

North Clearwater Warehouse/Flex Building - For Sale

100% LEASED FLEX BUILDING

1603 Sunshine Dr., Clearwater, FL 33765



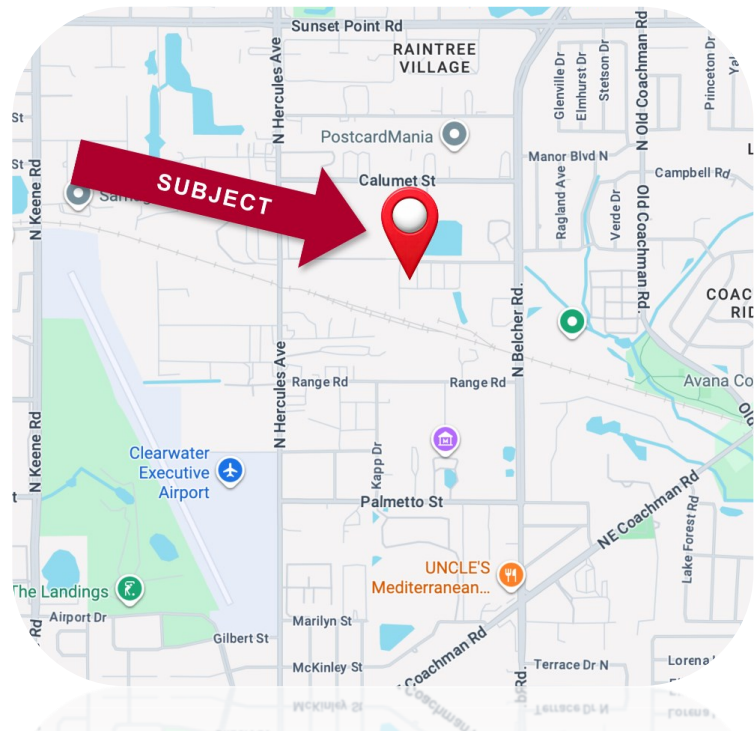
20,000 WAREHOUSE / FLEX BUILDING – FOR SALE



FEATURES

- ❖ 20,000 SF Warehouse/Flex Building - 100% leased
- ❖ Located on a corner lot just East of Clearwater Airport (CLW) between Belcher Rd & Hercules Ave
- ❖ Multi-tenant warehouse/flex building divided into 4 equally sized 5,000 SF units each and 100% sprinklered
- ❖ Functional specifications include 12' x 10' overhead doors and 200 - amp electrical power per unit
- ❖ 100% Leased with one tenant (Pro Housing) vacating 11/30/26 offering opportunity for an owner - occupant
- ❖ Built in 1972 and has been comprehensively remodeled with a new roof, AC units, Front Awnings, Asphalt and more
- ❖ Zoned E-1 (Pinellas County) for a broad range of light industrial, flex, and office uses
- ❖ Parcel ID: 01-29-15-16488-000-0157
- ❖ RE Taxes (2025): \$22,137.00
- ❖ Sale Price: 3,600,000.00

LOCATION MAP



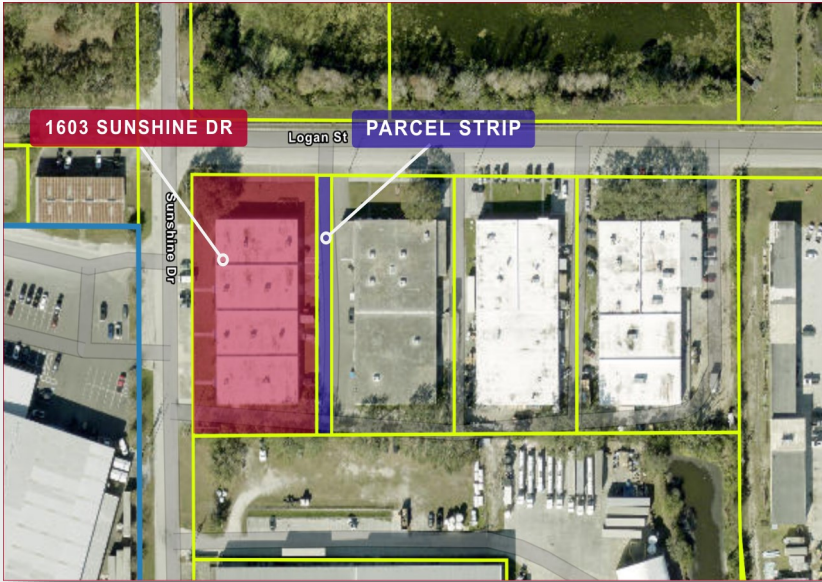
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NORTH CLEARWATER WAREHOUSE/FLEX

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Site View



PARCEL STRIP LAND TRUST

The parcel strip between both buildings is held in a land trust with 50% individual ownership between the property owners at 1603 Sunshine Dr. and 2121 Logan St.

Unit 1601 - Phasetronics



Unit 1605 - Pro Housing



Unit 2101 - Upper Suncoast Dog



AERIAL



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