

FOR LEASE

GULF COAST BUSINESS CENTER

2300 TALL PINES DRIVE, LARGO FL 33771

5,787 SF - 13,437 SF of Industrial Space Available
with Direct Access to Ulmerton Road (SR 688)

LARGO, FL

PROPERTY DETAILS

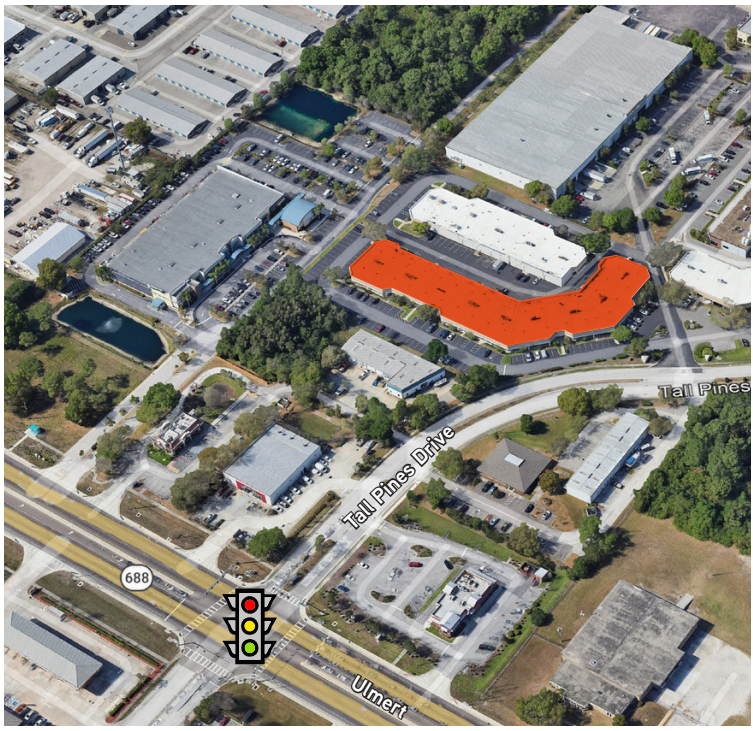






DETAILS

BUILDING SIZE	43,840 SF
YEAR BUILT/RENOV	1987
AVAILABLE SUITE	120
AVAILABLE SIZE	5,787 SF - 13,437 SF
OFFICE SF	±5,060 SF
WAREHOUSE SF	±8,377 SF
LOADING	3 Grade Level Doors
CLEAR HEIGHT	16'
POWER	800 Amps, Three Phase



PROPERTY OVERVIEW

- Direct Access to Ulmerton Rd (SR 688)
- Ability to Demise
- Ample Parking
- Monument Signage at Park Entrance
- 3 Phase Power
- Fully Fire-Sprinklered Buildings
- Move-In Ready
- Inquire for Lease Rate

FOR MORE INFORMATION, PLEASE CONTACT:

DOMINIC HEWITT | **470.626.0236**
Senior Associate
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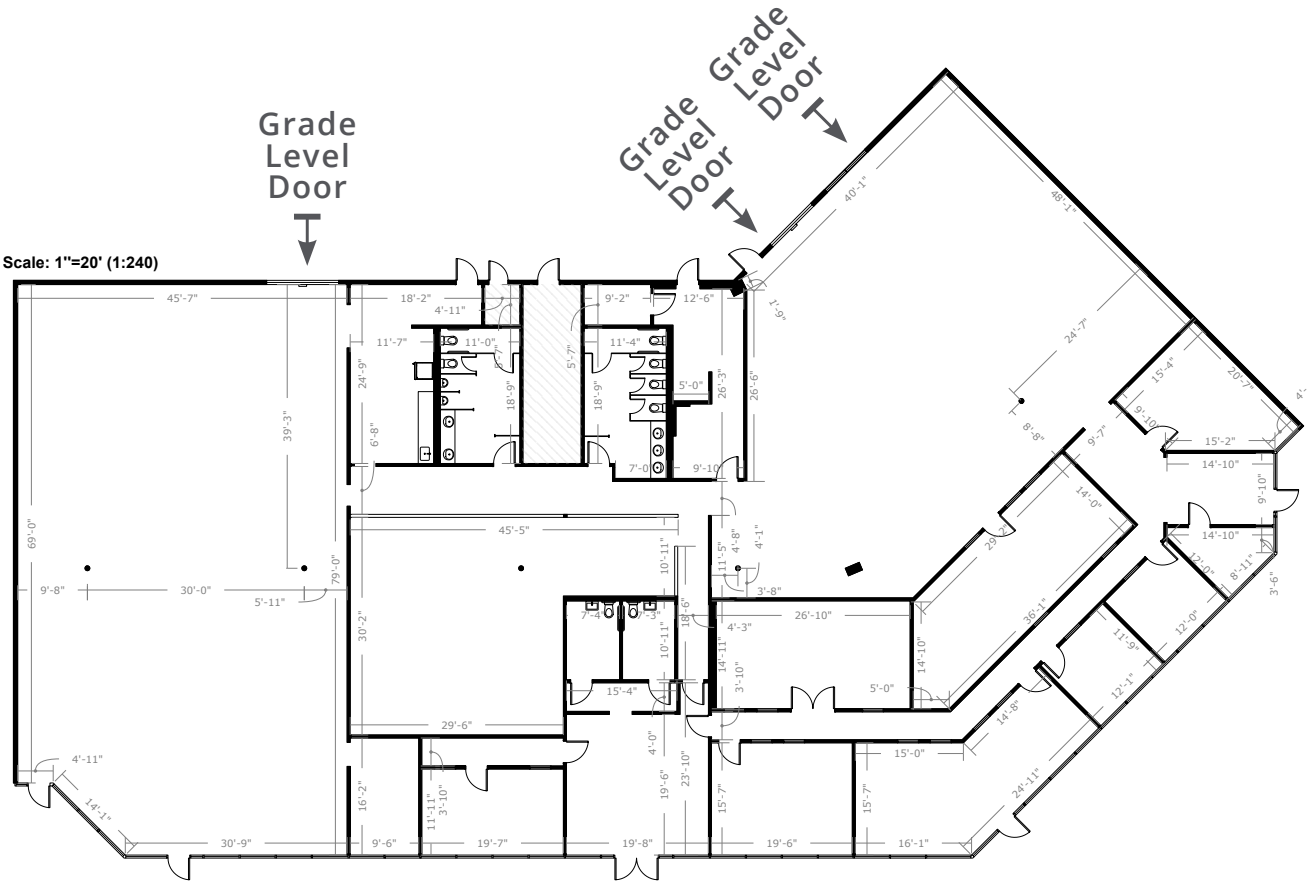
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LARGO, FL

FLOOR PLAN | SUITE 120



SUITE 120

AVAILABLE SF	13,437 SF
DEMISABLE	5,787 SF - 13,437 SF
OFFICE SF	5,060
CLEAR HEIGHT	16'
LOADING	3 Grade Level Doors
POWER	3-Phase
AVAILABLE	Now

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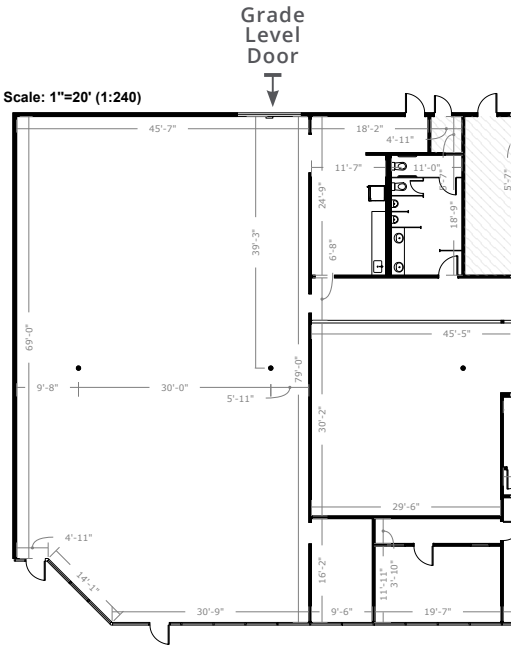
FLOOR PLAN | SUITE 120

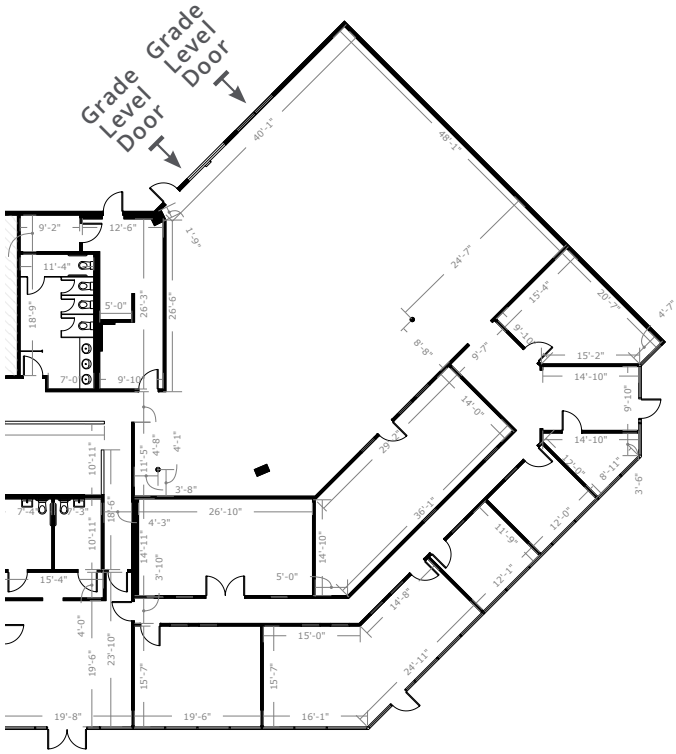
SUITE 120A

AVAILABLE SF	5,787 SF
WAREHOUSE	3,787 SF
OFFICE SF	2,000 SF
CLEAR HEIGHT	16’
LOADING	1 Grade Level Door
POWER	3-Phase
AVAILABLE	Now

SUITE 120B

AVAILABLE SF	7,650 SF
WAREHOUSE	4,590 SF
OFFICE SF	3,060 SF
CLEAR HEIGHT	16’
LOADING	2 Grade Level Doors
POWER	3-Phase
AVAILABLE	Now





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LARGO, FL

AERIAL



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LARGO, FL

PHOTOS











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LARGO, FL

SURROUNDING AMENITIES



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LOCATION OVERVIEW

22.4 MILES
to Port of Tampa

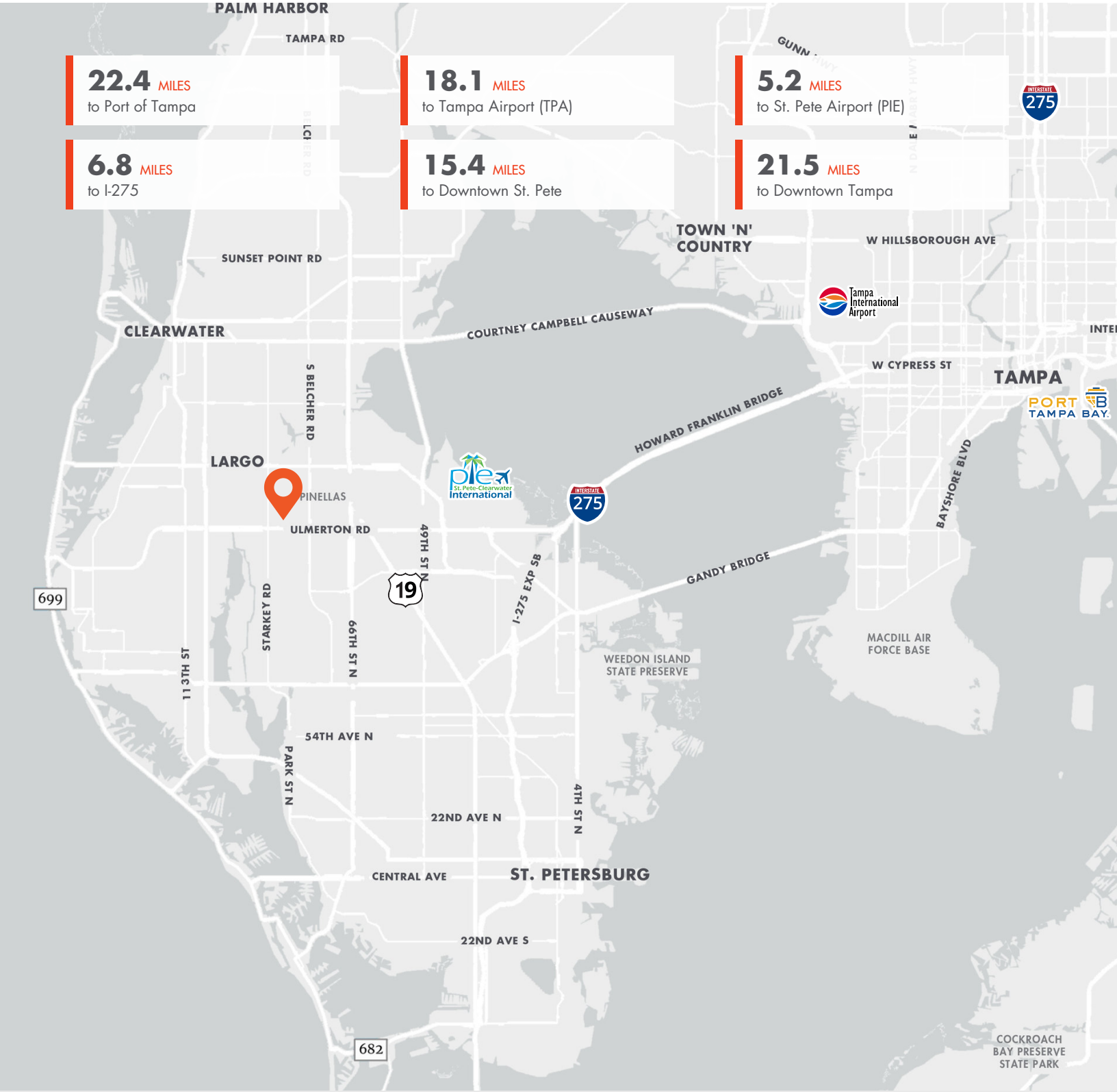
18.1 MILES
to Tampa Airport (TPA)

5.2 MILES
to St. Pete Airport (PIE)

6.8 MILES
to I-275

15.4 MILES
to Downtown St. Pete

21.5 MILES
to Downtown Tampa



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