

Mid Pinellas Warehouse for Sublease

12388 Starkey Rd., Largo FL 33773

EXECUTIVE SUMMARY



Summary:

Price:	\$8.00 PSF NNN \$2 PSF OPEX
Lease Termination Date:	November 30, 2027
Availability:	Immediate
Space Size:	30,752 SF Warehouse
Power:	3-phase, 400+ amp
Outside Storage:	Large partially paved and fenced yard.
Dock High Doors:	2 dock high and 2 ramps
Ceiling Heights:	13-14' +/-
Location:	Mid Pinellas County
Construction:	Masonry walls and roof
Zoning:	E-1
Traffic Counts:	Over 32,000 AADT

Overview:

This is an opportunity to sublease a 30,752 SF dock high industrial space with a large newly paved fenced truck court and yard in the heart of Mid-Pinellas County. The building is a dock high, concrete block building with a concrete roof, four loading doors, three phase power, and a new roof. There is a separate "Yard Office" building within the fenced yard that could be used as storage or small office. With average daily traffic counts of over 24,000 cars, the building also features good visibility fronting Starkey Road and access from both the north and southbound directions.

The initial lease term expires November 20th, 2027.

This space is perfect for any business needing a Mid Pinellas dock high distribution warehouse with great outside storage.

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PICTURES



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FLOOR PLAN – SUBJECT TO VERIFICATION



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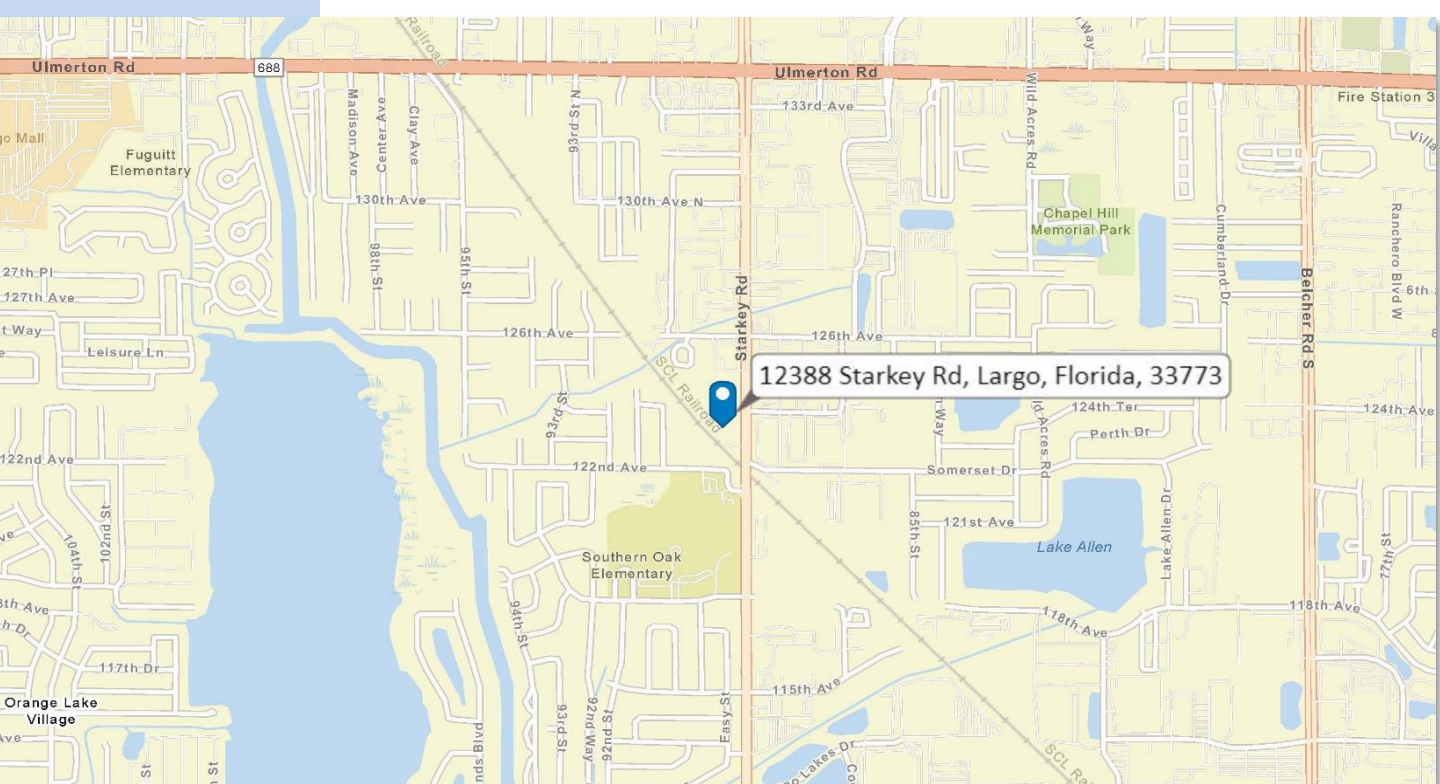
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AERIAL & AREA MAP



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