

FOR SALE or LEASE: Office/Warehouse/Retail

FORMER STAPLES CENTER BUILDING

10900 US Hwy 19 N., Clearwater, FL 33764



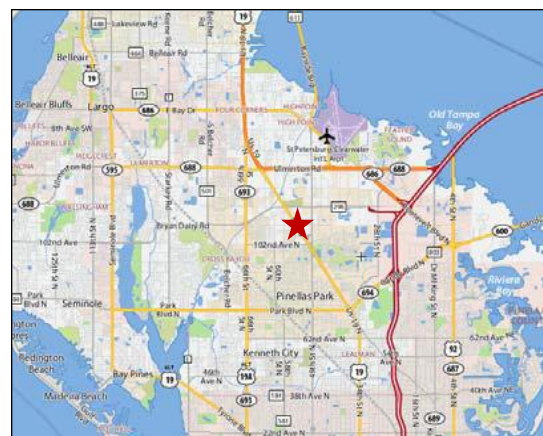
FEATURES

- ❖ 61,156 SF Building, HIGH VISIBILITY LOCATION - SW corner of US Hwy 19 & 110th Avenue N
- ❖ 12,936 SF - 61,156 SF Available for Lease or for Owner Occupant
- ❖ Building contains 12,936 SF Office Space + 23,140 SF Air Conditioned Production or Warehouse Space + 25,080 SF Office Showroom/Retail Space (Plus approximately 2,950 SF Mezzanine space in former retail store)
- ❖ 4 truck-well bays, 22' clear ceiling height, sprinkler system
- ❖ Current Zoning: CH - Heavy Commercial District
- ❖ 400 Amp, 480 V
- ❖ 4/1,000 Parking

ASKING PRICE

- ❖ Price Reduction - Now asking \$2,385,000, Owner-User Opportunity
- ❖ Call for Lease Rates

LOCATION MAP



Local Drive Times & Distances

To:	Distance	Drive
Ulmerton Road	2 Miles	3 Min.
St. Pete/Clearwater Airport	3 Miles	5 Min.
Interstate 275	4 Miles	6 Min.
Downtown St. Petersburg	8 Miles	11 Min.



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Air Conditioned Warehouse with 22' Ceilings, 23,140 SF



Office space 12,936 SF



Office Showroom or Retail space 25,081 SF



Not to Scale



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