

# LARGE 50,150 SF WAREHOUSE

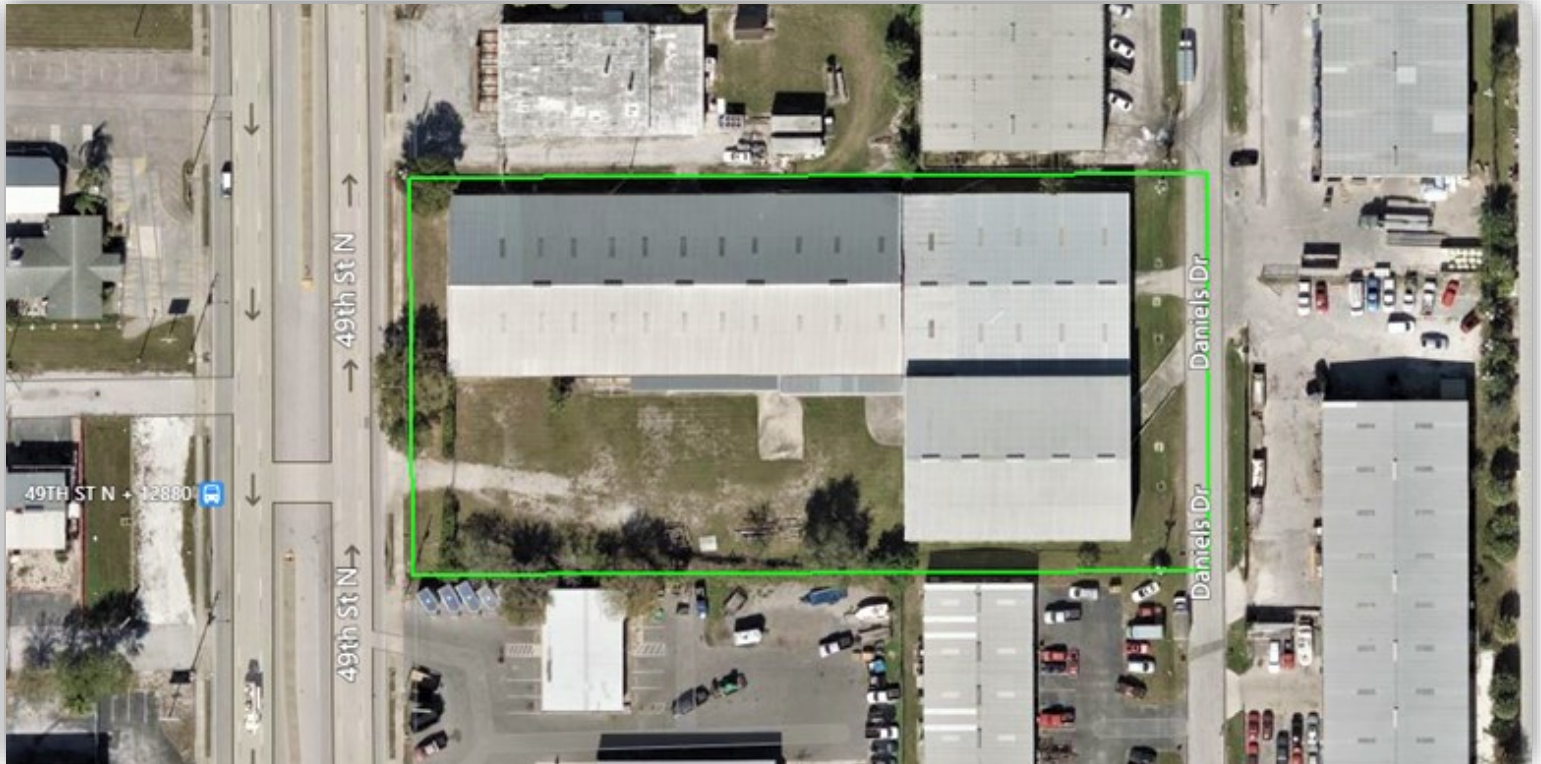
*220' Road Frontage with 63,000 AADT*

12925 49<sup>th</sup> St. N, Clearwater, FL 33762

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## FOR SALE

- 3 Contiguous Warehouse Buildings - 50,150 SF
- 2.24± Acres Zoned Light Industrial
- Frontage: 220' 49<sup>th</sup> St. N
- Traffic Count: 63,000 AADT on 49<sup>th</sup> St. N
- Loading Dock & 8 Bay Doors
- 17'- 27' Clear Height Ceilings
- Easy access to 2 International Airports, Port of Tampa, & The Interstate System
- Sale Price: \$3,600,000



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Prime strategic location for this Industrial diamond in the rough. Located in the most thriving Industrial & Commercial area in Pinellas County, Florida and within minutes of St. Petersburg/Clearwater International Airport, Tampa International Airport, Port of Tampa, and the Florida Interstate System.

With 220 feet of road frontage on the bustling 49th St N, just off Ulmerton Rd, and rear road access, this property enjoys high visibility with a traffic count of 63,000 AADT. The facility boasts impressive ceiling heights of 27', 26', and 17', constructed with durable concrete blocks, steel trusses and frames with metal roofing, all within a secure, fully fenced 2.24+ acre parcel.

With an impressive 220 feet of road frontage, your business will benefit from high visibility and exposure to a significant traffic count of 63,000 AADT (average annual daily trips).

Upon closing, this property will be vacant and ready for your business needs. Don't miss out on this exceptional industrial opportunity in a prime Florida location.



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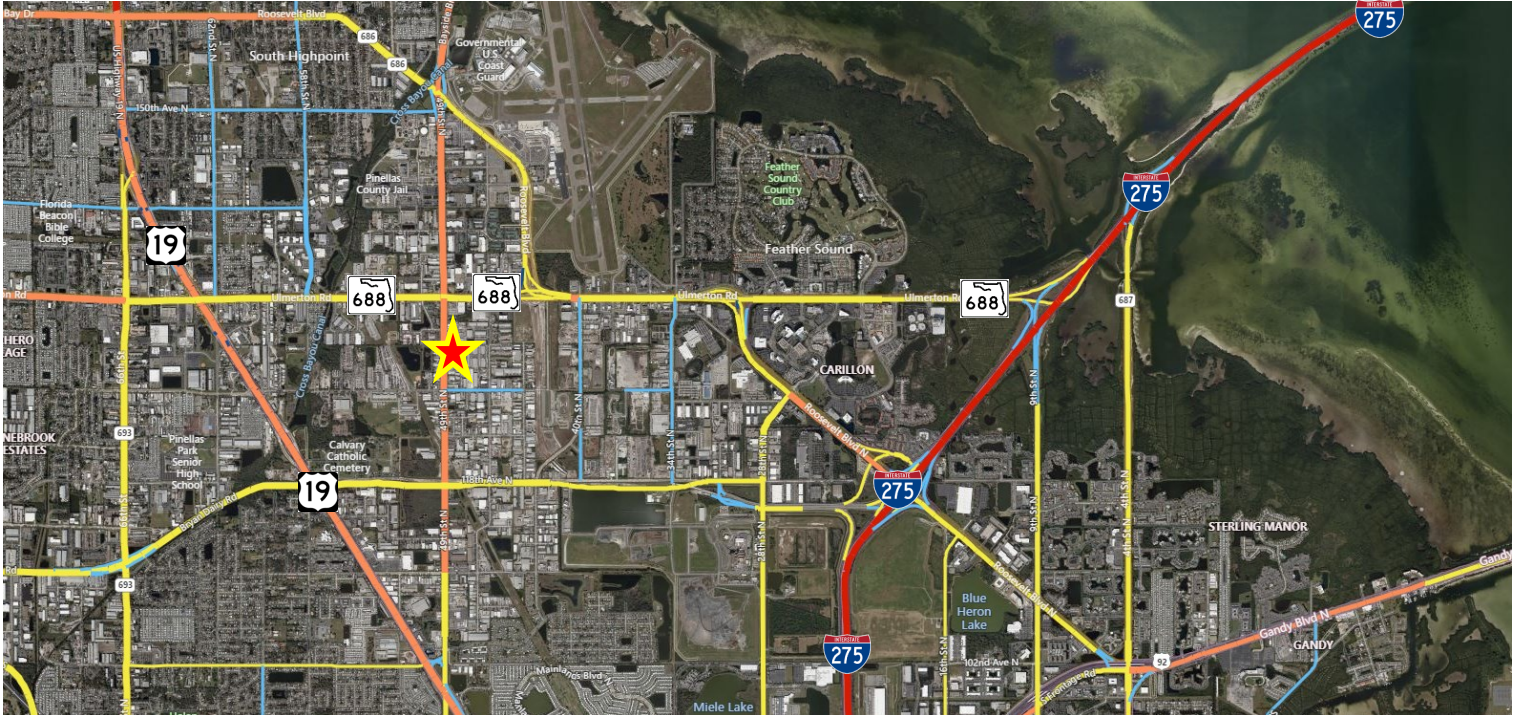
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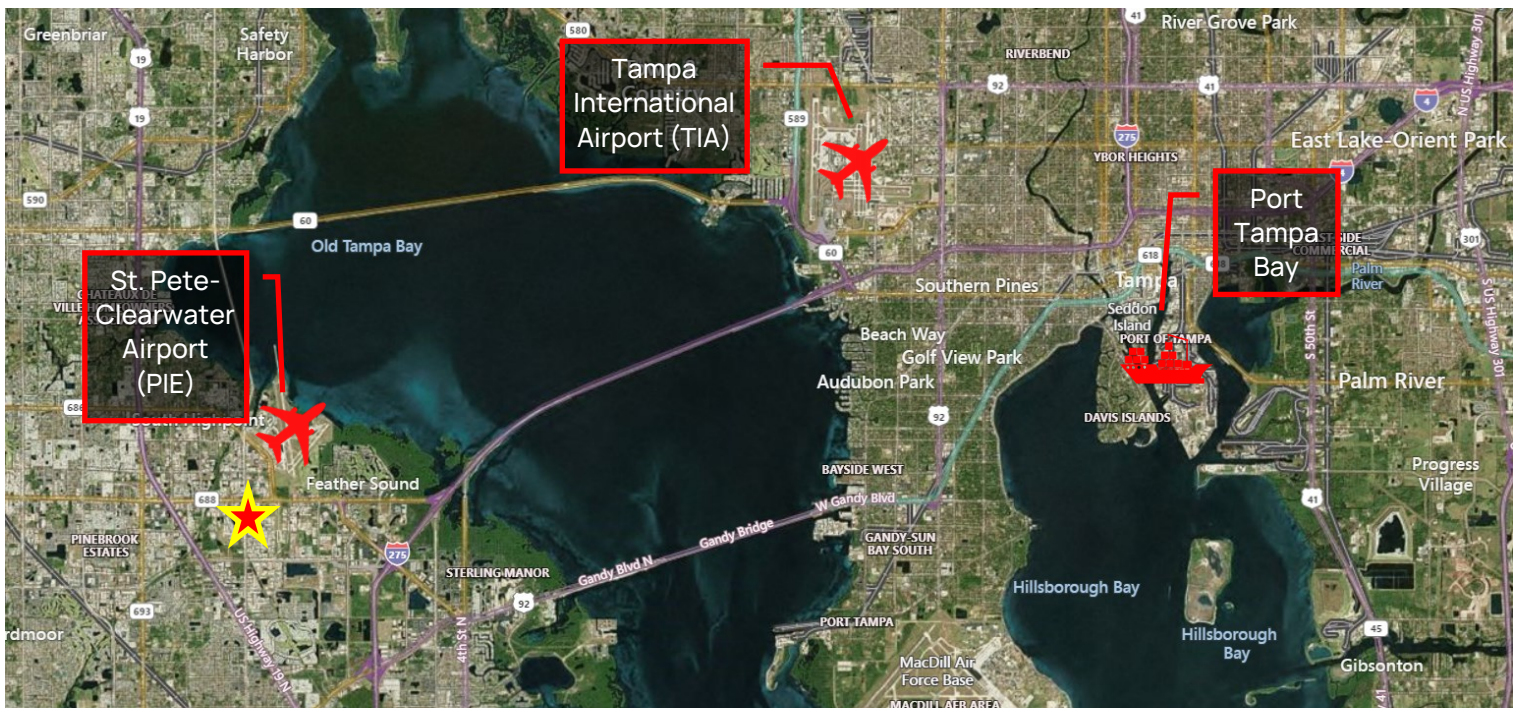
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The strategic location of the property further enhances its appeal. Access to major transportation routes is excellent, with Ulmerton Rd (SR 688) and US Hwy 19 only moments away and a direct 3.5-mile route from the I-275 interchange, ensuring seamless connectivity.



Businesses can easily connect to regional and international markets with the property being situated just 1.2 miles from the **St. Pete-Clearwater Airport (PIE)**, less than 15 miles from **Tampa International Airport (TIA)**, and less than 20 miles from **Port Tampa Bay**.



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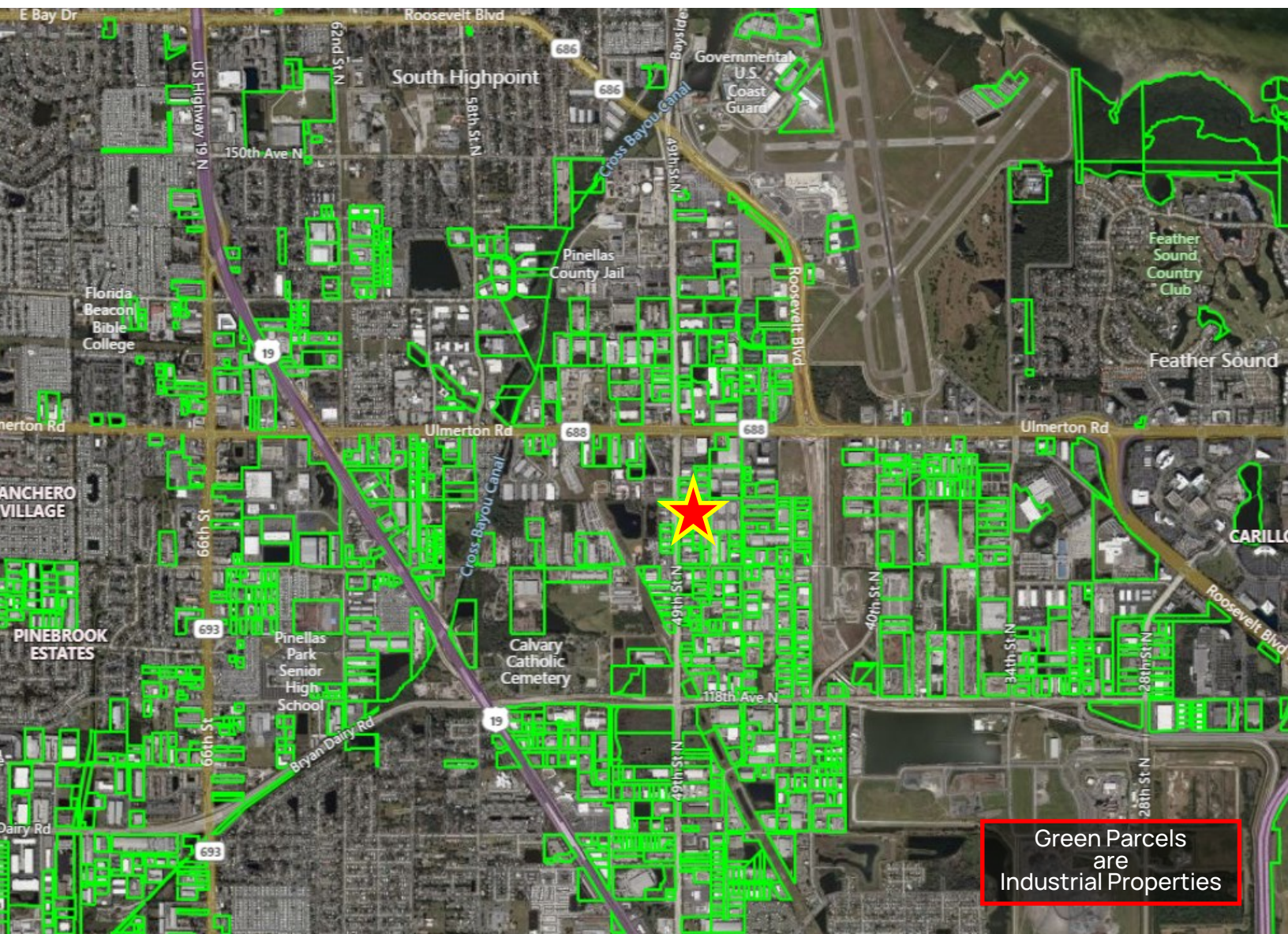
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This industrial gem is located in the most thriving Industrial & Commercial area in Pinellas County, Florida, attracting a wide range of businesses, and ensuring a vibrant business environment.



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Versatile in its applications, this property can accommodate a wide range of businesses, including warehousing, distribution, and manufacturing, thanks to features like a loading dock and seven bay doors that enhance operational efficiency.



**3 contiguous buildings spanning 50,150 SF - each designed to meet specific needs:**

**Building 1:** A spacious 26,400 SF (98'x250') with a substantial 600 AMP Capacity / 240 Volt 3 Phase Service. It offers concrete block construction, five bay doors, and impressive 26' ceilings.

**Building 2:** A 12,500 SF structure (100'x125') featuring 600 AMP Capacity and an additional 200 AMP / 240 Volt 3 Phase Service. This building combines concrete block and metal construction, with one bay door and 17' ceilings.

**Building 3:** Offering 11,156 SF (90'x125'), this building includes 200 AMP / 240 Volt 3 Phase Service, concrete block construction, a loading dock, one bay door, and towering 27' ceilings.



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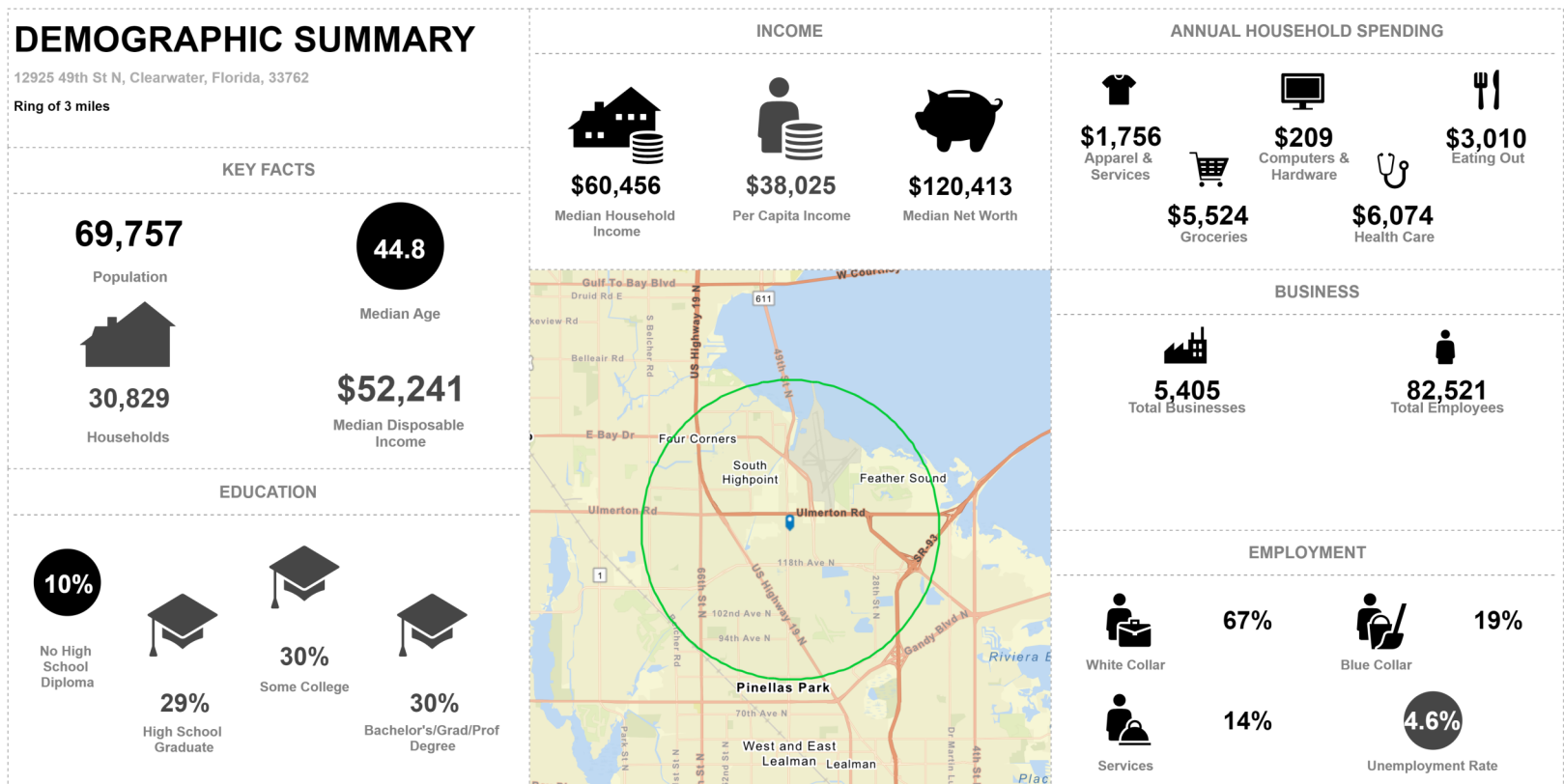
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## AREA DEMOGRAPHICS (3 MILE RADIUS)



# PROPERTY PHOTOS

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