

Pinellas Gateway District

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

Pinellas Park, FL

FOR SALE: \$4,499,000 (\$142.34 per SqFt)

 **Bridgewater**
Commercial Real Estate

Property Summary

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



Property Summary

Price:	\$4,499,000
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:	95%
Power:	3-Phase

Property Overview

This parcel, at more than 3 acres, allows for significant additional square footage to be constructed. Outside storage is allowed in M-1 (Light Manufacturing), the zoning for this property. Ideal buyers would be those seeking a regional or national headquarters that could serve sixty or more, both office and industrial, employees.

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.

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Property Description

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What The Buyer Gets

This two-story concrete block Flex property is fully climate controlled. The 18,677 SF warehouse and production space includes sealed concrete flooring, 3-phase power, 18' high ceilings and five overhead doors – three dock high and two drive-ins. Seller has spent \$500,000 in 2022 in upgrades including new HVACs, LED lighting throughout the warehouse area, insulated overhead doors, upgraded electric and advanced the 1984 facility by removing a 1,300 SF concrete mezzanine and creating a wide pass-through adding more functionality to the production workspace. New paint throughout the warehouse and upgraded corporate signage fronting 28th Street as well. The 13,930 SF office portion of the facility offers approximately 20 private offices, a couple of dozen semi-private workstations, two kitchen/breakrooms and several conference rooms of varying sizes.

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

Property Photos

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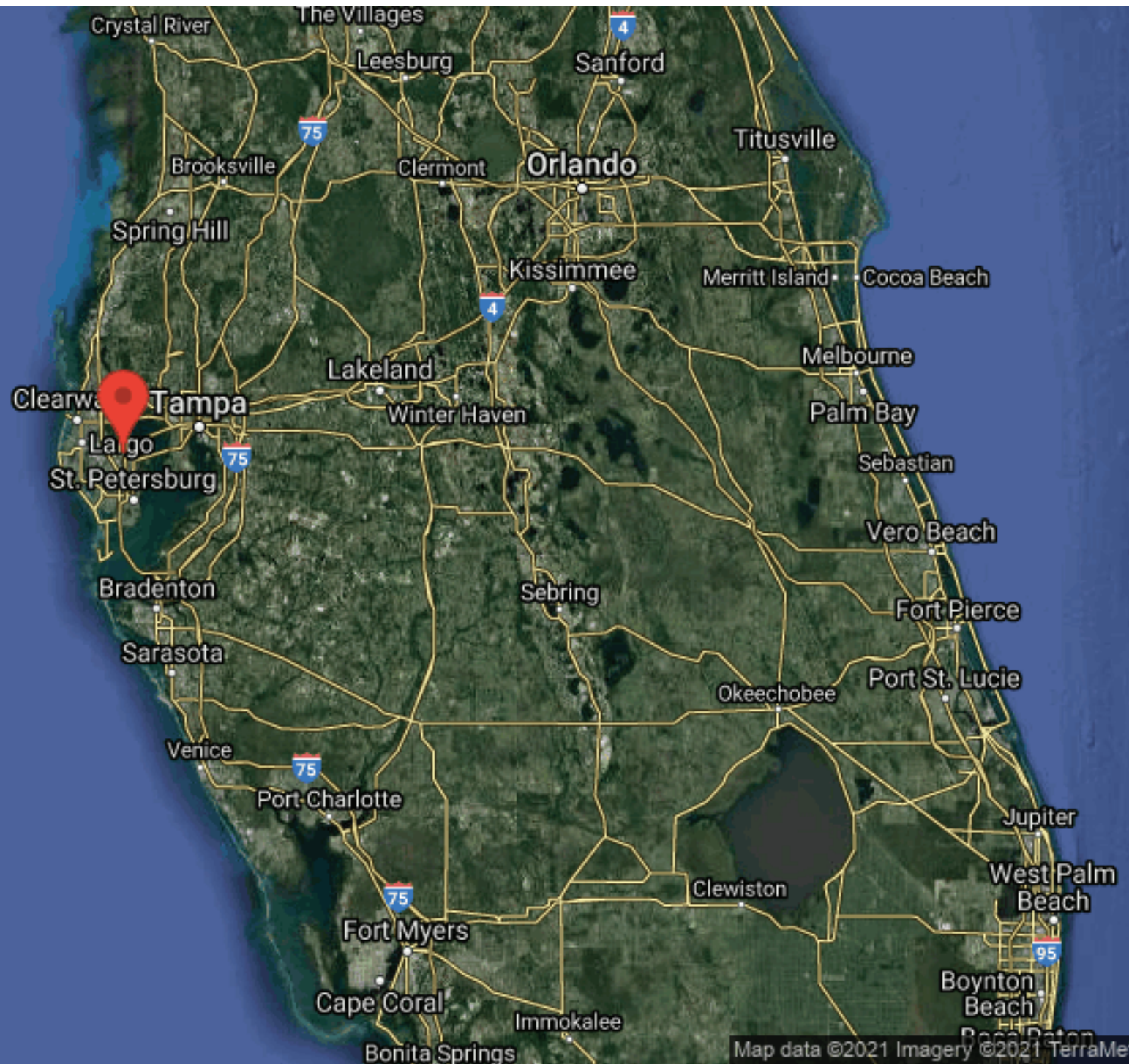
Property Photos

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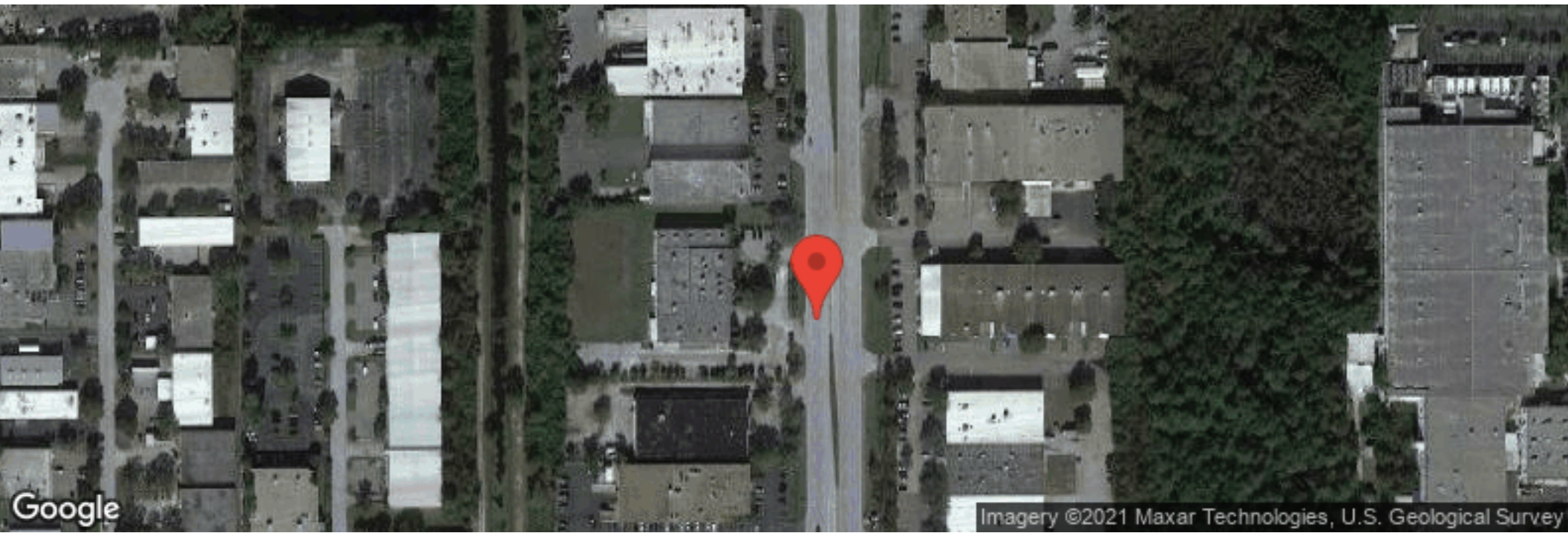
Regional Map

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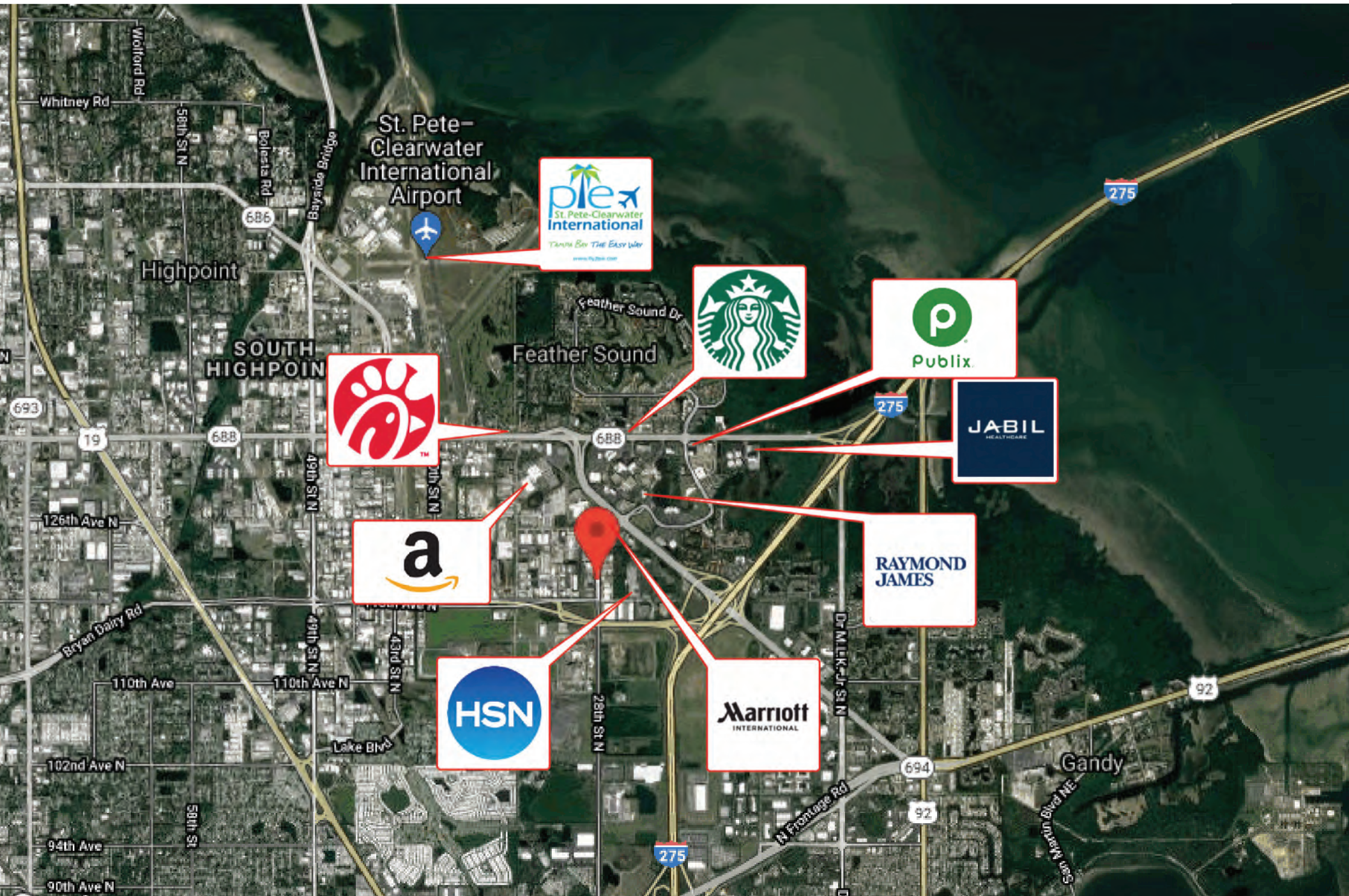
Location Map

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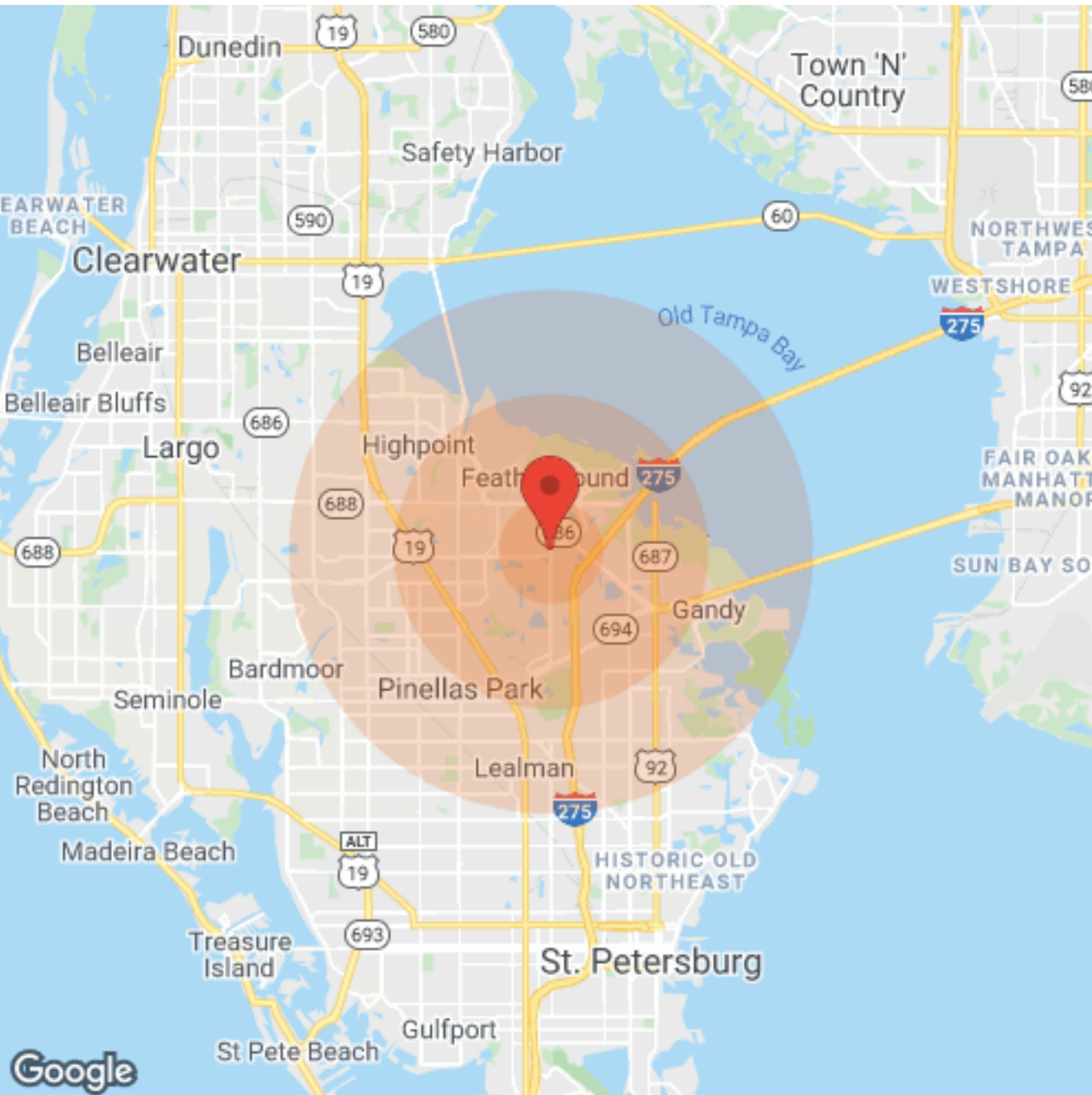
Business Map

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Demographics

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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

Professional Bio

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



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