7826 Photonics Drive
Trinity, Florida 34655

High Tech Manufacturing Facility
For Sale

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

Price Reduced!

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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 SPECIFICS**

- **Trinity High Tech Manufacturing Facility**
- **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

**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

**Offered For Sale**

- **$3,100,000**
- **PRICE REDUCED**
- **$2,950,000**
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.

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Additional photographs are available on the website.

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