

Largo Warehouse/Showroom for Sale

13553 66th St. N. Largo, FL 33771

EXECUTIVE SUMMARY



Summary:

BUSINESS IS RELOCATING TO A LARGER FACILITY

| | |
|----------------|--|
| Price: | \$4,395,000 |
| Building Size: | 33,956 SF (Includes 3,956 SF 2 nd floor office) |
| Zoning: | Industrial Zone E-2/CG |
| Land Size: | 1.32 Acres |
| Visibility: | 33,000 Daily Traffic Counts |
| Current Use: | Showroom/Warehouse |
| Municipality: | Unincorporated Pinellas County |
| Signage: | Large Lighted Pylon Sign |
| Market: | Mid Pinellas |
| Year Built: | 1973 |
| Clear Heights: | 19' |
| Roll Up Doors: | 3 Grade Level Doors |
| Construction: | Metal/Block |
| Power: | 3 phase in building |
| Utilities: | Water/Sewer |
| Sprinklers: | Wet Pipe System |
| Taxes: | \$34,414 (2022) |
| Folio: | 05-30-16-70920-300-0902 |

Overview:

BUSINESS (GULF TILE) IS RELOCATING TO A LARGER FACILITY!!!!

Available July 1, 2023. This is an excellent opportunity to purchase a free standing 33,956 SF building located along 66th street in Mid Pinellas County. The building will have good access to the new Gateway Expressway FDOT road project (https://youtu.be/vwDM_aKextg), a new toll roadway that will provide direct connections between US 19 and I-275 and the Bayside Bridge and I-275. The building is located on a 1.32-acre site with good visibility (33,000 Daily Traffic Counts) and located just north of Ulmerton Rd. The property is located next to the Bank of America and across from the new Racetrac convenience store. The property features a large paved fenced yard providing plenty of outside storage. There is a large pylon sign located in front of the building along 66th street but with visibility from Ulmerton Rd. The building has been used as a multi tenant building in the past (subject to verification). The building has three roll up doors, sprinklers, a large upstairs office section, public utilities and commercial zoning. The property is perfect for an owner/user, an investor looking for a multi tenant warehouse or potentially for a developer looking to take advantage of the property's great location and visibility.

The Gateway/Mid-County Planning area is 30-square miles and is centrally located within Pinellas County and the Tampa Bay region. Far from the white sand beaches and tourism related industries that Pinellas County is known for, the Gateway supports a wide range of job sectors including manufacturers in aviation/aerospace, defense/national security, medical technologies, business and financial services, and information technology. With many employers, including multiple Fortune 500 Companies, the area has more than 114,000 jobs. (From Forward Pinellas)

*** THE BUILDING WILL SELL 100% VACANT AT CLOSING.**

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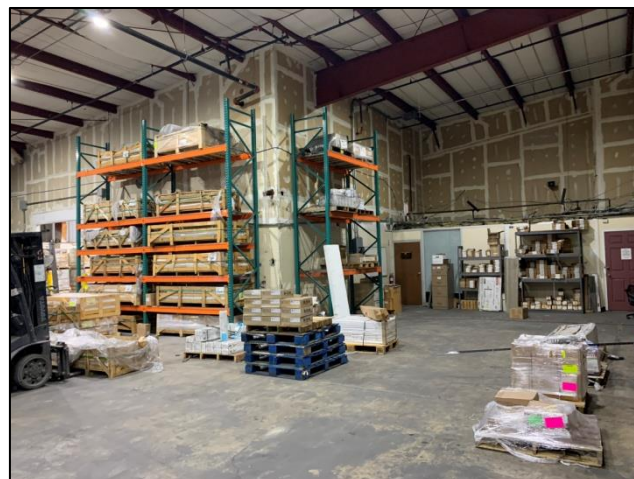
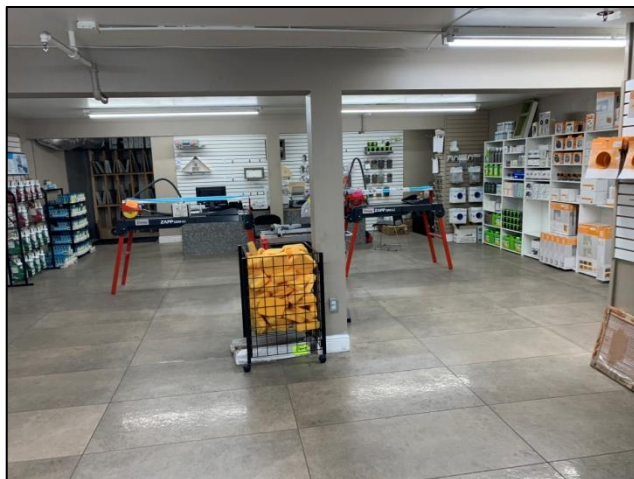
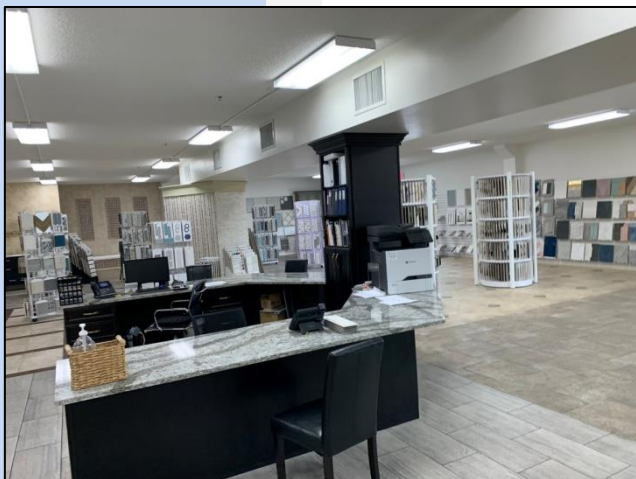
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ADDITIONAL PICS



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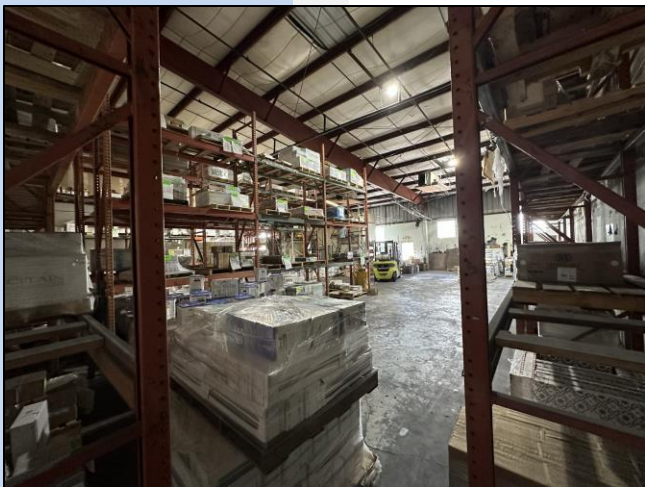
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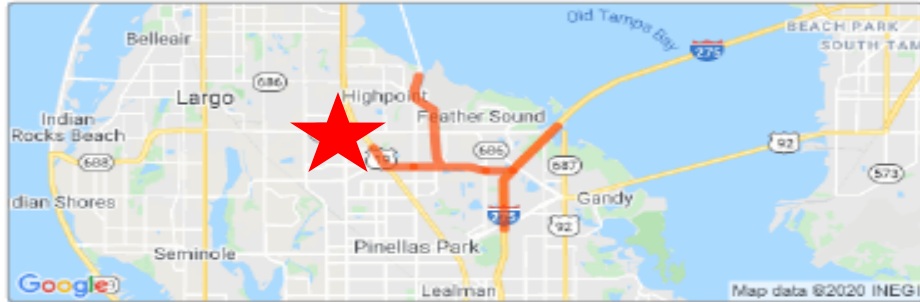
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FDOT ROADWAY PROJECT GATEWAY EXPRESSWAY



Gateway Expressway 433880-1-52-01

| Project Details | |
|-----------------------------|---|
| Work Type | New Tolled Roadway |
| Phase | Construction |
| Project Start | August 21, 2017 |
| City | Clearwater Largo Pinellas Park St. Petersburg |
| County | Pinellas |
| Road | 118th Avenue N. (CR 296) 49th St. N. Bayside Bridge (CR 611) Gandy Blvd Gateway I-275 SR 686 SR 688 SR 694 US 19 |
| Construction Cost | \$595.3 million |
| Estimated Completion | Late 2023 |
| Contractor | Archer Western - de Moya Joint Venture |



About

The **Gateway Expressway** project is constructing two new tolled roadways that will provide direct connections between US 19 and I-275, and the Bayside Bridge (north of 49th Street N) and I-275.

SR 690, a new 4-lane tolled expressway connection from US 19 to the west of I-275. The new roadway will be built in the median of existing 118th Avenue North, 49th Street North, 47th Street North, 43rd Street North, 34th Street North, the ramp at 31st Court North, and 28th Street North. Please note: the permanent closure of the southbound US 19 ramp to Bryan Dairy Road/118th Avenue North occurred on August 25, 2021.

SR 686A, a new 4-lane tolled expressway from the Bayside Bridge to just west of I-275. It will be primarily built in the median of Roosevelt Boulevard between the Bayside Bridge and Ulmerton Road. An interchange at Ulmerton Road will be built as part of this project. The new roadway will continue south through the old Sunshine Speedway property until it merges with SR 690.

Additionally, I-275 will be widened to add a toll lane in each direction along the median next to the existing lanes from south of Gandy Boulevard to 4th Street North.

** Construction cost includes original construction contract amount plus approved contract changes. It does not include inspection oversight.*

| Contact Information | |
|----------------------------|---|
| Project Information | John McShaffrey 813-975-6930 roadwork@dot.state.fl.us |
| Media Contact | Kris Carson 813-975-6060 Kristen.Carson@dot.state.fl.us |

Last Updated: 01/11/2023

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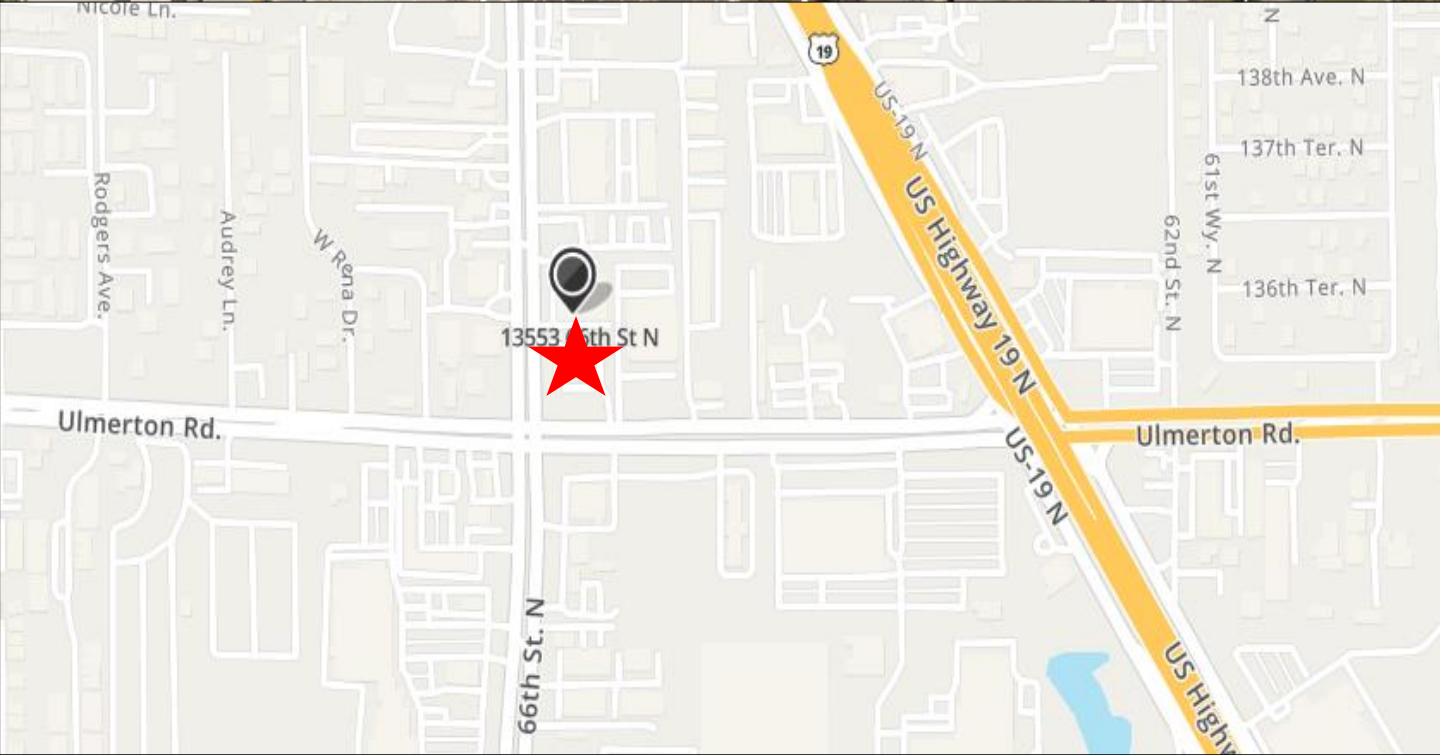
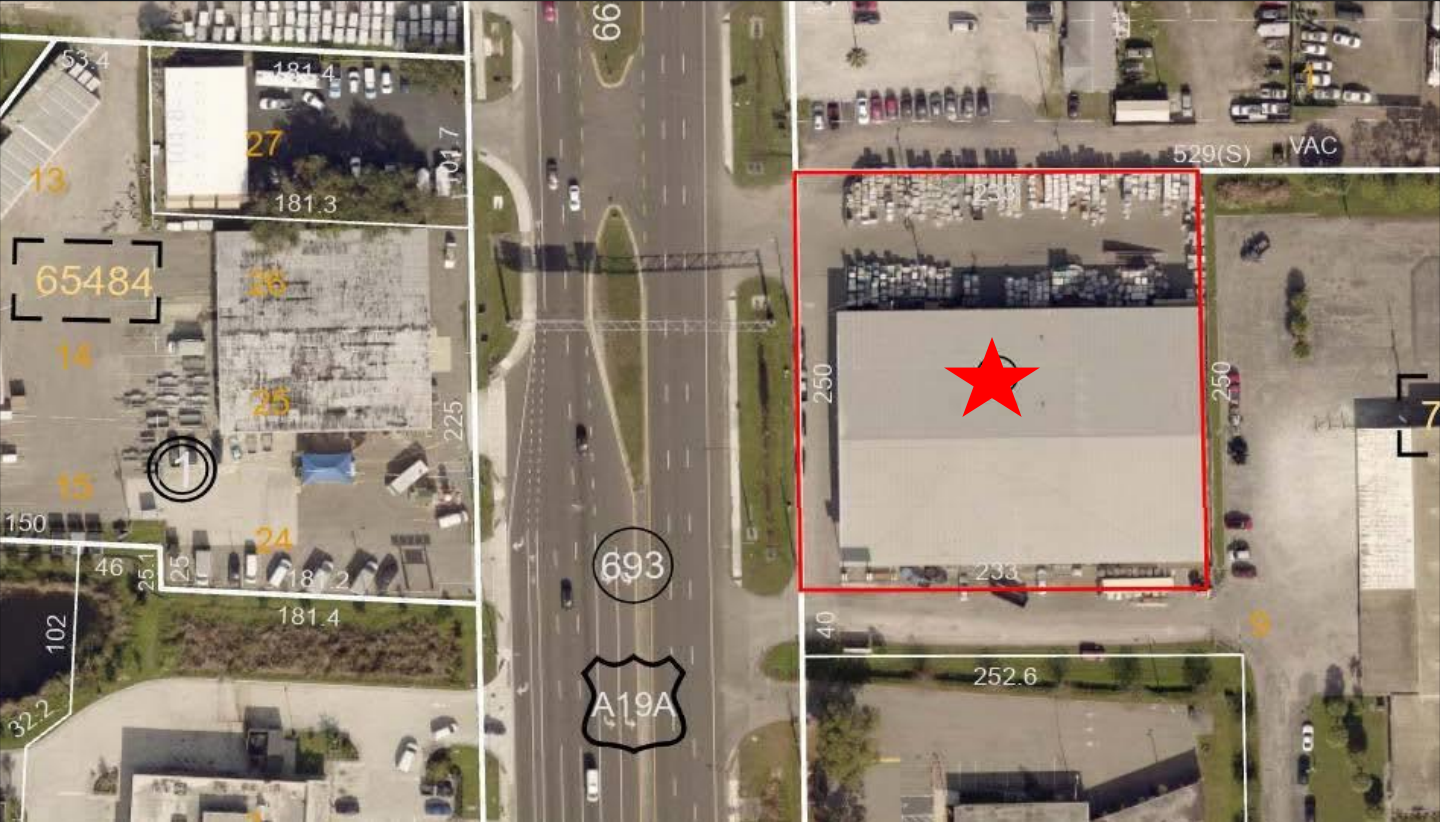
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AERIAL AND LOCATION MAP



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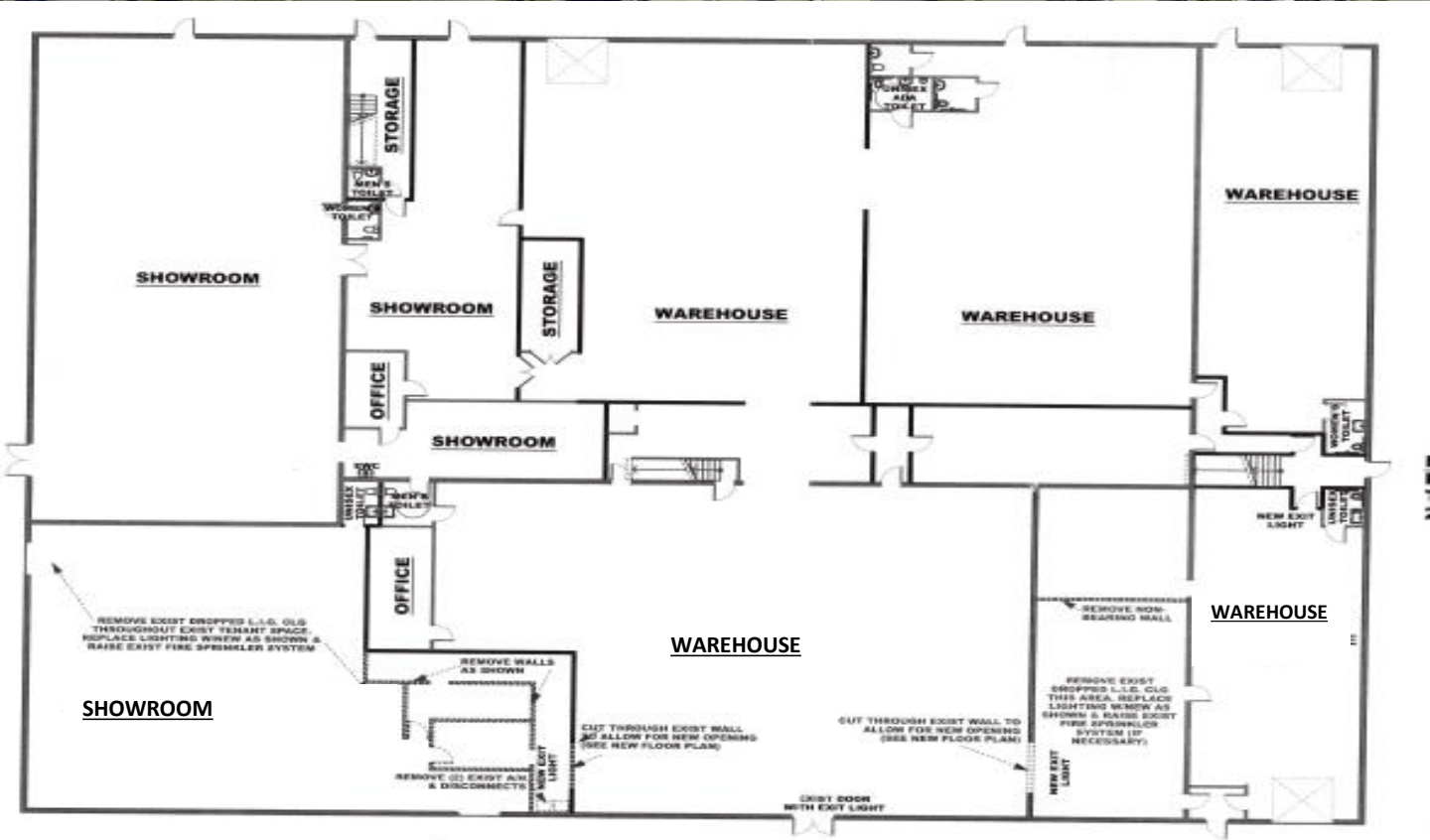
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AERIAL MAP AND OLD FLOOR PLAN



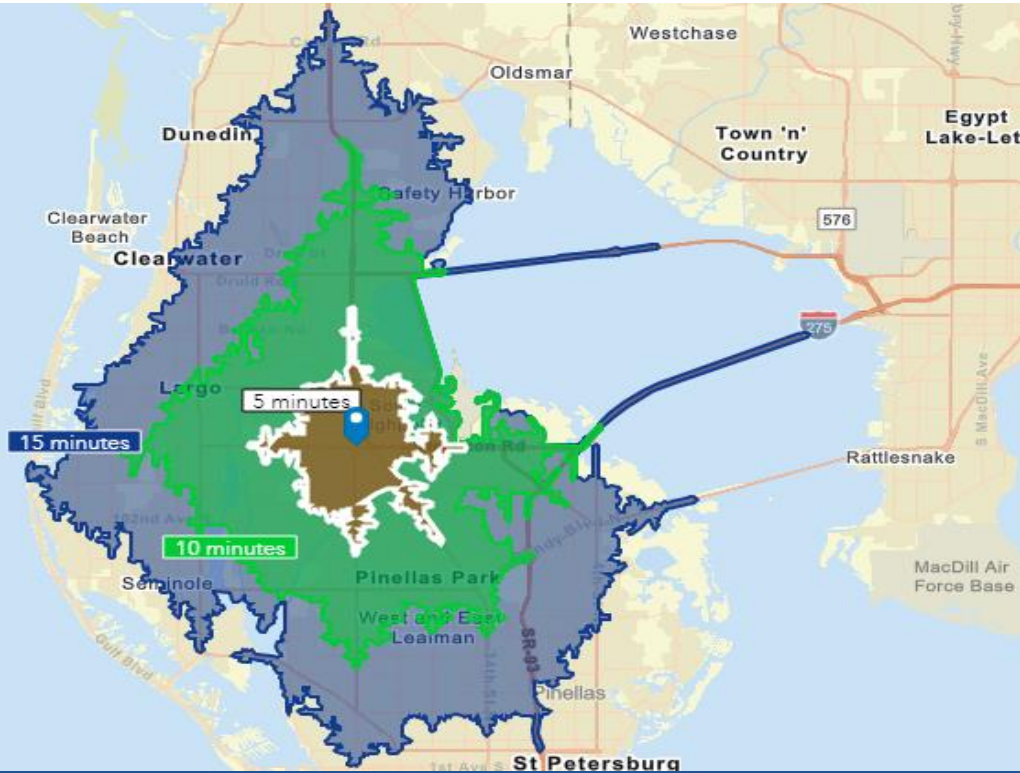
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 DRIVE TIME AND DEMOGRAPHICS



2020 Census Redistricting Data (Public Law 94-171)

13553 66th St, Largo, Florida, 33771
 Drive time of 5 minutes

KEY FACTS

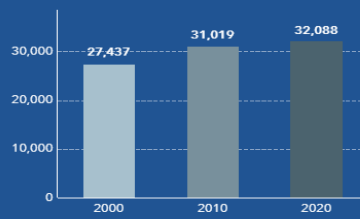
32,510 Total Population **16,888** Housing Units **3,069.9** Population Density **2.18** Average Household Size **64.6** Diversity Index

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

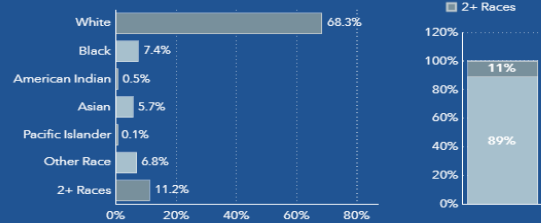
2010-2020 ANNUAL GROWTH RATE



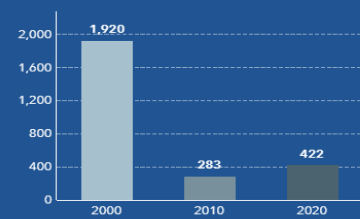
HOUSEHOLD POPULATION



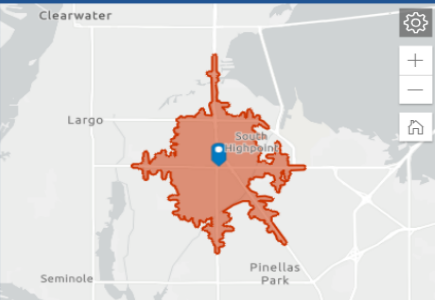
TOTAL POPULATION BY RACE



GROUP QUARTERS



| POPULATION BY AGE AND RACE | Less Than 18 Years | 18 Years and Older |
|-------------------------------|--------------------|--------------------|
| Total | 5,445 | 27,065 |
| 1 Race | 4,373 | 24,503 |
| White | 2,784 | 19,412 |
| Black | 606 | 1,803 |
| American Indian/Alaska Native | 44 | 114 |
| Asian | 330 | 1,533 |
| Pacific Islander | 2 | 33 |
| Some Other Race | 606 | 1,608 |
| 2 or More Races | 1,072 | 2,562 |



Source: U.S. Census Bureau, 2020 Redistricting Data (PL 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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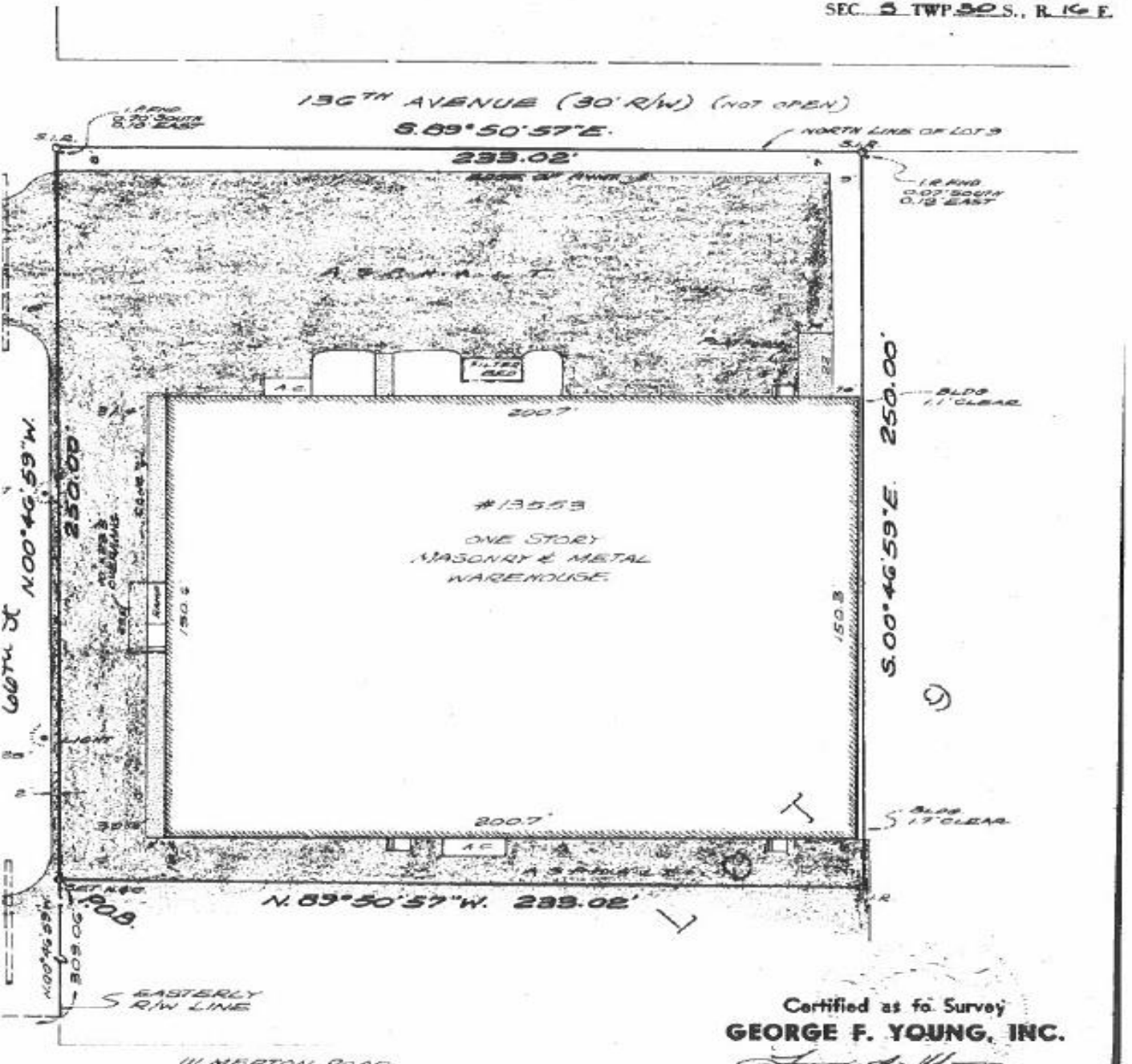
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OLD SURVEY - ***NOT WARRANTED***



DRAWN GL.
CHK'D AW

SEC. 3 TWP. 30 S., R. 16 E.



Certified as to Survey
GEORGE F. YOUNG, INC.
[Signature]
Florida Surveyor's Reg'n. 2285
Florida Engineer's Reg'n.

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