



**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Ser

SI-1623

# INDUSTRIAL BUILDING FOR SALE



**3201 44<sup>TH</sup> AVE. N.**  
**ST. PETERSBURG, FL 33714**

- INDUSTRIAL BUILDING WITH 3 LOADING DOCKS
- 18' CLEAR HEIGHT
- CLOSE TO INTERSTATE
- **SALE PRICE: \$2,195,000**



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REVISED: 7/24/2024

## PROPERTY OVERVIEW

SI-1623

**ADDRESS:** 3201 44<sup>TH</sup> Ave. N.  
St. Petersburg, FL 33714

**LOCATION:** From 34<sup>th</sup> St., east on 44<sup>th</sup> Ave. N.,  
building is on north side of the road.

**LAND AREA:** 31,350 SF  
**DIMENSIONS:** 165' x 190'

**ZONING:** E-1 – Pinellas County

**LAND USE:** E

**FLOOD ZONE:** AE (Flood Insurance Required)

**IMPROVEMENTS:** 8,848 SF

**LEGAL DESCRIPTION:** Lengthy, in listing folder

**YEAR BUILT:** 1972

**UTILITIES:** Electric – (Duke Energy)

Water, Sewer & Trash- (City of St. Petersburg)

**CLEAR CEILING HEIGHT:** 18'

**PARKING:** 23 spaces

**TAXES:** \$13,877 (2023)

**PARCEL ID:** 02-31-16-44118-000-0020

**PRICE:** \$2,195,000

**TERMS:** Cash

**NOTES:** Perfect opportunity to purchase industrial building. Located in Mid-Pinellas County. Three loading docks. Property is adjacent to US Highway 19 and minutes from Interstates 275, 75 and I-4.

**KEY HOOK #:** Lockbox

**ASSOCIATE:** Mark Klein

**K&H SIGNAGE:** 3' X 4'

**LISTING CODE:** SI-1623-2-13

**SHOWING INFORMATION:** Call listing agent to schedule showing.

