

Pinellas Gateway District

31,607 SF Industrial Flex Building
12000 28th Street North

Pinellas Park, FL

Price: \$4,000,000 (\$127 per square foot)

 **Bridgewater**
Commercial Real Estate

Property Summary

Gateway Industrial Flex Building | 12000 28th Street North | Pinellas Park, FL



Property Summary

Price:	\$4,000,000
Gross Building Area:	32,907
Building Size (Rentable SF):	31,607
Year Built:	1984
Lot Size:	3.19 Acres
Construction Type:	Concrete Block
Sector Type:	Industrial and Office
Industrial SF:	18,677
Office SF:	13,930
Parking:	60 spaces
Climate Controlled SF:	90 percent
Power:	3-phase

Property Overview

The highest and best use of the underlying site is as an office warehouse -- it's current use. Demand for more industrial inventory is certainly warranted in Pinellas County but there is little available land in which to build. The fact that this parcel allows for significant additional square footage is a huge bonus to a buyer.

Location Overview

The Gateway District area is a predominately industrial and office area, strategically located between Tampa, St. Petersburg and Clearwater. It's easily accessible to Roosevelt Blvd., US-19, I-275, Gandy Blvd., and the under-construction Pinellas Gateway Express flyover, a toll road to help the region prepare for the unprecedented growth the area is expected to see. Some of the region's largest employers are based in the Gateway District.

DEE MARET, CCIM

727-641-5736

Dee@BridgewaterCommercial.com

KRIS DUMKE

813-541-4254

Kris@BridgewaterCommercial.com

DAN HUNTINGTON

727-631-3798

Dan@BridgewaterCommercial.com

Property Description

Gateway Industrial Flex Building | 12000 28th Street North | Pinellas Park, FL



What The Buyer Gets

This two-story concrete block Flex property is 90% climate controlled. The 18,677 SF warehouse and production space includes sealed floors, open ceilings, 3-phase power, 18' ceiling heights and five overhead doors – three dock height and two drive-ins. There is an additional 1,300 SF concrete floored mezzanine. The 13,930 SF office space, with approximately 20 private offices, 20 semi-private work stations, multiple breakrooms and conference rooms. Office space is above average for an industrial property. Zoned M-1, Light Industrial. The production space is best suited for light manufacturing, assembly, packaging, R&D, warehousing or distribution.

Drive Times

Pinellas International Airport:	7 min
Tampa International Airport:	17 min
Downtown St. Petersburg:	12 min
Downtown Tampa:	20 min
Port of Tampa:	22 min
Downtown Sarasota:	61 min
Orlando International Airport:	1hr 37 min

DEE MARET, CCIM
727-641-5736
Dee@BridgewaterCommercial.com

KRIS DUMKE
813-541-4254
Kris@BridgewaterCommercial.com

DAN HUNTINGTON
727-631-3798
Dan@BridgewaterCommercial.com

Property Photos

Gateway Industrial Flex Building | 12000 28th Street North | Pinellas Park, FL



Property Photos

Gateway Industrial Flex Building | 12000 28th Street North | Pinellas Park, FL



Property Photos

Gateway Industrial Flex Building | 12000 28th Street North | Pinellas Park, FL



Property Photos

Gateway Industrial Flex Building | 12000 28th Street North | Pinellas Park, FL



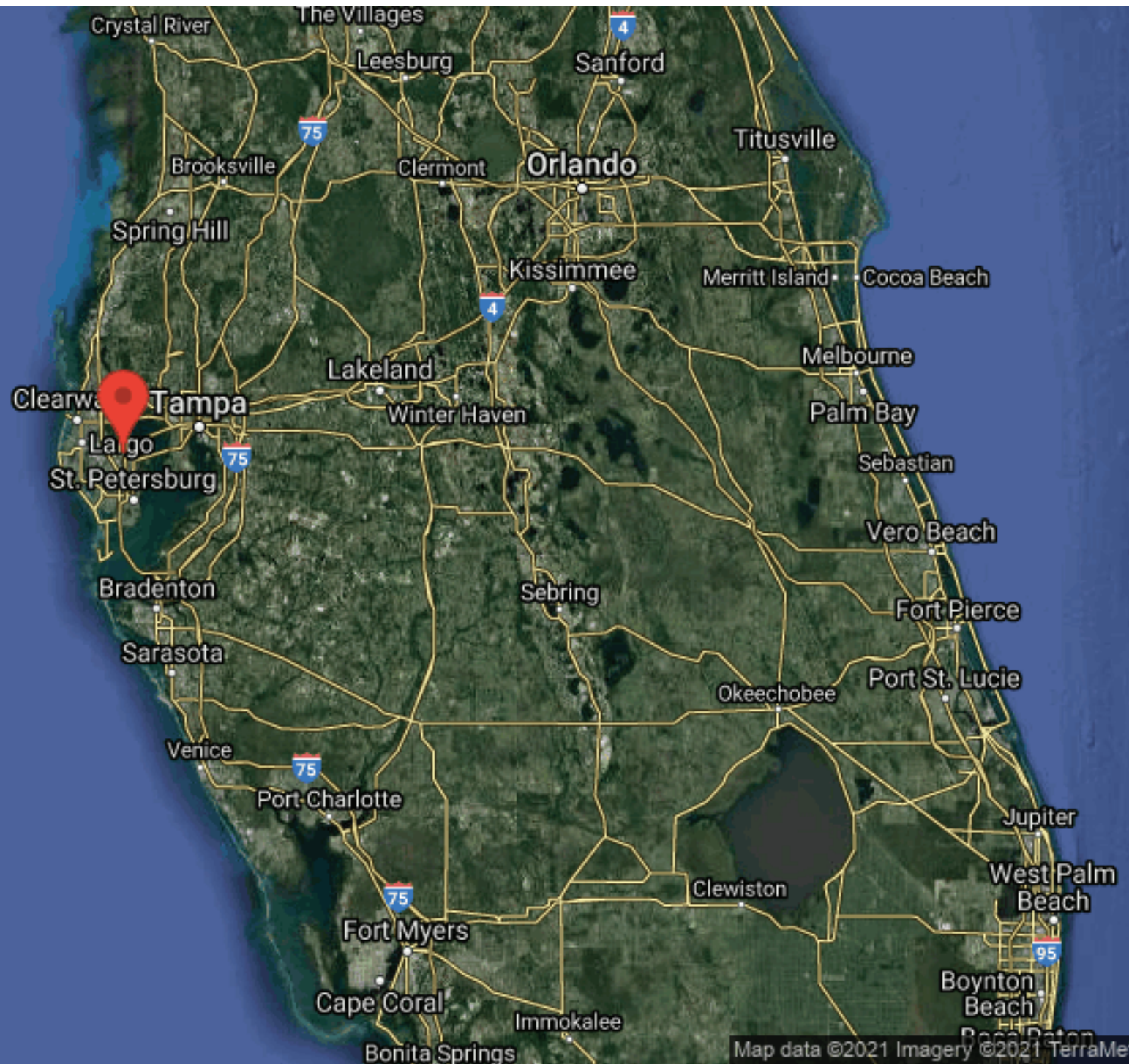
Property Photos

Gateway Industrial Flex Building | 12000 28th Street North | Pinellas Park, FL



Regional Map

Gateway Industrial Flex Building | 12000 28th Street North | Pinellas Park, FL



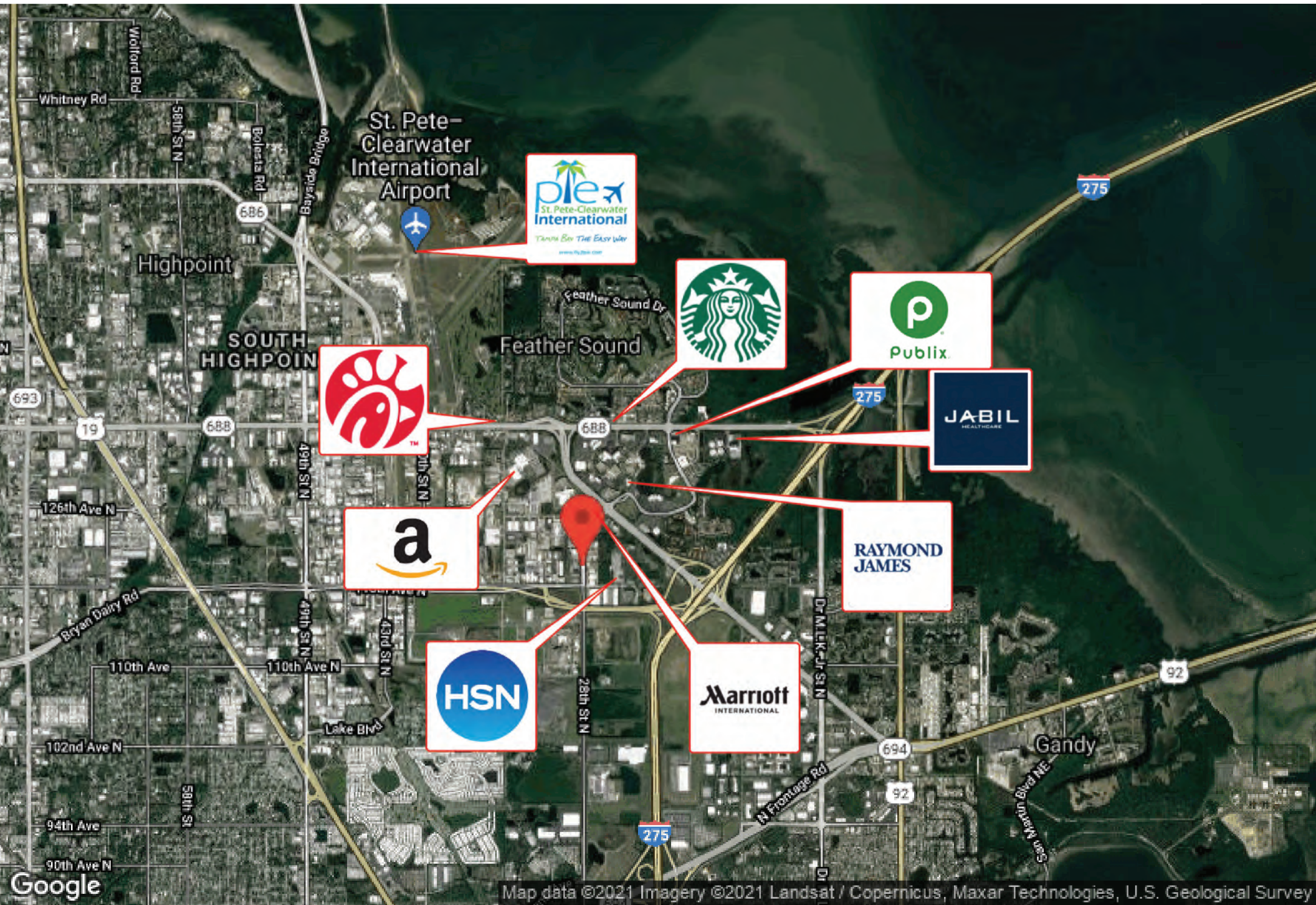
Location Map

Gateway Industrial Flex Building | 12000 28th Street North | Pinellas Park, FL



Business Map

Gateway Industrial Flex Building | 12000 28th Street North | Pinellas Park, FL

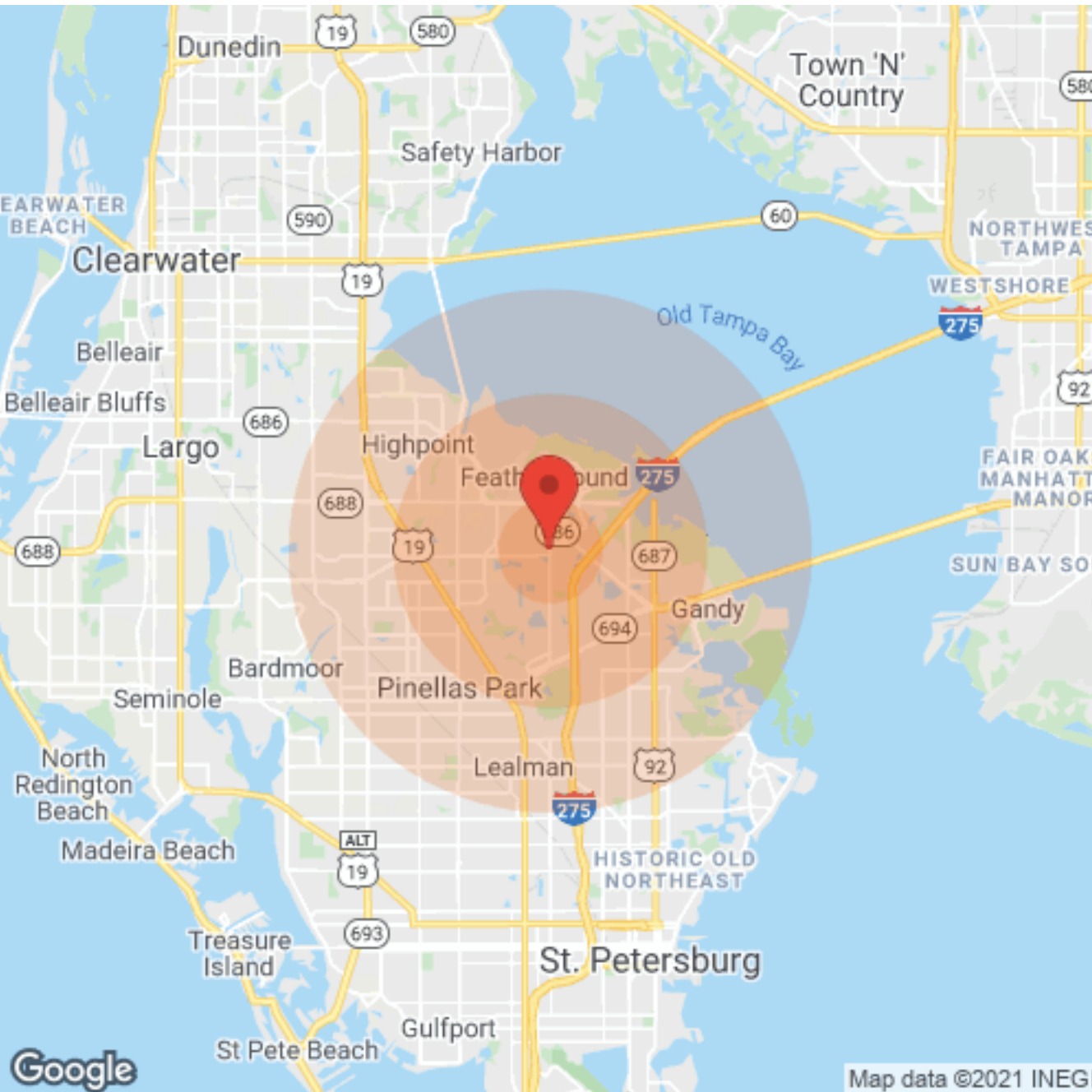


St. Pete-Clearwater International Airport



Demographics

Gateway Industrial Flex Building | 12000 28th Street North | Pinellas Park, FL



Population	1 Mile	3 Miles	5 Miles
Male	1,366	23,792	78,066
Female	1,316	23,959	81,270
Total Population	2,682	47,751	159,336

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	328	5,751	22,751
Ages 15-24	167	3,872	16,218
Ages 55-64	348	6,427	21,350
Ages 65+	226	12,315	37,171

Race	1 Mile	3 Miles	5 Miles
White	2,154	39,797	135,598
Black	242	4,326	10,187
Am In/AK Nat	N/A	21	81
Hawaiian	N/A	5	22
Hispanic	257	4,020	14,951
Multi-Racial	244	3,446	15,380

Income	1 Mile	3 Miles	5 Miles
Median	\$64,441	\$40,917	\$43,618
< \$15,000	50	2,109	9,171
\$15,000-\$24,999	62	2,727	10,043
\$25,000-\$34,999	140	3,547	9,707
\$35,000-\$49,999	246	3,793	12,993
\$50,000-\$74,999	538	4,496	13,868
\$75,000-\$99,999	228	2,360	7,611
\$10,000-\$149,999	126	1,510	5,158
\$150,000-\$199,999	42	570	1,296
> \$200,000	98	474	1,115

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,594	25,682	85,040
Occupied	1,380	22,367	72,833
Owner Occupied	229	12,280	44,245
Renter Occupied	1,151	10,087	28,588
Vacant	214	3,315	12,207

DEE MARET, CCIM
727-641-5736
Dee@BridgewaterCommercial.com

KRIS DUMKE
813-541-4254
Kris@BridgewaterCommercial.com

DAN HUNTINGTON
727-631-3798
Dan@BridgewaterCommercial.com

Professional Bio

Gateway Climate Controlled Warehouse | 12105 28th Street North | St. Petersburg, FL



Dee Maret, CCIM

Broker Associate

727-641-5736

Dee@BridgewaterCommercial.com



Kris Dumke

Broker

813-541-4254

Kris@BridgewaterCommercial.com



Dan Huntington

Commercial Associate

727-631-3798

Dan@BridgewaterCommercial.com

DEE MARET, CCIM

727-641-5736

Dee@BridgewaterCommercial.com

KRIS DUMKE

813-541-4254

Kris@BridgewaterCommercial.com

DAN HUNTINGTON

727-631-3798

Dan@BridgewaterCommercial.com