



This new opportunity is within commuting distance of most of the metro region and is located less than 20 minutes to two international airports. The 3.19- acre parcel allows for expansion.

FOR SALE: \$4,000,000 (\$127 PSF)

Property & Area Details

This two-story concrete block Flex property is 90% climate controlled. The 18,677 SF warehouse and production space includes sealed floors, 15'-18' ceilings and four overhead doors – two dock height and two grade level drive-ins. There is an additional 1,300 SF concrete-floored mezzanine. The 13,930 SF office space is above average for an industrial property. Zoned M-1, Light Industrial.

- Parking: 2.05:1000 (65 spaces).
- Year Built: 1984 with updates in 2005, 2015-16.
- Roof: Flat, built-up membrane replaced in 2005.



The parcel, located in the much-desired Pinellas Gateway District, has a land-to-building ratio of 4.22:1, providing room for significant floor area for expansion and parking. Access from 28th Street to major roadways is very good.