097	\$90,158	\$94,893
Median Age	35.2	36.6	37.9

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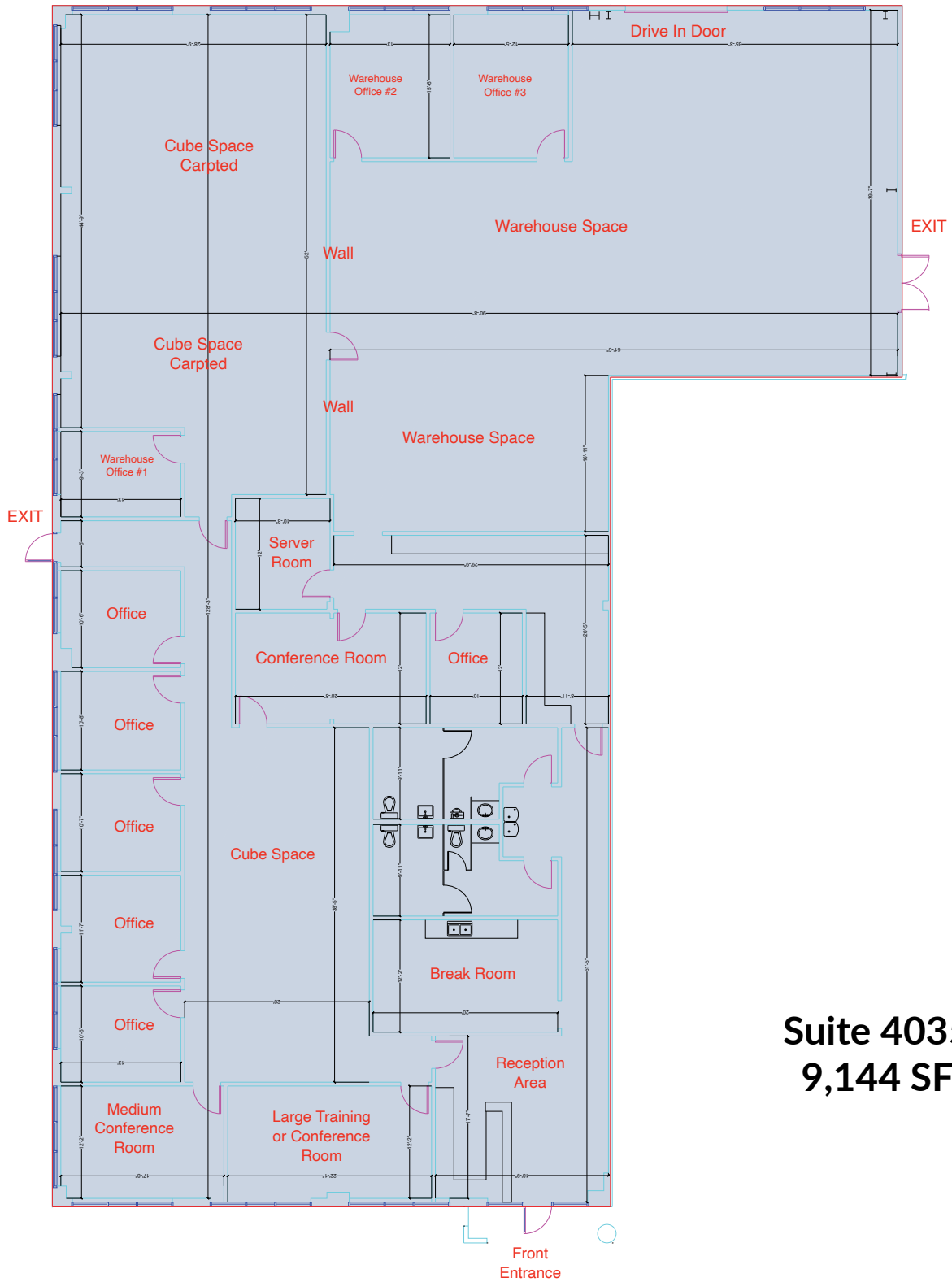
# CRESCENT PARK

4035 Crescent Park Dr., Riverview, FL 33578



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**Suite 4035**  
**9,144 SF**

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