

INDUSTRIAL CONDO FOR SALE

INDUSTRIAL/FLEX CONDO

Cross Bayou Center

12151 62nd St. #11 | Pinellas Park, FL 33773

2,400± sf Flex Condo SALE PRICE: \$179,000



FEATURES: Property is 2,400 sq.ft. of flex space with roll-up doors at the rear of the building. Condominium amenities include truck wells with levelers, fully integrated fire sprinklers system with pull stations in each domicile, 3 phase electric, 18-24 ft. clear height. Front and rear roll doors. High boy lighting, parking for 6-12 vehicles, gated entryway, dumpsters, fire sprinklers, office and ADA compliant restroom with central heat and air system. Front window in office. Full bathroom with fixtures.

Condo fees include: trash pickup, gate access key, roof maintenance, driveway, exterior painting, lawn cutting, surveillance cameras, fire alert and exterior light.

LOCATION: This Cross Bayou Business Center Unit is part of a 22 unit condominium complex designed for commercial & industrial use. The property is within the city limits of Pinellas Park, in Pinellas County, Florida. The nearest major east/west traffic corridor is Ulmerton Road (SR 688) with $\frac{3}{4}$ of a mile, with the nearest major north/south corridor, U.S 19, approximately $\frac{1}{2}$ mile from the property.



LIGHTLE BECKNER ROBISON

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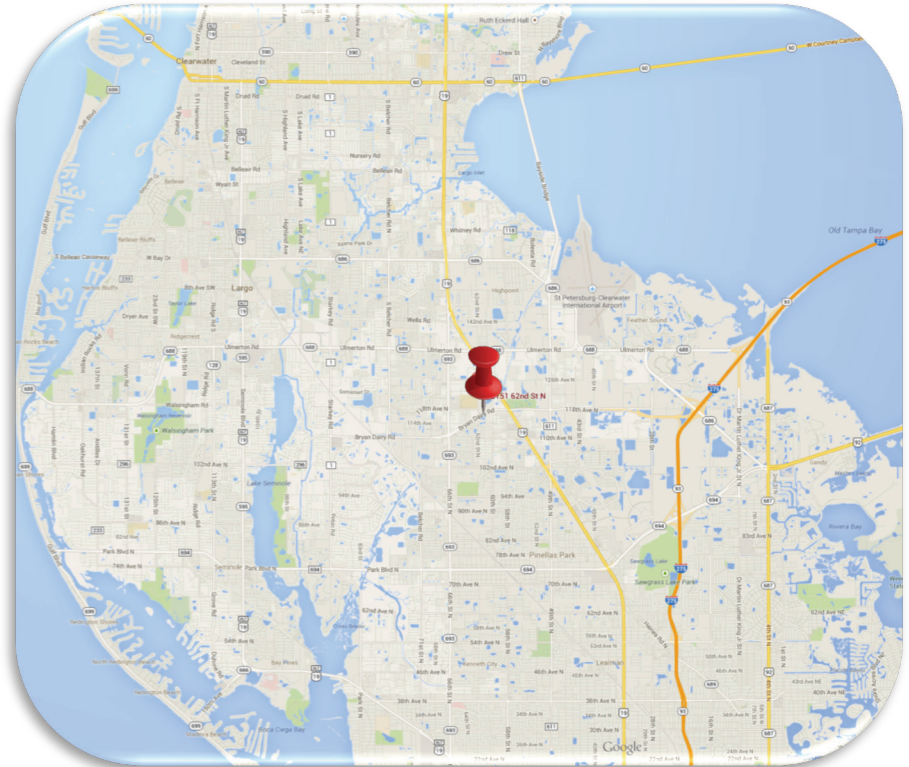
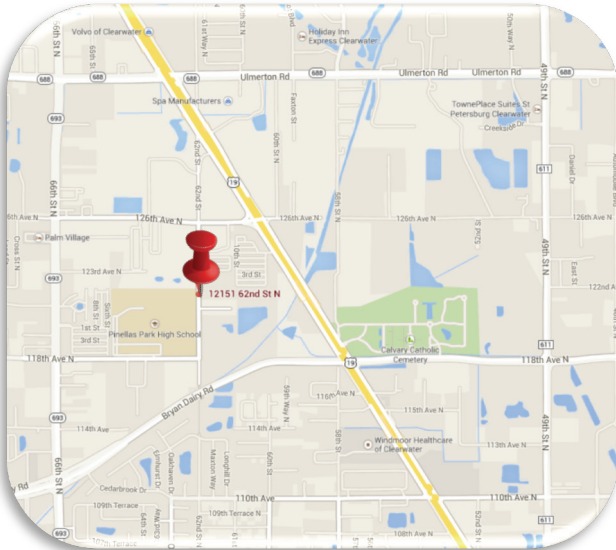
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*Information contained herein has been obtained from others and considered to be reliable;
However, a purchaser or lessee is expected to verify all information to his/her own satisfaction.*

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