

SMALL BAY INDUSTRIAL PORTFOLIO

SAFETY HARBOR, FL

±17,614 SF | 3 Buildings
1.14 Acres



1450 10TH ST. ST
SAFETY HARBOR, FL 34695

\$2,200,000

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SMALL BAY
INDUSTRIAL
INVESTMENT
OPPORTUNITY

Property Overview

Small Bay Industrial Portfolio

1450 10th St. S Safety Harbor, FL 34695

Acquire a well-maintained multi-tenant industrial portfolio totaling ±17,614 square feet across three buildings in Safety Harbor, Florida. Situated on ±1.14 acres across two contiguous parcels, the property features a mix of concrete block and metal construction, and multiple grade-level roll-up doors.

Current tenancy includes a variety of automotive and light manufacturing users on flexible month-to-month leases, providing steady cash flow with upside through lease stabilization. The property offers investors or owner-users an opportunity to capitalize on strong demand for small-bay industrial space in the North Pinellas submarket, where vacancy remains low and rents continue to rise. With close proximity to U.S. 19, McMullen Booth Road, and major regional thoroughfares, This property provides convenient access throughout the Tampa Bay area.

17,614 SF
total size

84%
occupancy

1974/2024
year built/renovated

Property Highlights

- 3 Buildings: 17,614 sf total
- Construction: Metal & Concrete Block
- Private & Shared Restrooms
- 2 Separate Parcels
- Total Lot Size: 1.14 AC
- Renovated in 2024

Property Photos

Small Bay Industrial Portfolio

1450 10th St. S Safety Harbor, FL 34695



Comparables

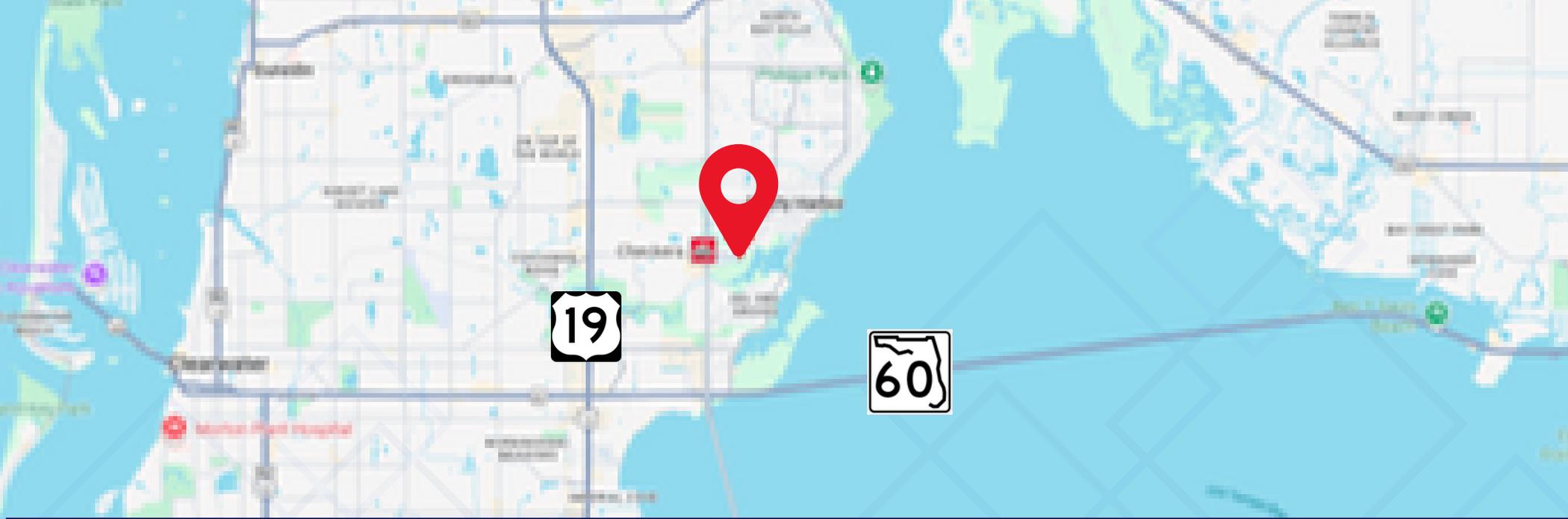
Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$1,843,691	\$2,289,564	\$2,500,000	\$2,525,000
Sale Price Per SF	\$149	\$167	\$149	\$212
Cap Rate	6.8%	6.8%	6.8%	6.8%
Sale Price Per AC	\$855,932	\$1,362,998	\$1,262,802	\$3,972,037
Property Attributes	Low	Average	Median	High
Building SF	11,780 SF	13,689 SF	12,366 SF	16,920 SF
Year Built	1972	1984	1989	1991
% Leased At Sale	100%	100%	100%	100%
Star Rating	★★★★☆ 2	★★★★☆ 2	★★★★☆ 2	★★★★☆ 2

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	8770 133rd Ave Largo, FL 33773	Manufacturing ★★★★☆	1991	12,366 SF	9/26/2025	\$1,843,691 (\$149.09/SF)	-
2	5275 95th St N Saint Petersburg, FL 33708	Warehouse ★★★★☆	1989	11,780 SF (100%)	8/15/2025	\$2,500,000 (\$212.22/SF)	6.80% Actual
3	13055 Starkey Rd Largo, FL 33773	Showroom ★★★★☆	1972	16,920 SF	12/19/2024	\$2,525,000 (\$149.23/SF)	-



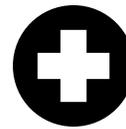
LOCATION HIGHLIGHTS



Dining
2 min



Main St.
Safety Harbor
2 min



Medical
Facilities
10 min



St. Pete-
Clearwater
International
Airport (PIE)
10 min



Tampa
International
Airport (TPA)
19 min

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