

17129 US HIGHWAY 19 N, CLEARWATER, FLORIDA 33764



**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION

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CREBossLadies
DYER-CARBONELLI TEAM
Commercial Real Estate Defined

PRESENTED BY:



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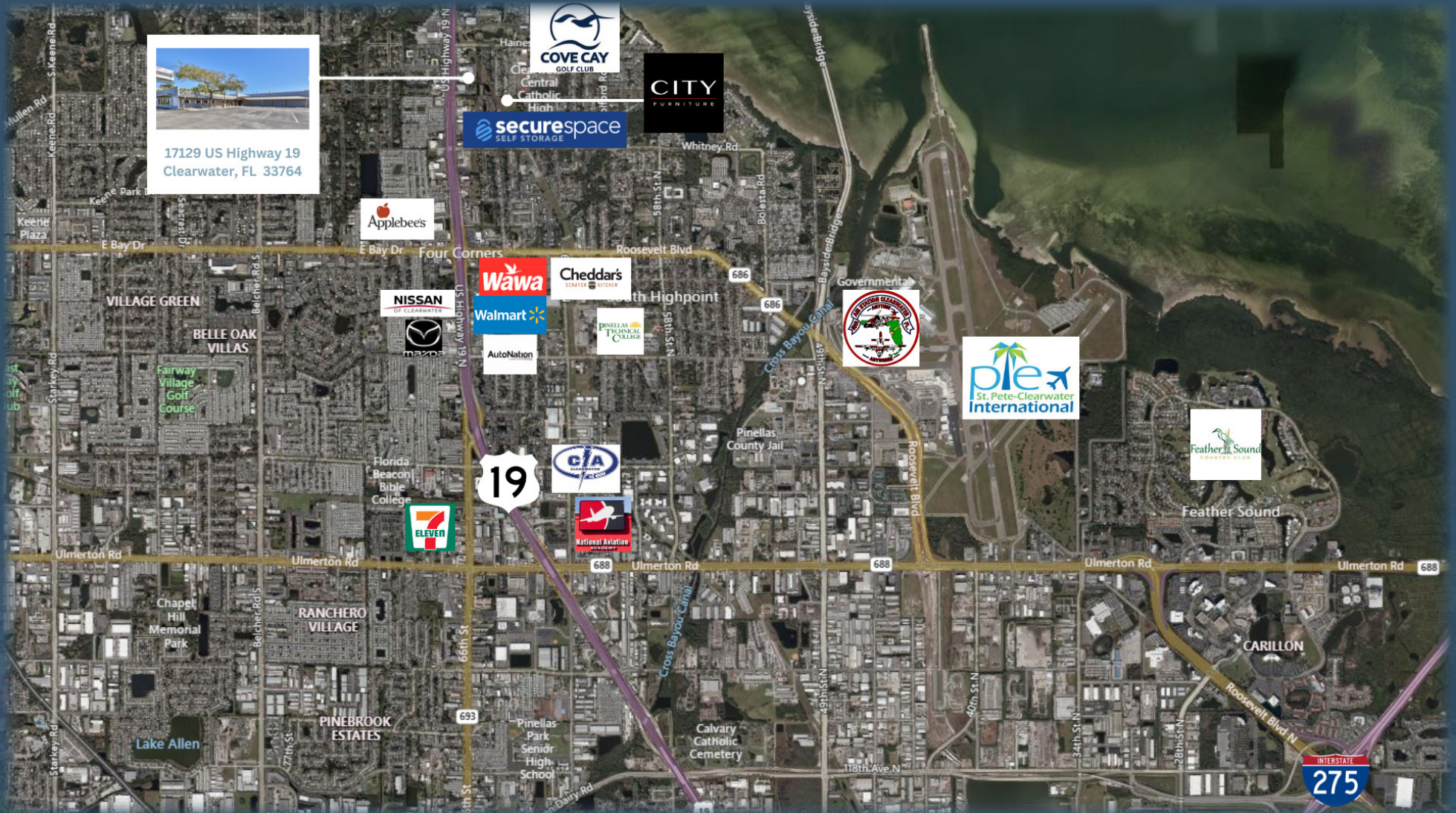
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EXECUTIVE SUMMARY

| | |
|-------------------------|--------------------------------------|
| Building Size: | 31,018± SF Showroom/Warehouse |
| Lot Size: | 1.7650± Acres/ 76,883± SF |
| Building Class: | B |
| Exterior Construction: | Pre-Engineered Metal |
| Roof Material: | Corrugated Metal |
| Year Built: | 2002/Addition 2019 |
| Renovation: | 2023 |
| Opportunity Zone (Y/N): | N |
| Climate Controlled: | 100% |
| Floor System: | Slab on Grade |
| Flood Zone: | X |
| Road Frontage: | 218' Frontage US Highway 19 N |
| Traffic Counts: | 90,000+ Cars (FDOT) |
| Parking: | 50± |
| Water: | Pinellas County |
| Sewer: | Septic |
| Electric: | Duke Energy |
| Power: | 3 Phase / Main Panel 600 AMPS |



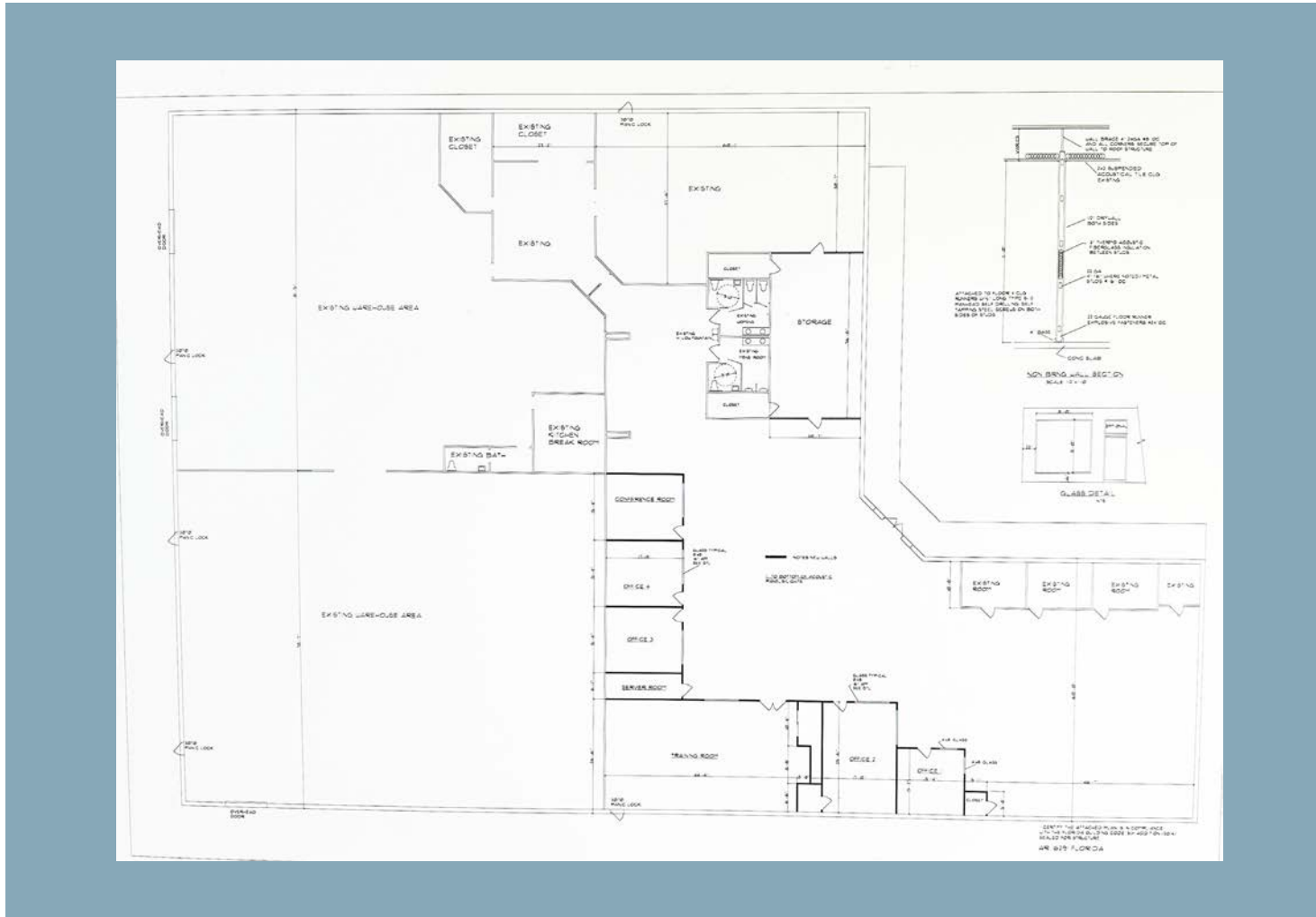
PROPERTY HIGHLIGHTS

- Ceiling Heights: 10'+ Production; 17'± - 23'± Warehouse
- OH Doors: Two 8'± x 8'±; Two 10'± x 10'± & One 8'± x 10'±
- Sprinkled
- Security System
- Next to the New City Furniture
- Good Parking with Pylon Signage
- Additional Billboard Income
- Incredible Visibility US Hwy 19

Sale Price: \$4,395,000

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers, please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2024 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

FLOOR PLAN



SURVEY

BOUNDARY SURVEY
THE MAP AND REPORT ARE NOT
FULL AND COMPLETE WITHOUT THE
OTHER.

BRIEF DESCRIPTION:

LEGAL DESCRIPTION:
LOT 1, BLOCK 1, FLETCHER'S HARLEY DAVIDSON SUBDIVISION, ACCORDING TO THE MAP OF PLAT 127, AS RECORDED IN PLAT BOOK 07, PAGE 2, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. FOUR FEET WIDE A BARRICADE, BARRICADE FOR GRANITE CROWNED IN O.A. BOOK 1784, PAGE 148, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. AND FIVE FEET WIDE A BARRICADE FOR GRANITE CROWNED IN O.A. BOOK 1785 AND O.A. BOOK 1786, PAGE 162, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AGENCY:

- 1. ALL MEASUREMENTS, DISTANCES, ELEVATIONS OF BOUNDS AND FEATURES WERE DETERMINED IN STRICT ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 24-17, FLORIDA ADMINISTRATIVE CODE (D.A.F.P.A.).
- 2. MEASUREMENTS FOR ALL CORNER MEASUREMENTS WERE MADE WITH A TRIPLET AND STEEL TAPE, OR EQUIVALENT WITH EQUIVALENT OR HIGHER DEGREE OF ACCURACY.
- 3. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM STANDARD OF PRACTICE (D.A.F.P.A.), IS COMMERCIAL HIGH PRECISION. THE MINIMUM RELATIVE PRECISION ACCURACY FOR THIS SURVEY IS 1:50,000. THE ACCURACY OF MEASUREMENTS AND CALCULATION OF A CLOSED GEOMETRIC FIGURE MET THIS REQUIREMENT.

DATA SOURCES:

- 1. BASIS OF BEARING IN THE NORTH LINE OF THE SURVEYED PARCEL, BEING BISHOPSTE, DETERMINED PER PLAT 28.
- 2. PLAT OF FLETCHER'S HARLEY DAVIDSON SUBDIVISION, RECORDED PLAT BOOK 07, PAGE 2, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA.
- 3. OLD PINELLAS NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMPANY, ISSUING MAPS, PLYMOUTH COUNTY, FLA., COMMERCIAL NUMBER 71888, COMMITMENT DATE NOVEMBER 16, 2007 AT 11:00 AM.

LIMITATIONS:

- 1. PURPOSE OF SURVEY: TO DOCUMENT THE PERIMETER, OR ANY PART OR PARTS, OF A PUBLIC OR TRACT OF LAND BY ESTABLISHING CORNERS, BOUNDS, DISTANCES, BEARINGS, METEOROLOGICAL AND MAGNETIC DEVIATION, AND TO RECORD THE LOCATION, BEARING, DISTANCE, AND PLATING, OF ALL FEATURES, INCLUDING THE PARCEL, ON PLATING.
- 2. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR, CERTIFIED TO, WILL BE AT THE SURVEYOR'S RISK. NO LIABILITY TO THE SURVEYOR.
- 3. ADJUSTMENTS OR REVISIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 4. THERE MAY BE OTHER CORNERS OUT OF SCALE AND/or MARKED ON THE MAP OF SURVEY TO CORRECTLY SHOW THEIR LOCATION, PRINTED DIMENSIONS SHOWN ON THE SURVEY SURVEYOR'S SCALE DIMENSIONS.
- 5. UNDERGROUND FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.
- 6. SUBJECT PROPERTY APPEARS TO BE WITHIN FLOODZONE K, ACCORDING TO THE CURRENT FLOOD MAP FOR THE PARCEL IN COUNTY PINELLAS, NEW HARBOR MARINE, COMMUNITY 0177 OF LANDSCAPE MAP APPROXIMATE DATE, AUGUST 14, 2011, MAP NUMBER UNDETERMINED. APPLICABLE TO ALL AREAS AND AREAS OF THE PARCEL. THE SURVEYOR HAS BEEN ADVISED BY THE COUNTY OF PINELLAS, FLORIDA, THAT THE COUNTY ENGINEER HAS BEEN ADVISED BY THE COUNTY ENGINEER TO NOTIFY THE JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDICIAL DECISIONS FROM THE COURT OF APPEALS.
- 7. INVESTIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN MAINTAINED.
- 8. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THERE MAY BE OTHER ADJUSTMENTS, EASEMENTS AND/OR RESTRICTIONS THAT CAN BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9. ONLY THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE RECENTLY IDENTIFIED FROM SURVEY LEVELS TO THE SURVEYOR ON THE ACTUAL GROUND OR FIELD SURVEY WERE LOCATED. NO ATTEMPT WAS MADE TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN, CORRECTED, ALL SUCH UTILITIES IN THE AREA, OTHER SERVICES OR MANHOLES.
- 10. THERE MAY BE ADDITIONAL UTILITY STRUCTURES, DRAINAGE, SANITARY, ELECTRIC, COMMUNICATIONS, ETC. THAT WERE NOT VISIBLY APPARENT AT THE TIME OF THE SURVEY.

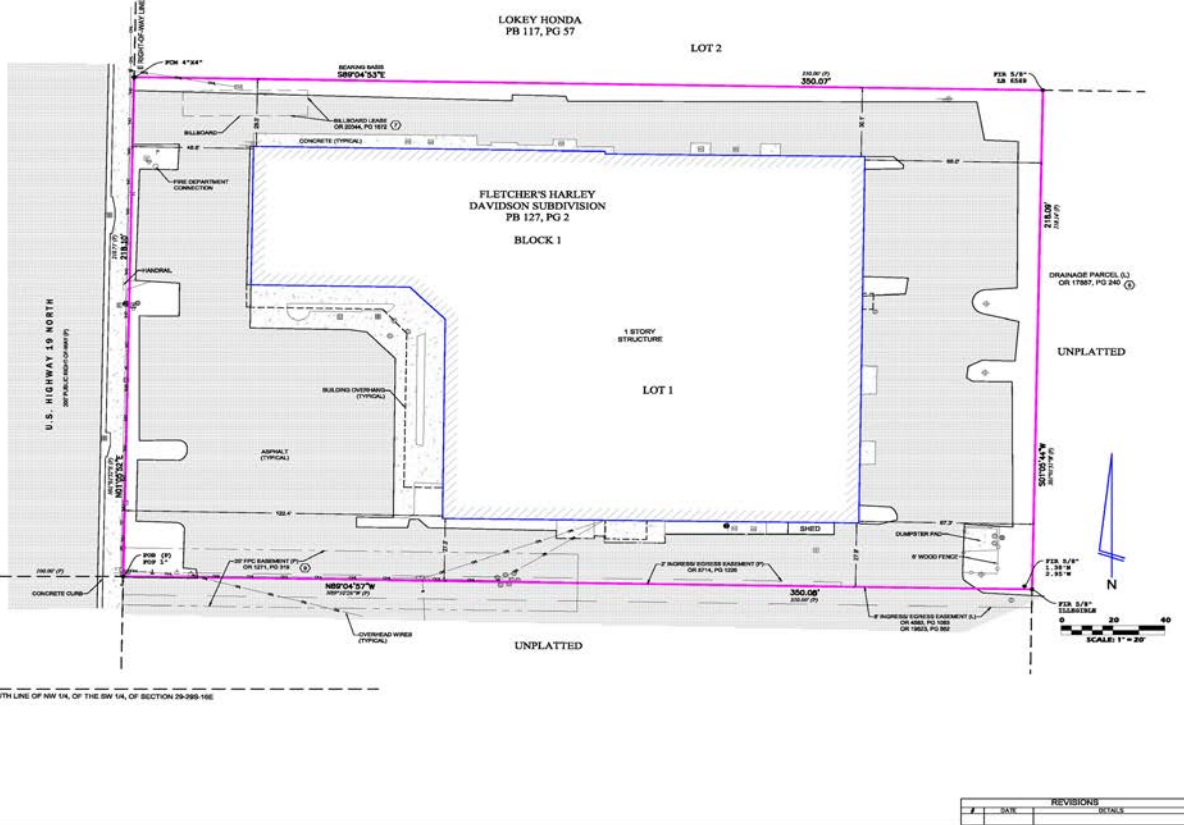
BOUNDARY INCONSISTENCIES:

- 1. ANY ANGLE AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE DESCRIPTION AND THE FIELD LOCATED LOCATION OF BOUNDARY CORNERS AND BOUNDARY CORNERS WITH METEOROLOGICAL, MAGNETIC, AND BARRICADE CORNERS, WITH THEIR CORRESPONDING DIMENSIONS, BEARINGS, AND BARRICADE CORNERS, ALL PERIMETER BEARINGS AND DISTANCES ARE BY FIELD MEASUREMENTS SO NOTED.

SCHEDULE B-6 EXCEPTIONS ARE AS FOLLOWS:

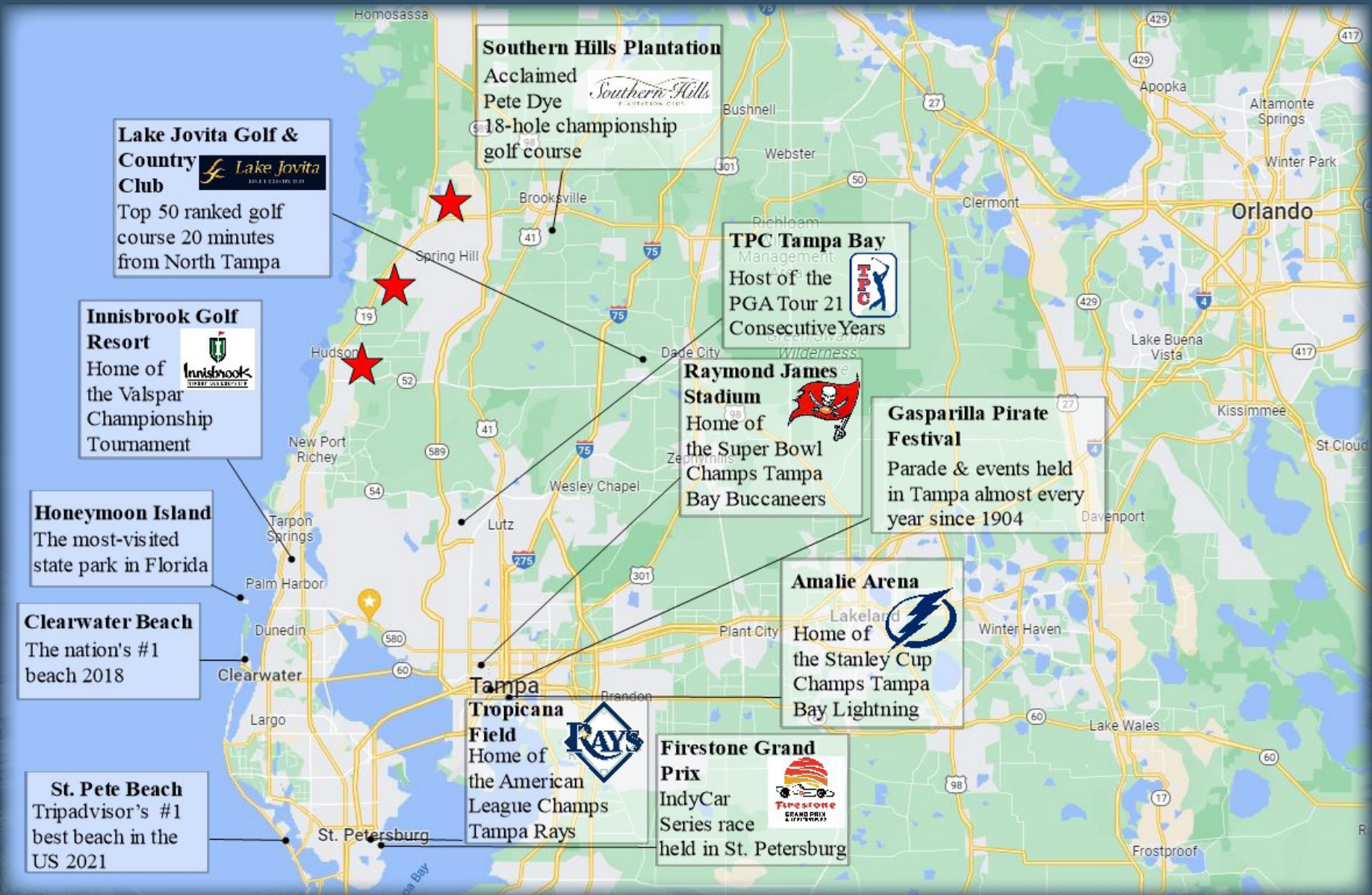
- 1. SURVEYOR'S LEGAL INCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS OF ATTACHMENTS SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED BARRICADE WAS PLACED FOR VALUE OR RECEIVED BY THE STATE OR OTHERWISE TRANSFERRED BY THIS COMMITMENT. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
- 2. A. BARRICADE OR SPECIAL TABLE AND ASSESSMENT REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
B. POINTS OF CLAIM OF PARTIES IN POSSESSION NOT RECORDED IN PUBLIC RECORDS. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
C. ANY ENCROACHMENT, ENCROACHMENT, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OF AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. SURVEYOR'S COMMENT: SHOWN HEREON.
D. EASEMENT OR CLAIM OF EASEMENT NOT RECORDED IN THE PUBLIC RECORDS. SURVEYOR'S COMMENT: VISIBLE ENCROACHMENT SHOWN HEREON.
- 3. E. ANY CLAIM OF RIGHT TO A CLAIM FOR SERVICES, LABOR OR MATERIAL FURNISHED, PERFORMED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
F. ANY OWNER'S POLICY COVERED ADJUSTMENT HEREON WILL CONTAIN SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE CLAIM BY THE STATE OF FLORIDA BY MEANS OF ENCROACHMENT TO ANY PORTION OF THE LAND ADJACENT HEREON, INCLUDING BARRICADES, FILED AND APPLICABLE TO EASEMENTS AND LANDS ADJACENT TO SUCH LANDS. SURVEYOR'S COMMENT: NO OTHER BARRICADES CONTAINED WITHIN OR ADJACENT TO THE SURVEYED PARCEL.

- 4. ANY LENS PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 146, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR POST, ACCORDING TO THE LENS BEING PROVIDED FOR SURVEYOR BY ANY WATER SYSTEMS, DRAINAGE DISTRICTS OR GAS SYSTEMS. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
- 5. ALL MATTERS CONTAINED ON THE PLAT OF FLETCHER'S HARLEY DAVIDSON SUBDIVISION, AS RECORDED IN PLAT BOOK 07, PAGE 2, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. SURVEYOR'S COMMENT: SHOWN HEREON.
- 6. TERMS AND CONDITIONS OF DRAINAGE EASEMENT AGREEMENT RECORDED IN O.A. BOOK 1786, PAGE 148, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. SURVEYOR'S COMMENT: SHOWN HEREON.
- 7. LEASES EVIDENCED BY RECORD BY ASSIGNMENT AND ASSUMPTION OF LEASES RECORDED IN O.A. BOOK 3834, PAGE 187, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. SURVEYOR'S COMMENT: SHOWN HEREON.
- 8. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. SURVEYOR'S COMMENT: NO DOCUMENTATION PROVIDED.
- 9. EASEMENT TO PINELLAS POWER CORPORATION RECORDED IN O.A. BOOK 07, PAGE 178, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. SURVEYOR'S COMMENT: SHOWN HEREON.



REVISIONS table with columns for #, DATE, and DETAILS.

AREA ATTRACTIONS

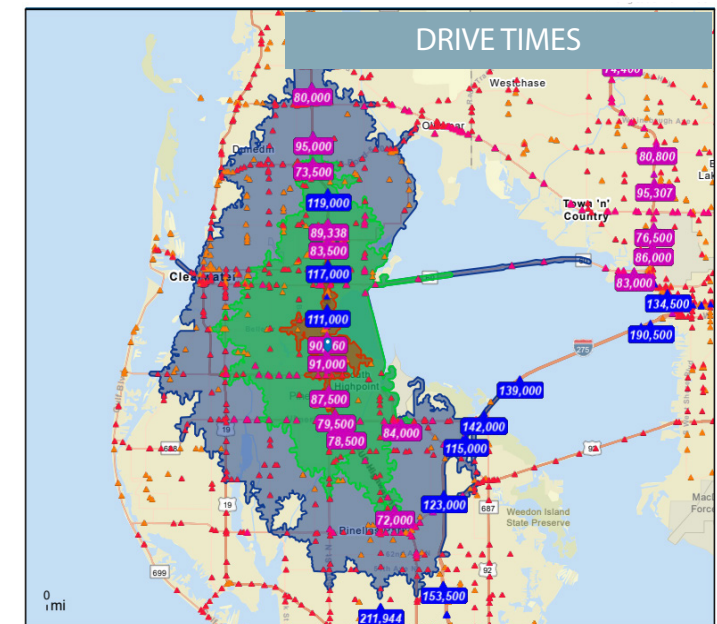
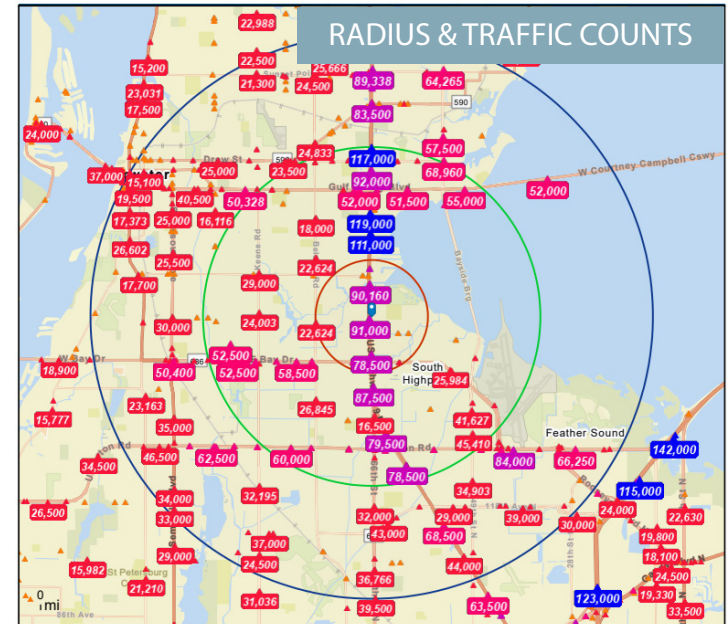


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DEMOGRAPHICS

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-----------------------|----------|----------|----------|
| 2028 Projection | 12,238 | 99,667 | 229,372 |
| 2023 Population | 12,192 | 98,989 | 228,723 |
| 2023-2028 Annual Rate | 0.08% | 0.14% | 0.06% |
| 2020-2023 Annual Rate | 0.34% | 0.70% | 0.43% |
| 2010-2020 Annual Rate | 1.60% | 0.68% | 0.48% |
| 2023 Median Age | 50 | 47.9 | 48.4 |
| HOUSEHOLDS | | | |
| 2028 Projection | 6,284 | 46,059 | 105,629 |
| 2023 Households | 6,220 | 45,269 | 104,238 |
| 2020 Households | 6,102 | 43,981 | 102,186 |
| 2010 Households | 5,054 | 40,344 | 96,699 |
| 2023 Avg. HH Income | \$92,158 | \$79,600 | \$82,344 |

| POPULATION | 5-MINUTE | 10-MINUTE | 15-MINUTE |
|-----------------------|----------|-----------|-----------|
| 2028 Projection | 15,713 | 156,796 | 388,290 |
| 2023 Population | 15,578 | 155,518 | 387,839 |
| 2023-2028 Annual Rate | 0.17% | 0.16% | 0.02% |
| 2020-2023 Annual Rate | 2.44% | 0.59% | 0.37% |
| 2010-2020 Annual Rate | 1.86% | 0.57% | 0.52% |
| 2023 Median Age | 52.3 | 48.6 | 49.5 |
| HOUSEHOLDS | | | |
| 2028 Projection | 8,179 | 72,442 | 178,459 |
| 2023 Households | 8,047 | 71,071 | 176,503 |
| 2020 Households | 7,337 | 69,261 | 172,899 |
| 2010 Households | 6,204 | 64,812 | 163,050 |
| 2023 Avg. HH Income | \$91,654 | \$80,124 | \$85,363 |



17129 US HIGHWAY 19 N, CLEARWATER, FLORIDA 33764



Entrance



Showroom Looking West



Showroom Looking North



Production 1



Production 2 with OH



Back Showroom



Private Office



Unfinished Warehouse



Unfinished Warehouse with OH

PROPERTY OVERVIEW

This multi-functional industrial showroom-warehouse is located in the heart of Pinellas County with easy access to the surrounding Hillsborough, Sarasota, and Pasco Counties in the thriving Tampa Bay MSA. The site has outstanding visibility from US Highway 19, a high-traffic roadway with over 90,000 cars passing by the site's pylon signage and billboard daily. There is approximately 218+ feet of direct highway frontage.

This exceptional property features a versatile corporate styled headquarters that can be used as a production or showroom space with manufacturing/storage warehouse. Constructed in 2002, with an addition in 2019 and a comprehensive renovation in 2023, it offers modern, sleek and efficient space for a variety of business needs.

The property boasts a total area of 31,018± square feet, strategically situated on a 1.76± acre lot. It is entirely climate-controlled, ensuring a comfortable and consistent environment throughout the year. There is also a billboard that transfers with the property for use by the buyer or may continue to be rented out for additional income.

The showroom/production area has 9 high-end glassed private offices, large conference room, open showroom/bullpen area, server room, and a nice upscale employee lounge/kitchen area with built in cabinetry. There are also men's and women's multi-stall bathrooms. Ceiling heights are 10' to 10'11'±.

The warehouse portion of the building has ceiling heights from 17' to 23'± accommodating a wide range of industrial and storage requirements. There is 3 phase power, multiple overhead doors for convenient loading and unloading: two measuring 8 x 8 feet, two at 10 x 10 feet, and one 8 x 10-foot door.

Key features of the building include:

- Extensive direct highway frontage of 218 feet, providing high visibility
- Daily traffic counts of 90,000+ cars
- Pylon signage and billboard income
- Robust infrastructure with 3-phase power, ideal for heavy machinery and equipment
- Multiple overhead doors for convenient loading/unloading: two measuring 8 x 8', two at 10 x 10', and one 8 x 10' door
- Advanced safety features, including a comprehensive sprinkler system and a security setup with key fob entry, to ensure the protection of assets and personnel

This listing represents a unique opportunity for businesses seeking a high-quality, versatile space in a prime Clearwater location.

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