FOUNDRY COMMERCIAL

FOR LEASE | AIR-CONDITIONED FLEX & WAREHOUSE SPACE AVAILABLE

WATERSIDE BUSINESS CENTER

13100-13191 56TH COURT | CLEARWATER, FL 33760

CLEARWATER, FL

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 8 Buildings Totaling ±284,170 SF
- Up to ±34,369 SF of Industrial and Flex Space Available
- 16.5′ - 21.5′ Clear Height
- Immediate Access to Ulmerton Road, US-19 and I-275
- Parking Ratio of ±1.81/1,000 SF
- Dock High and Oversized Grade-Level Doors (12′x14′)
- M-1 Zoning
- Climate-Controlled Flex & Warehouse

FOR MORE INFORMATION, PLEASE CONTACT:

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CLEARWATER, FL

SITE PLAN & AVAILABILITY

AVAILABILITIES

SUITE	SIZE
Bldg 5, Suite 501-511	9,611 SF - 34,369 SF
Bldg 8, Suite 807-812	4,589 SF - 14,061 SF
Bldg 6, Suite 603-606	2,983 SF - 12,505 SF
Bldg 3, Suite 305	2,122 SF

LOCATION

HIGHWAY	DISTANCE
Ulmerton Road	0.1 Mile
US-19	0.8 Mile
Gateway Expressway	1.2 Miles
I-275	4.0 Miles

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INTERIOR OFFICE FINISHES

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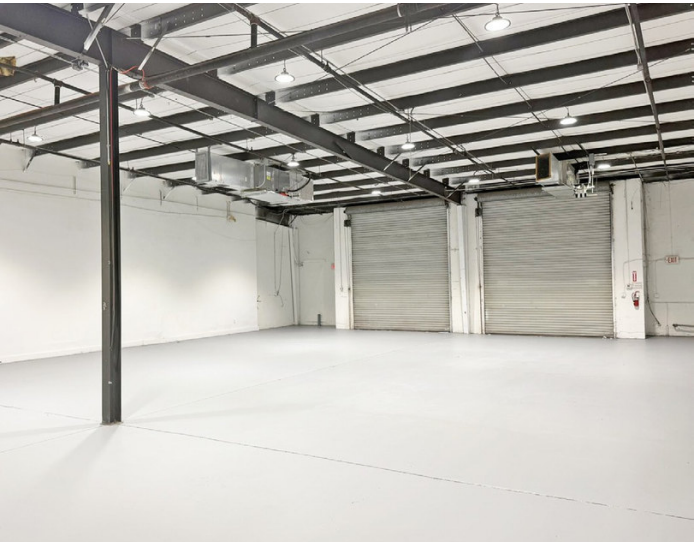
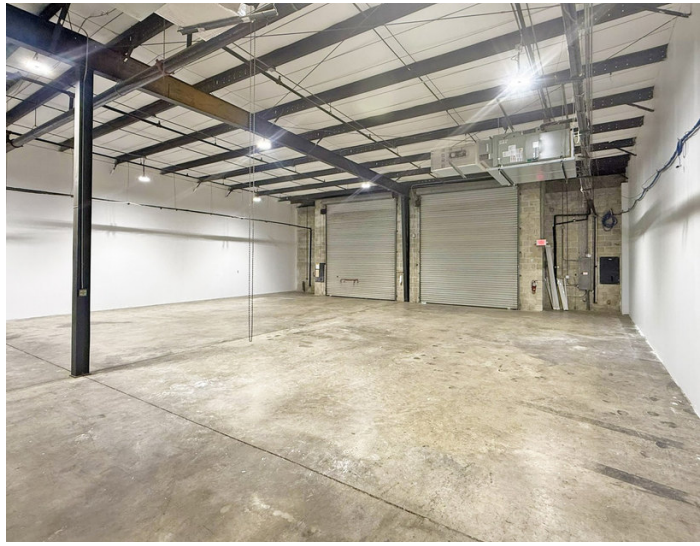
CLEARWATER, FL

WAREHOUSE & PRODUCTION SPACE





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CLEARWATER, FL

FLOOR PLAN

BUILDING 5

SUITE 501 - 511

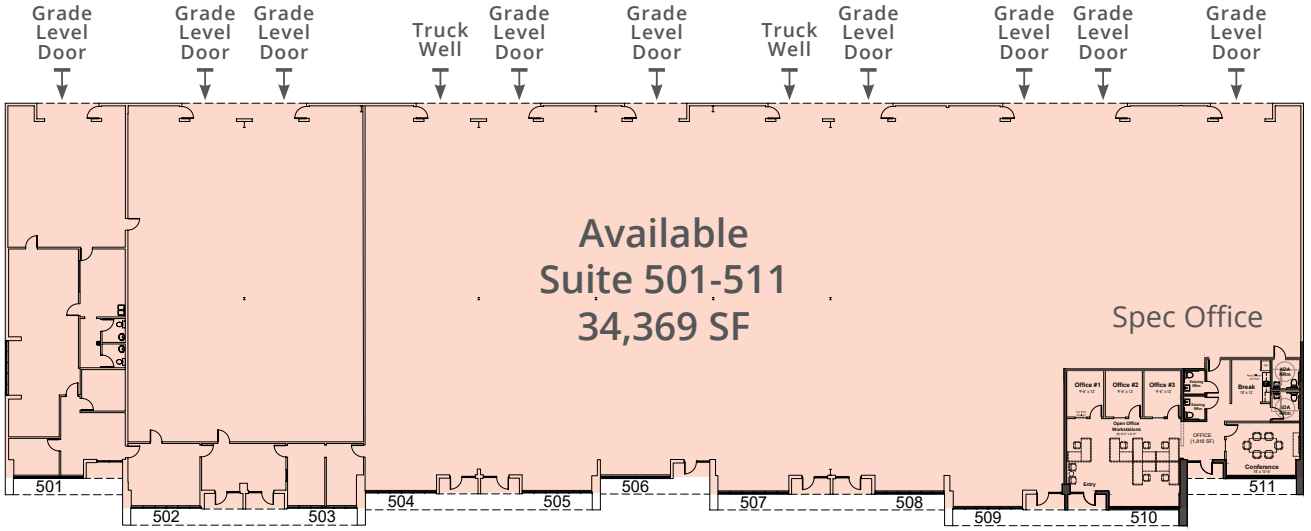
Available SF	34,369 SF
Demisable	9,611 SF - 34,369 SF
Office SF	2,923 SF Existing 1,815 SF Speculative
Clear Height	17.5'
Loading	9 Oversized Grade Level Doors (12'x14') 2 Dock High Doors (Truck Wells)
Power	3-Phase
Available	Permit Ready Office

CLIMATE-CONTROLLED WAREHOUSE

DEMISABLE TO 9,611 SF

DOCK HIGH LOADING

*Ability to add additional dock high loading



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CLEARWATER, FL

FLOOR PLAN

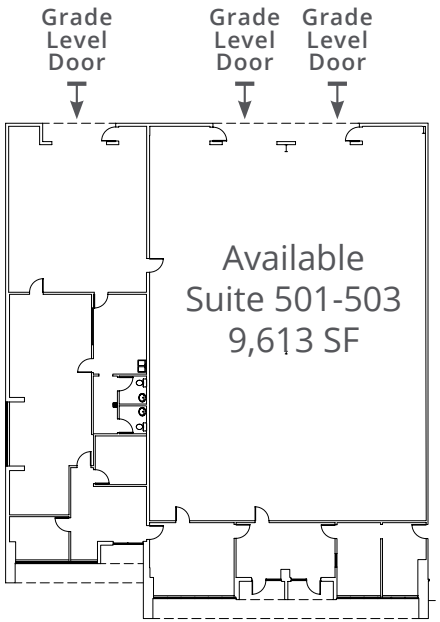
BUILDING 5

SUITE 501 - 503

Available SF	9,613 SF
Warehouse SF	6,690 SF
Office SF	2,923 SF
Clear Height	17.5′
Loading	3 Oversized Grade Level Doors (12′x14′)
Power	3-Phase
Available	Now

CLIMATE-CONTROLLED WAREHOUSE

*Ability to add dock high loading



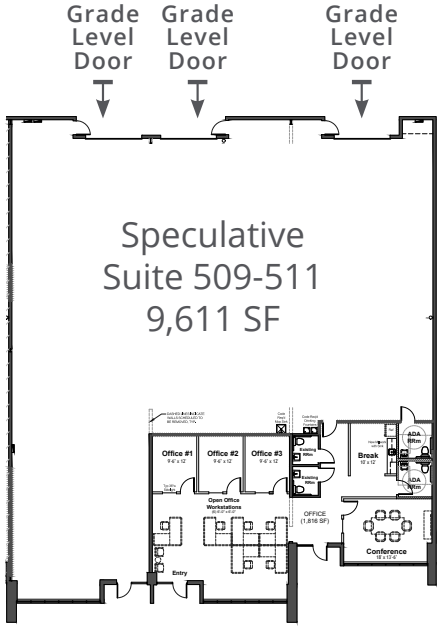
BUILDING 5

SPECULATIVE SUITE 509 - 511

Available SF	9,611 SF
Warehouse SF	7,796 SF
Office SF	1,815 SF
Clear Height	17.5′
Loading	3 Oversized Grade Level Doors (12′x14′)
Power	3-Phase
Available	Permit Ready Office

CLIMATE-CONTROLLED WAREHOUSE

*Ability to add dock high loading



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CLEARWATER, FL

FLOOR PLAN

ABLE TO BE COMBINED

BUILDING 6

SUITE 603

Available SF	3,239 SF
Warehouse SF	2,239 SF
Office SF	1,000 SF
Clear Height	17.5′
Loading	1 Dock High Door 1 Oversized Grade Level Door (12′x14′)
Power	3-Phase
Available	Now

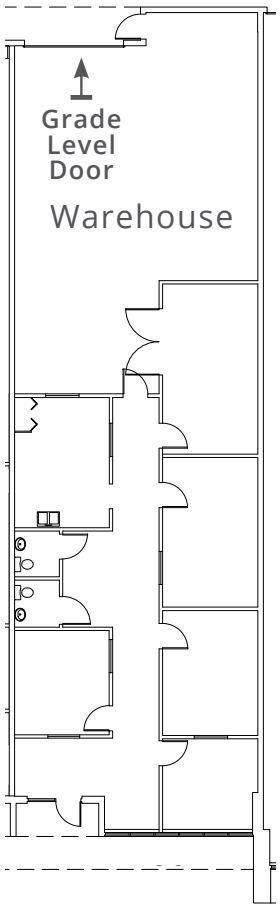
CLIMATE-CONTROLLED WAREHOUSE

BUILDING 6

SUITE 604

Available SF	3,097 SF
Warehouse SF	1,254 SF
Office SF	1,842 SF
Clear Height	17.5′
Loading	1 Oversized Grade Level Door (12′x14′)
Power	3-Phase
Available	Now

CLIMATE-CONTROLLED WAREHOUSE



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CLEARWATER, FL

FLOOR PLAN

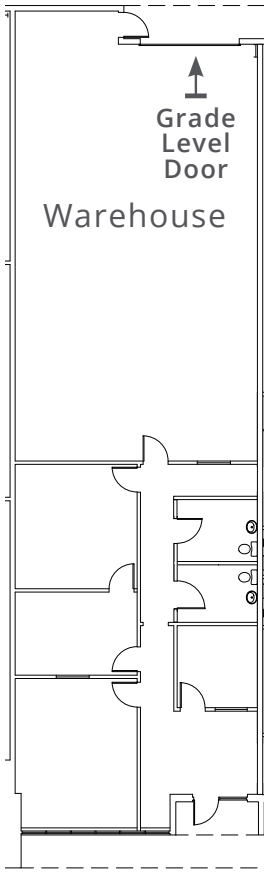
ABLE TO BE COMBINED

BUILDING 6

SUITE 605

Available SF	3,096 SF
Warehouse SF	1,597 SF
Office SF	1,500 SF
Clear Height	17.5′
Loading	1 Oversized Grade Level Door (12′x14′)
Power	3-Phase
Available	Now

CLIMATE-CONTROLLED WAREHOUSE

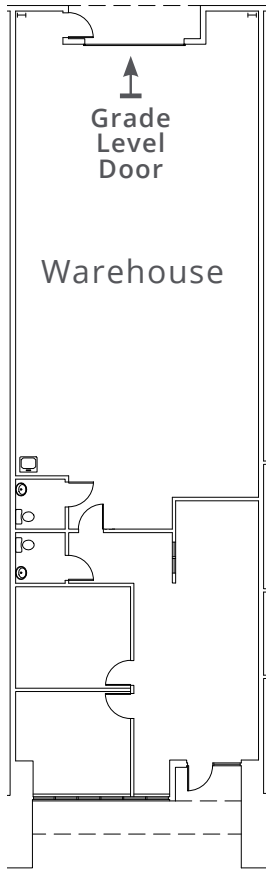


BUILDING 6

SUITE 606

Available SF	2,983 SF
Warehouse SF	1,783 SF
Office SF	1,200 SF
Clear Height	17.5′
Loading	1 Oversized Grade Level Door (12′x14′)
Power	3-Phase
Available	Now

CLIMATE-CONTROLLED WAREHOUSE



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CLEARWATER, FL

FLOOR PLAN

ABLE TO BE COMBINED

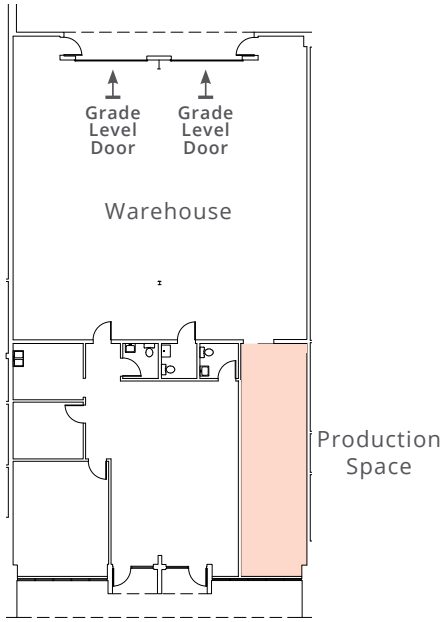
BUILDING 8

SUITE 811-812

Available SF	4,874 SF
Warehouse SF	2,562 SF
Office SF	2,312 SF
Clear Height	16.5′
Loading	2 Oversized Grade Level Doors (12′x14′) 1 Dock High
Power	3-Phase
Available	Now

SHARED TRUCK WELL

CLIMATE-CONTROLLED WAREHOUSE



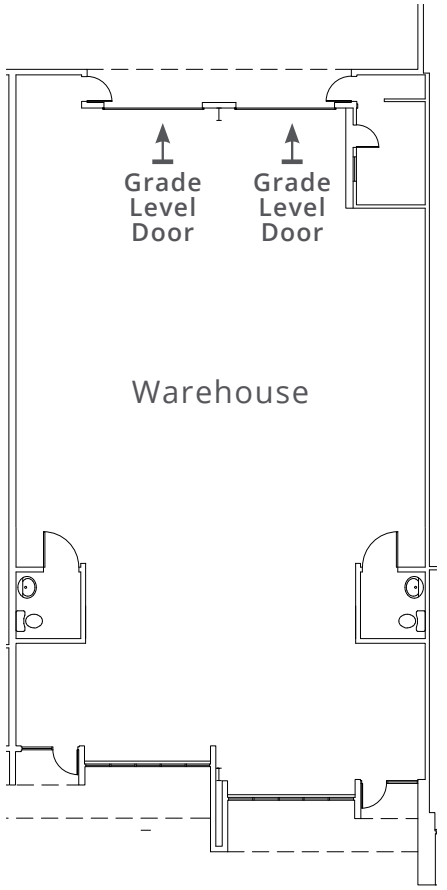
BUILDING 8

SUITE 807-808

Available SF	4,598 SF
Warehouse SF	4,348 SF
Office SF	250 SF
Clear Height	16.5′
Loading	2 Oversized Grade Level Doors (12′x14′) 1 Dock High
Power	3-Phase
Available	Now

SHARED TRUCK WELL

CLIMATE-CONTROLLED WAREHOUSE



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CLEARWATER, FL

FLOOR PLAN

BUILDING 8

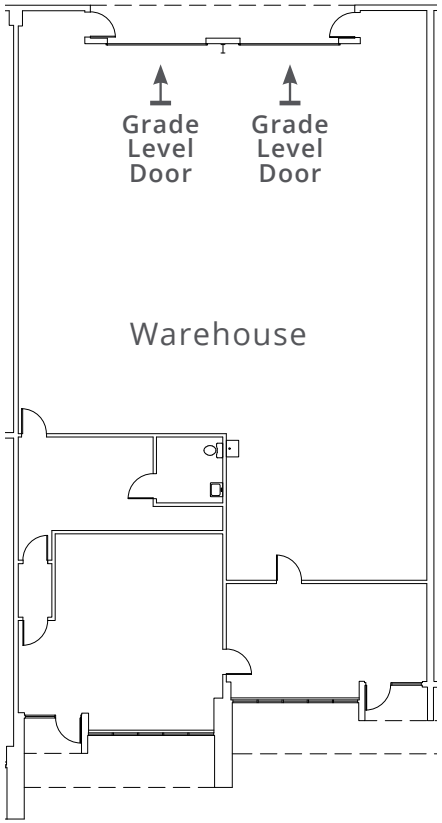
SUITE 809-810

Available SF	4,589 SF
Warehouse SF	2,998 SF
Office SF	1,591 SF
Clear Height	16.5′
Loading	2 Oversized Grade Level Doors (12′x14′) 1 Dock High
Power	3-Phase
Available	Now

SHARED TRUCK WELL

CLIMATE-CONTROLLED WAREHOUSE

ABLE TO BE COMBINED



BUILDING 3

SUITE 305

Available SF	2,122 SF
Warehouse SF	1,607 SF
Office SF	515 SF
Clear Height	16.5′
Loading	1 Oversized Grade Level Door (12′x14′)
Power	3-Phase
Available	Now

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