

FOR SALE: INDUSTRIAL WAREHOUSE BUILDING  
32,390 SF - 20'-23' clear height - Largo Warehouse  
13200 Belcher Road South, Largo, FL 33773

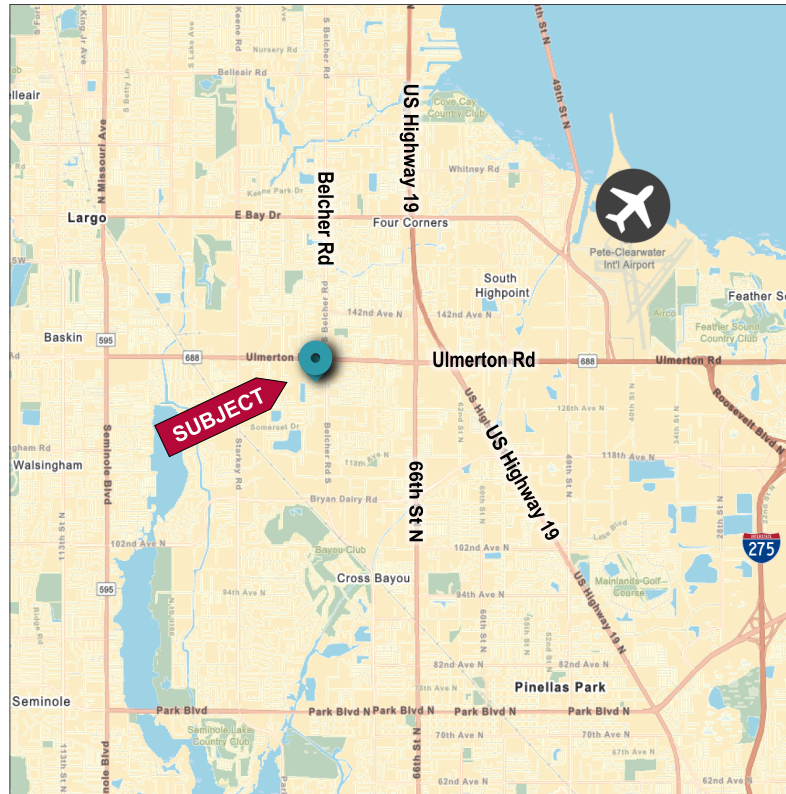
**PRICE REDUCED**



## FEATURES

- ❖ Freestanding 32,390 SF CLEAR SPAN Industrial Warehouse Building includes 4,788 SF of two level offices and showroom located in Mid Pinellas County just south-west of the Ulmerton Rd and Belcher Rd intersection
- ❖ 20' - 23' Clear Height
- ❖ 2.32 Acres MOL with Ingress/Egress off Belcher Rd
- ❖ One Dock High Truck Well along with Four 16'H x 18'W Grade Level Roll Up Doors
- ❖ Fully Sprinklered Facility
- ❖ Expansive paved concrete loading/parking area
- ❖ Building was built in 1985
- ❖ LED lighting added to the Warehouse in 2017
- ❖ 900 Amps with 3-Phase Power
- ❖ Land Use Commercial General (CG) City of Largo, FL
- ❖ Located in Flood Zone X
- ❖ Parcel ID: 12-30-15-70542-100-0100
- ❖ 2022 Real Estate Taxes: \$22,356
- ❖ **Seller occupies Building—Please Do Not Disturb**
- ❖ **Asking Price: \$ 3,599,000**

## LOCATION MAP



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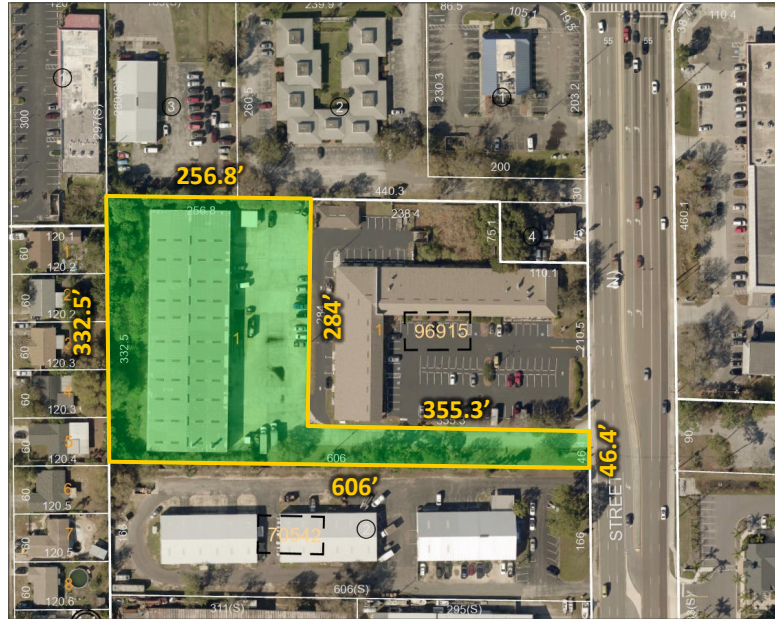
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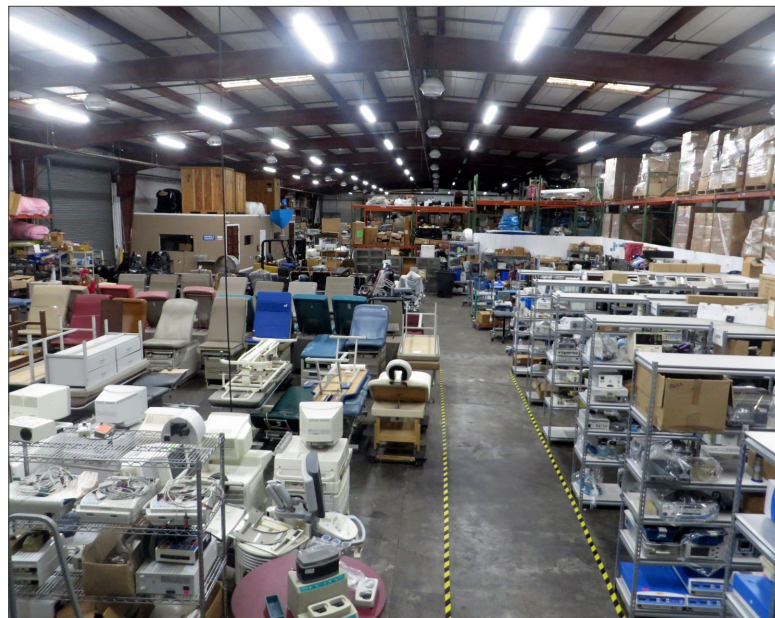
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THE  
**ROSS REALTY**  
GROUP, INC.  
COMMERCIAL SALES AND LEASING



DRIVE TIME AND DISTANCE		
	Minutes	Miles
St. Pete Clearwater International Air-	13	4.5
Interstate I-275	15	6.4
US Highway 19	6	1.9
Gulf to Bay Blvd	11	6.1



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