

For Sale or For Lease

RETAIL-OFFICE-MEDICAL-COLLEGE-SCHOOL

6565 Ulmerton Rd., Largo, FL 33771



THE  
**ROSS REALTY**  
GROUP, INC.  
COMMERCIAL SALES AND LEASING

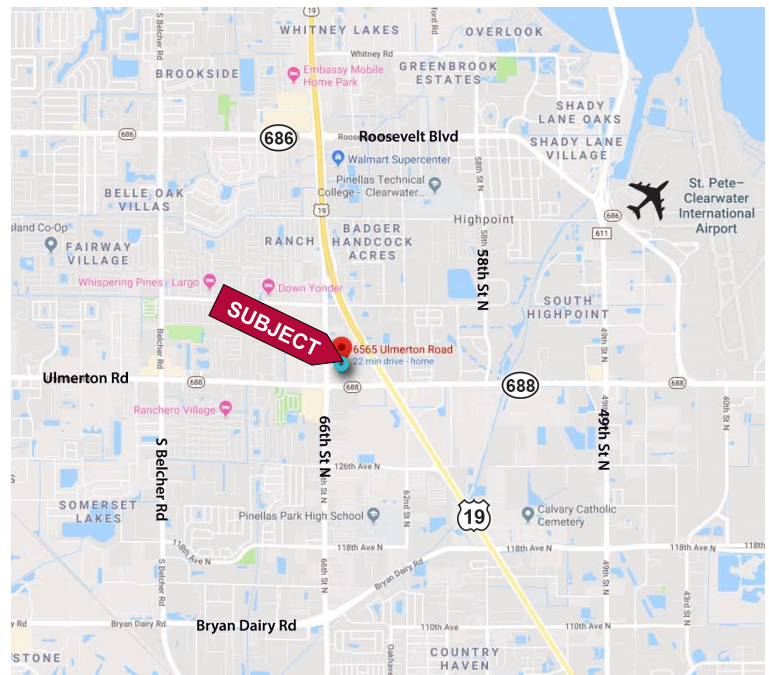
**PRICE REDUCED**



## FEATURES – PRICE REDUCED!

- ❖ 36,400 SF office/flex building for lease/sale on 4.09 acres (300 x 582). 25,600 SF 16' clear, 10,880 SF 14' clear
- ❖ Market TI allowance based on term and credit
- ❖ ADA compliant building recently built out with high end finishes throughout, including stained concrete, carpet tiles & laminate wood flooring
- ❖ Excellent building & signage visibility from Ulmerton Road (6 lane highway) and 66th Street
- ❖ Currently built out for Technical College or Trade School: Nursing, Information Technology, Cosmetology, Charter School (Approved for 359 occupants)
- ❖ About 21 classrooms, labs, administrative/staff offices, kitchen, assembly halls & training
- ❖ 2400 Amps, 208 V, 3-Phase
- ❖ Fully gated parking lot with 3 entrances
- ❖ Parking: 4.4 ratio in surface lot, with additional land to add more. 12 covered spaces available at no additional fee
- ❖ **PRICE: \$3,950,000 LEASE: See Agent**

## LOCATION MAP



Elliott M. Ross, CCIM  
C: 727.639.3800  
elliott@rossrealtytampabay.com

ROSS REALTY GROUP, INC.  
50 Sandpiper Rd.  
Tampa, FL 33609





# FLEX-OFFICE-MEDICAL-COLLEGE-SCHOOL BUILDING

6565 Ulmerton Rd., Largo, FL 33771

THE  
**ROSS REALTY**  
GROUP, INC.  
COMMERCIAL SALES AND LEASING



1



2

- ❖ 10x10 roll up and truck ramp to delivery/storage warehouse
- ❖ Covered outdoor eating area directly off of break room/student commons
- ❖ FEMA Flood Zone X (no flood insurance required)
- ❖ Zoning CG – Commercial General, City of Largo



3

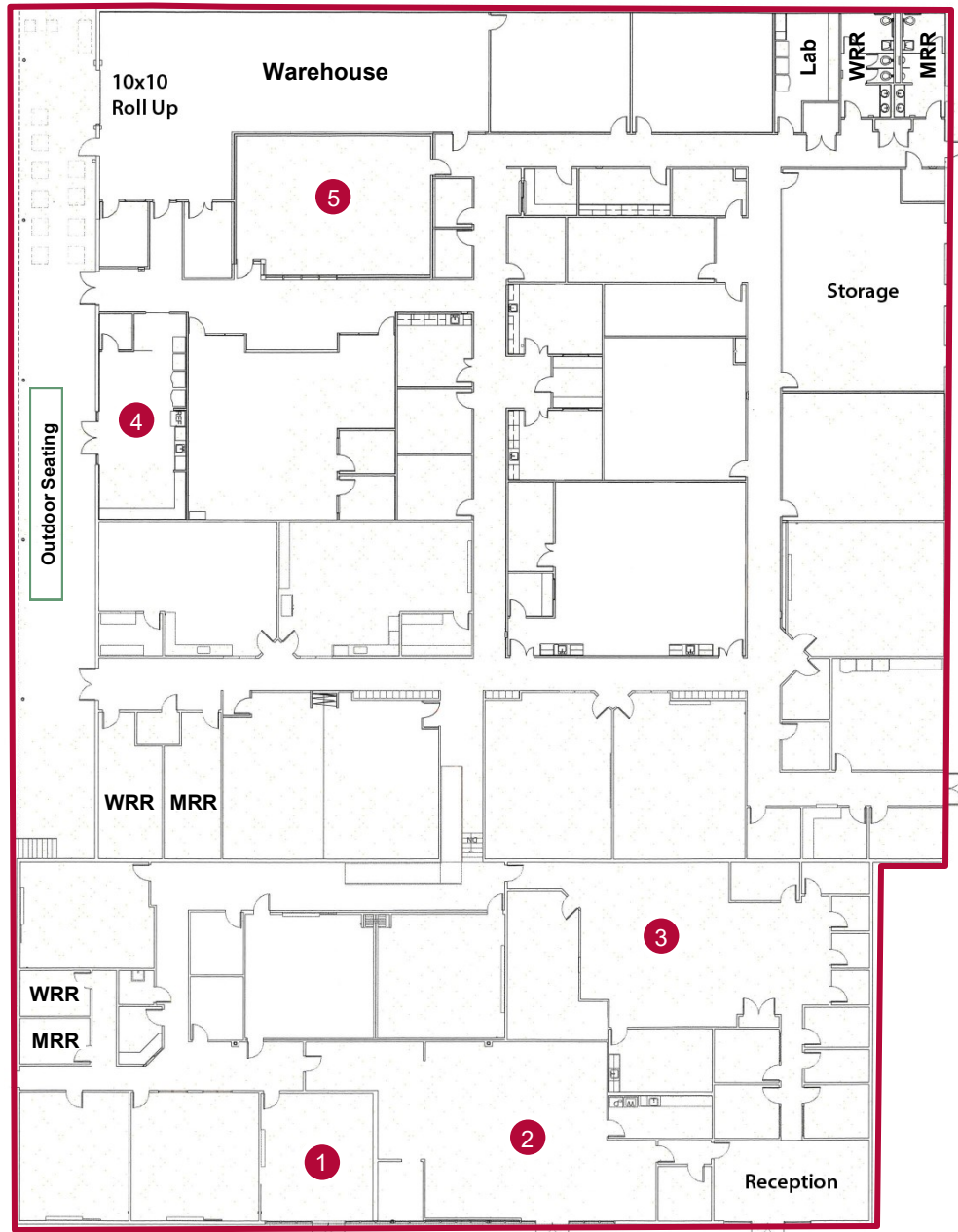


4



5

As Built Floor Plan



Any information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.