

LEASE OFFERING MEMORANDUM | 6751 118TH AVENUE | PINELLAS PARK, FL

Exclusively Listed by

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KW COMMERCIAL TAMPA PROPERTIES

5020 W Linebaugh Ave #100
Tampa, FL 33624

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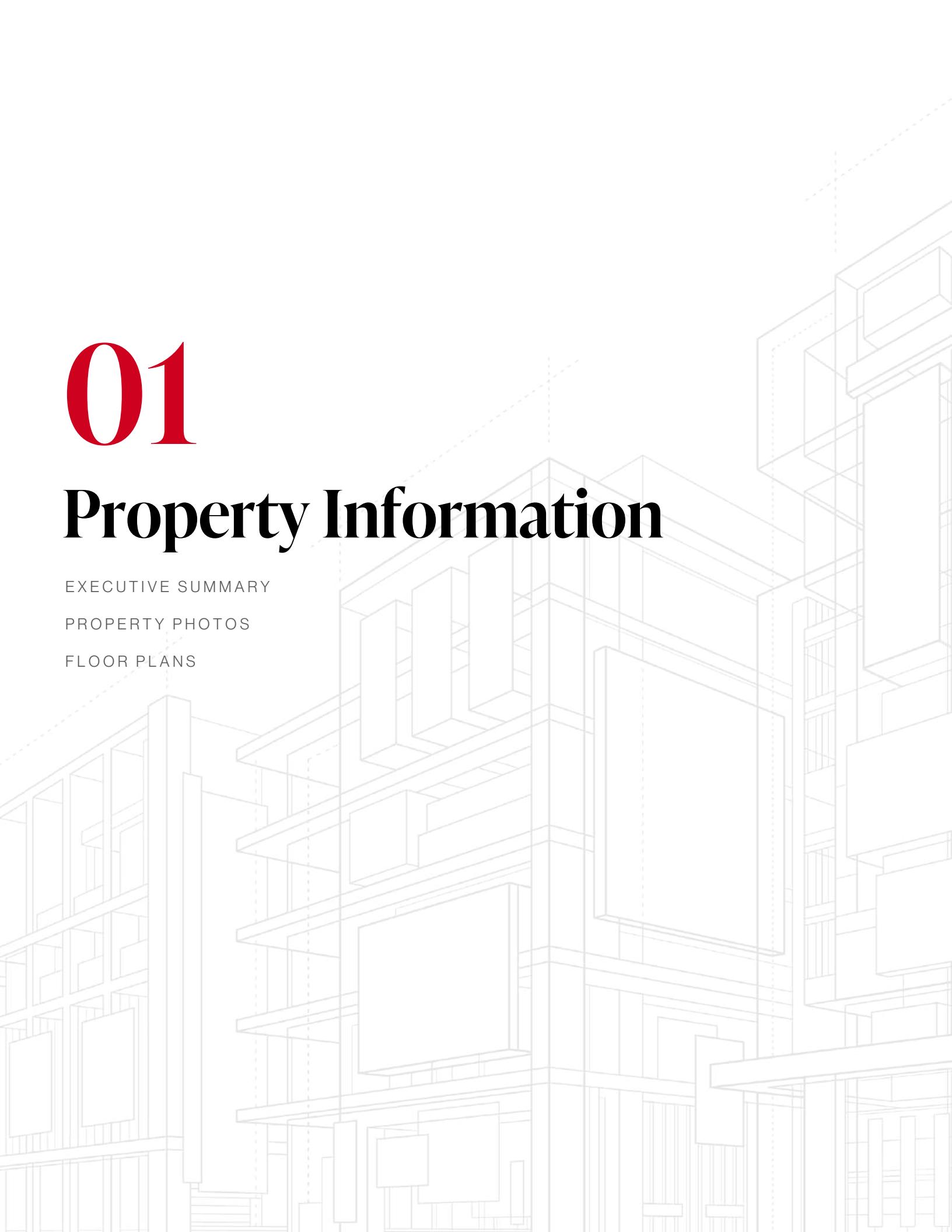
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Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS

FLOOR PLANS



Executive Summary



Property Overview

KW Commercial Tampa Properties is proud to present for lease only 6751 118th Avenue in Pinellas Park, Florida, a 2.12-acre industrial property with existing improvements and a substantial yard configuration in a supply-constrained Pinellas County industrial market. The site is fully fenced and cleared, offering a flexible opportunity for industrial and heavy commercial users seeking a secure property with strong regional access.

The site is secured with perimeter fencing, a remote-access gated entry, and additional gated points of ingress and egress to support efficient circulation and operational flexibility. On-site improvements total approximately 3,411 SF and include a 1,600 SF warehouse building equipped with two 14-foot overhead doors, suitable for truck service, repair, or other compatible commercial activities. This building includes approximately 400 SF of office space to support operational needs. A separate 1,411 SF standalone office building has been updated with new electrical, HVAC, drywall, paint, flooring, and lighting and is turnkey, providing a professional administrative component.

The property is currently configured to accommodate approximately 40 semi-truck parking spaces, which are fully occupied and supported by an active waiting list. With approximately 30 days' notice, these spaces can be vacated, allowing a future tenant to occupy the site in its entirety or reconfigure it for operational requirements, subject to applicable zoning standards and approvals.

The property is zoned CH (Commercial Heavy) by the City of Pinellas Park. The CH district is generally intended to accommodate compatible retail, wholesale, distribution, and light manufacturing operations, along with other related commercial or industrial uses, subject to the City's Land Development Code, supplementary regulations, and any required permits or approvals. Prospective tenants are encouraged to confirm all permitted uses, outdoor activities, and applicable conditions directly with the City of Pinellas Park Planning & Zoning Department as part of their due diligence.

Property Highlights

- 2.12-acre fully fenced and cleared industrial site zoned CH (Commercial Heavy)
- 1,600 SF warehouse with two 14' overhead doors and 400 SF of office space
- Separate 1,411 SF turnkey office building, fully renovated and in excellent condition
- Site configured for ±40 semi-truck parking spaces, with ability to deliver vacant possession
- Secure yard with remote-access gate and multiple ingress/egress points
- Prime Pinellas Park location minutes to U.S. 19 and I-275, providing access throughout Pinellas and Hillsborough Counties

Lease Rate:	\$20,000/month NNN
NNN:	\$1,729.45/month
Desired Lease Term:	5-10 Years; Call Broker
Lot Size:	2.12 Acres
Total Building SF:	3,411
Warehouse SF:	2,000 SF broken down as 1,600 SF of warehouse + 400 SF office
Overhead Doors:	(2) 14' Grade level roll up doors
Office SF:	1,411 SF standalone and recently remodeled
Zoning:	CH - Heavy Commercial

Property Photos



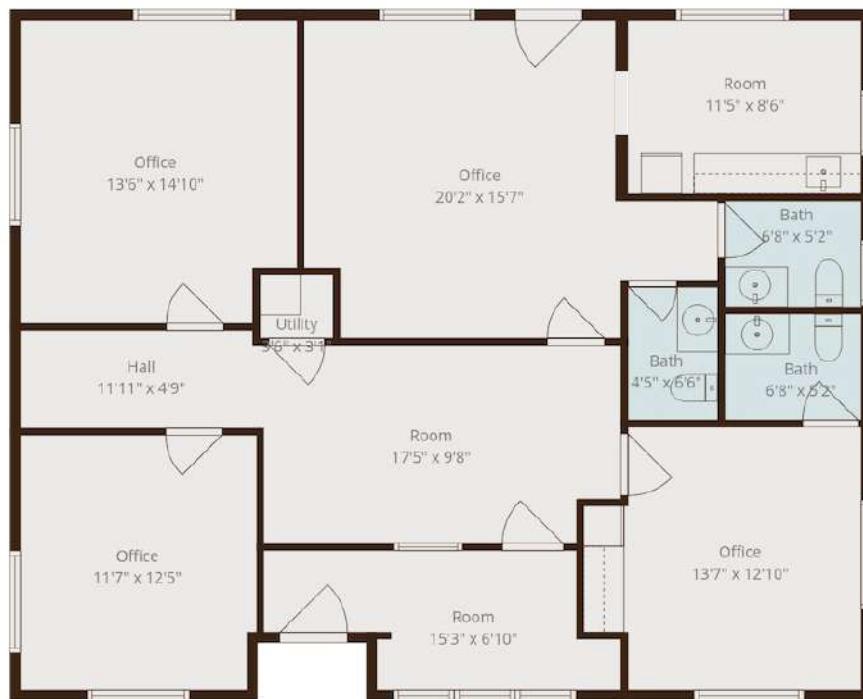
Property Photos



Property Photos



Floor Plans



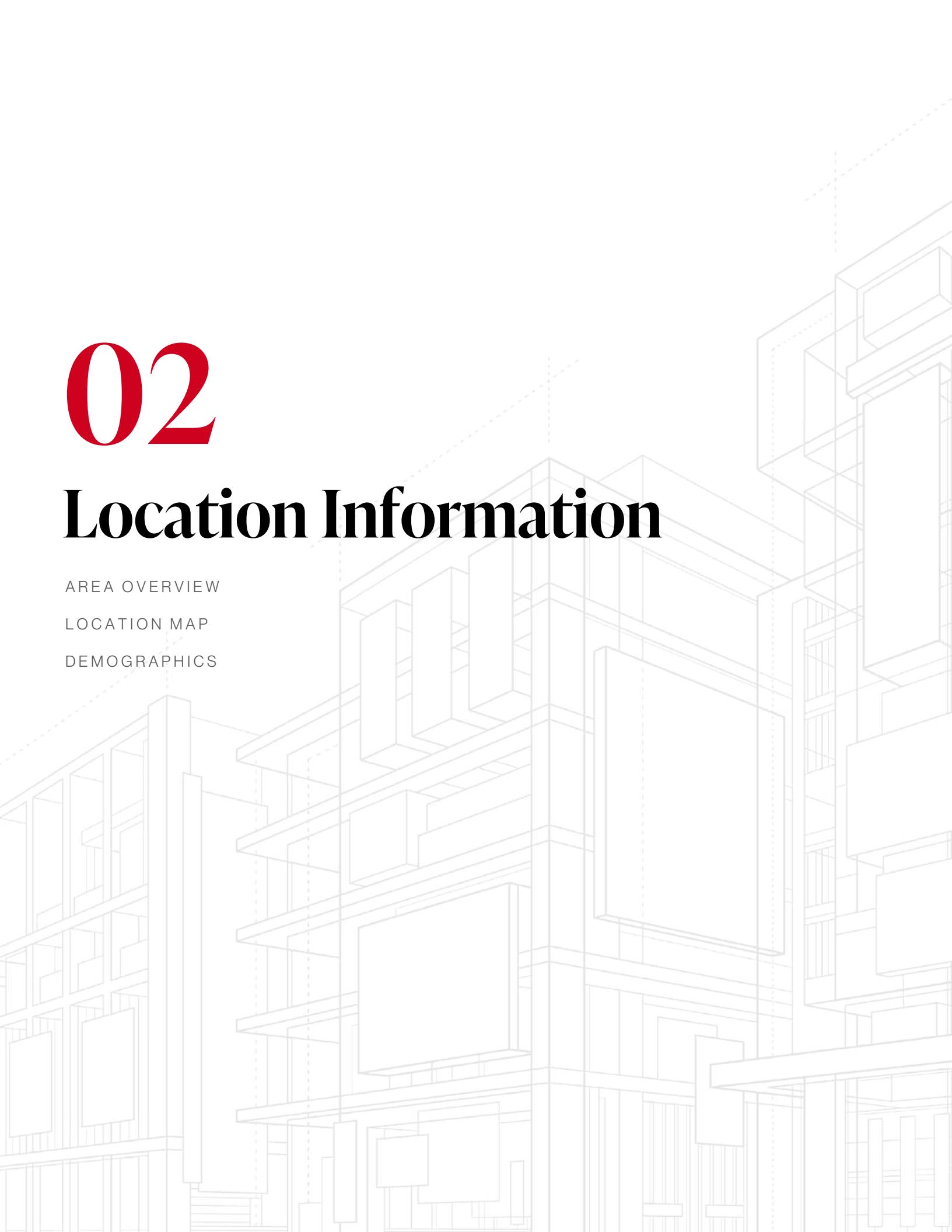
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Location Information

AREA OVERVIEW

LOCATION MAP

DEMOGRAPHICS

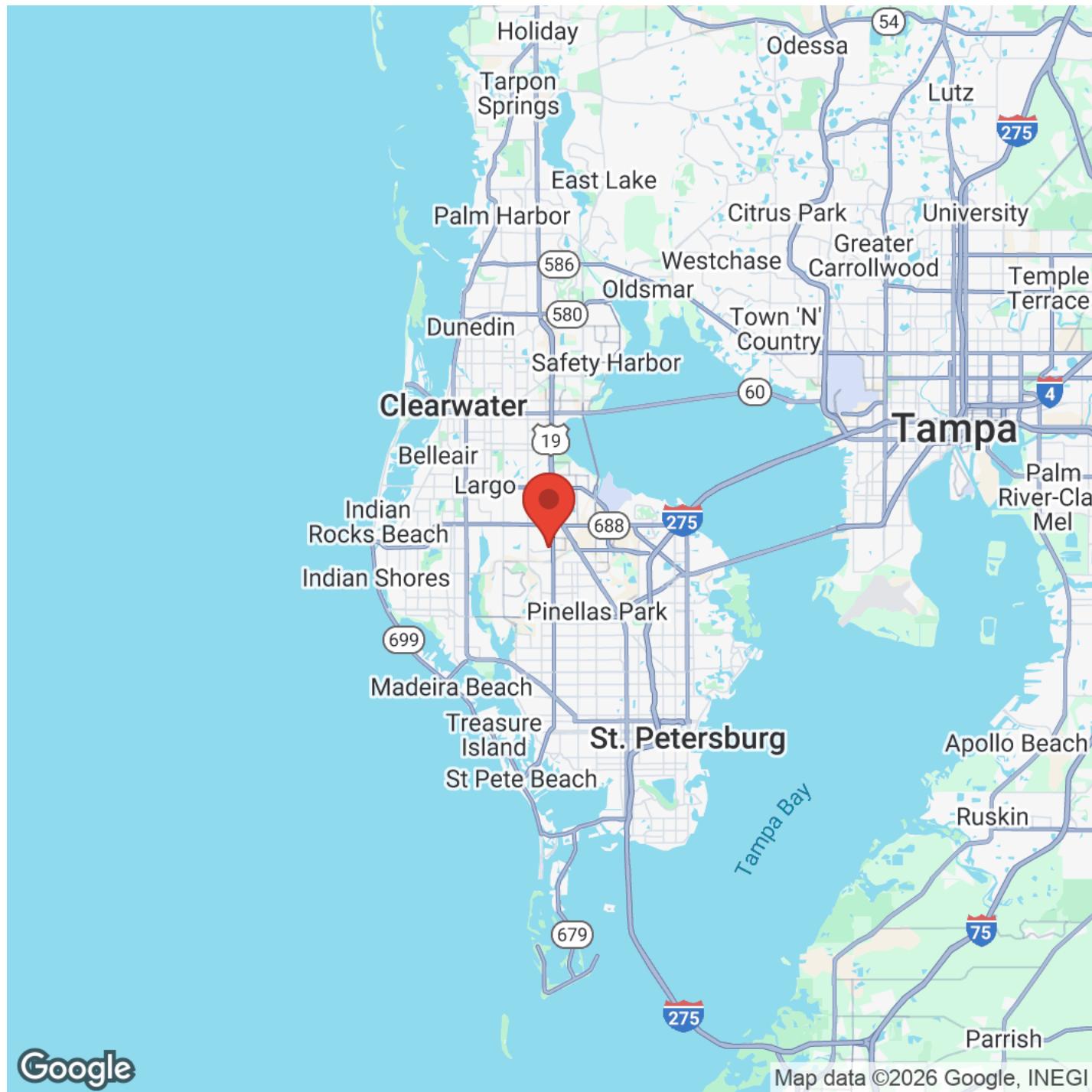


Area Overview

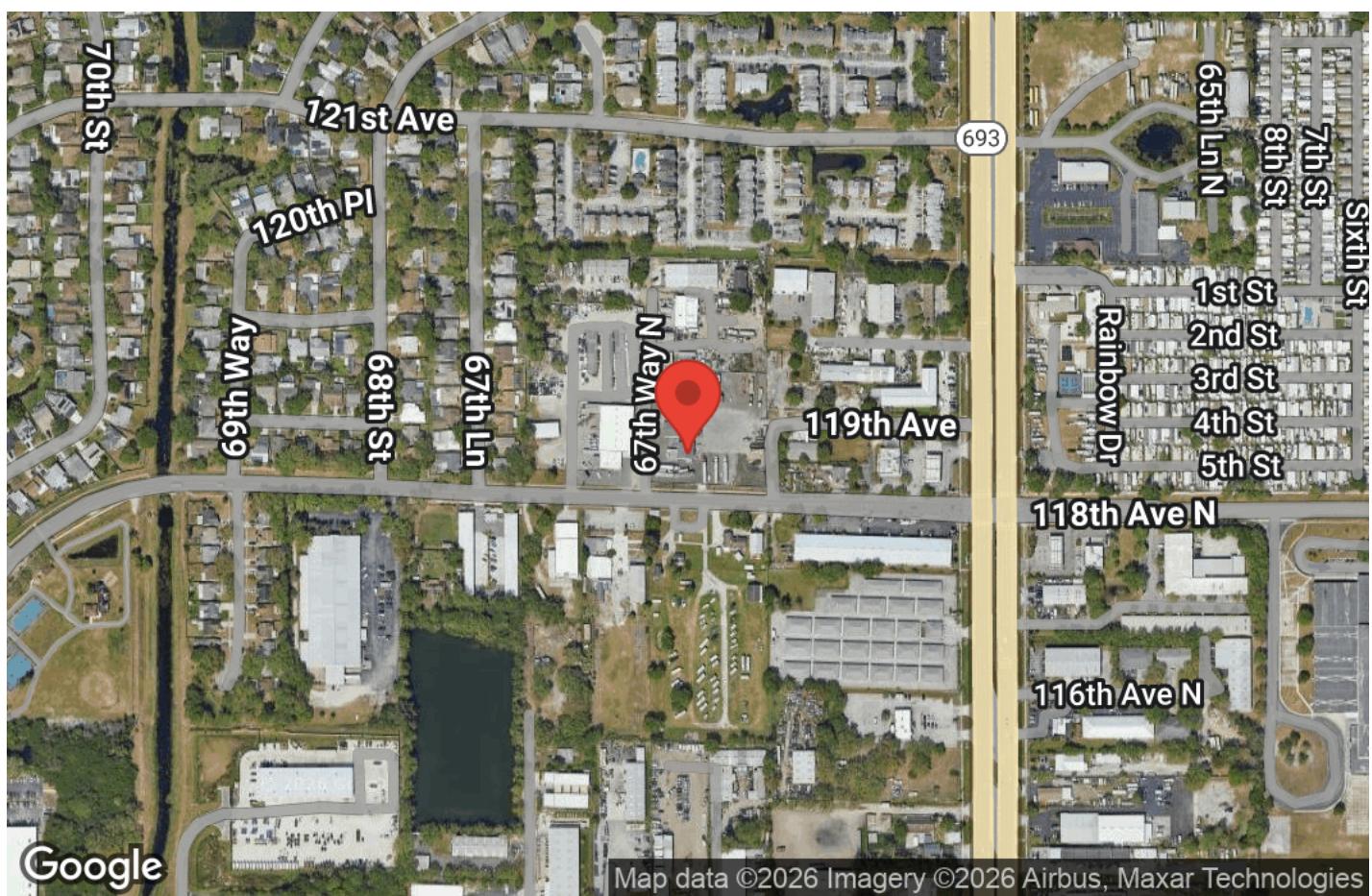
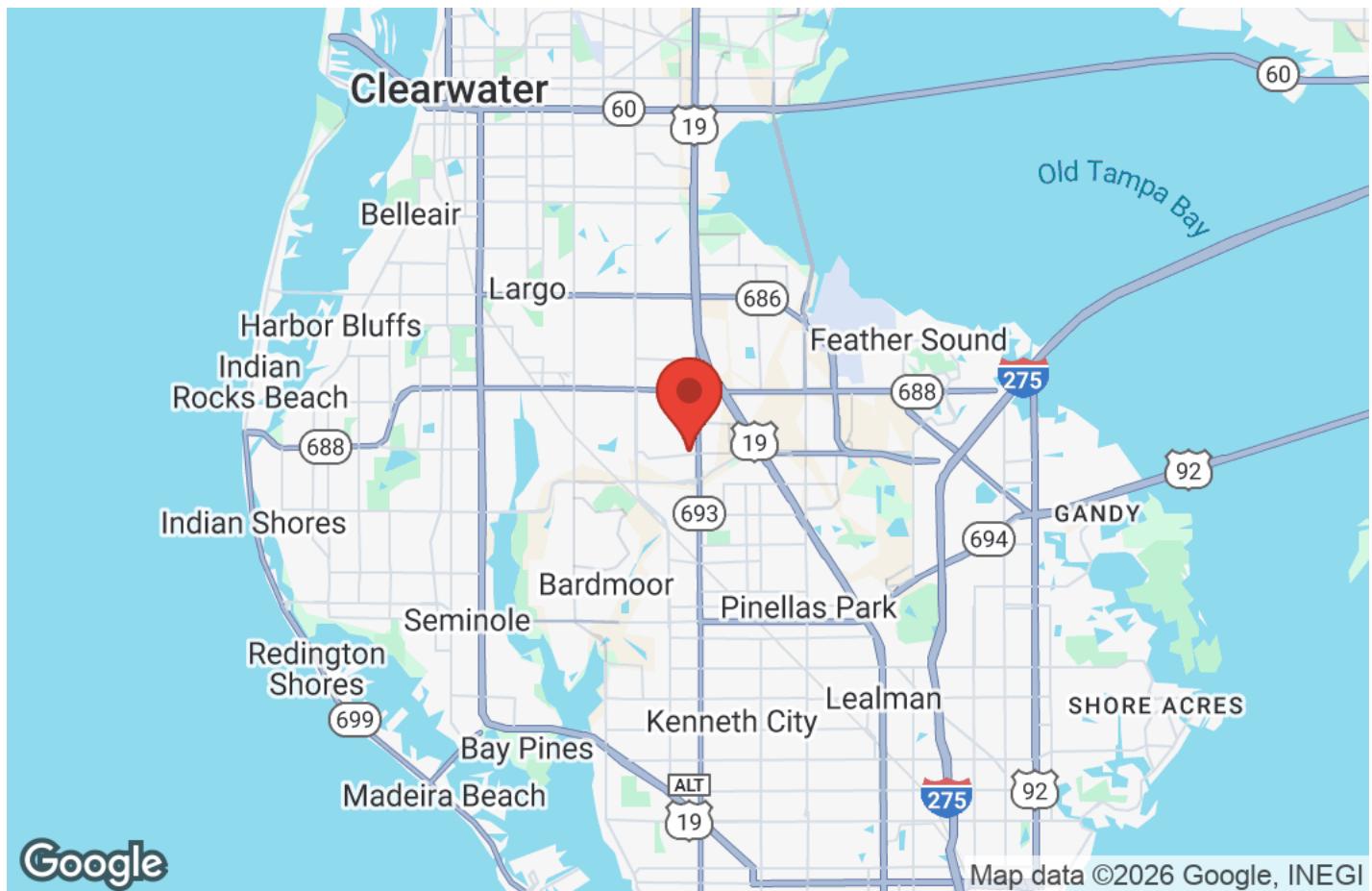


The Heart of Pinellas County, FL

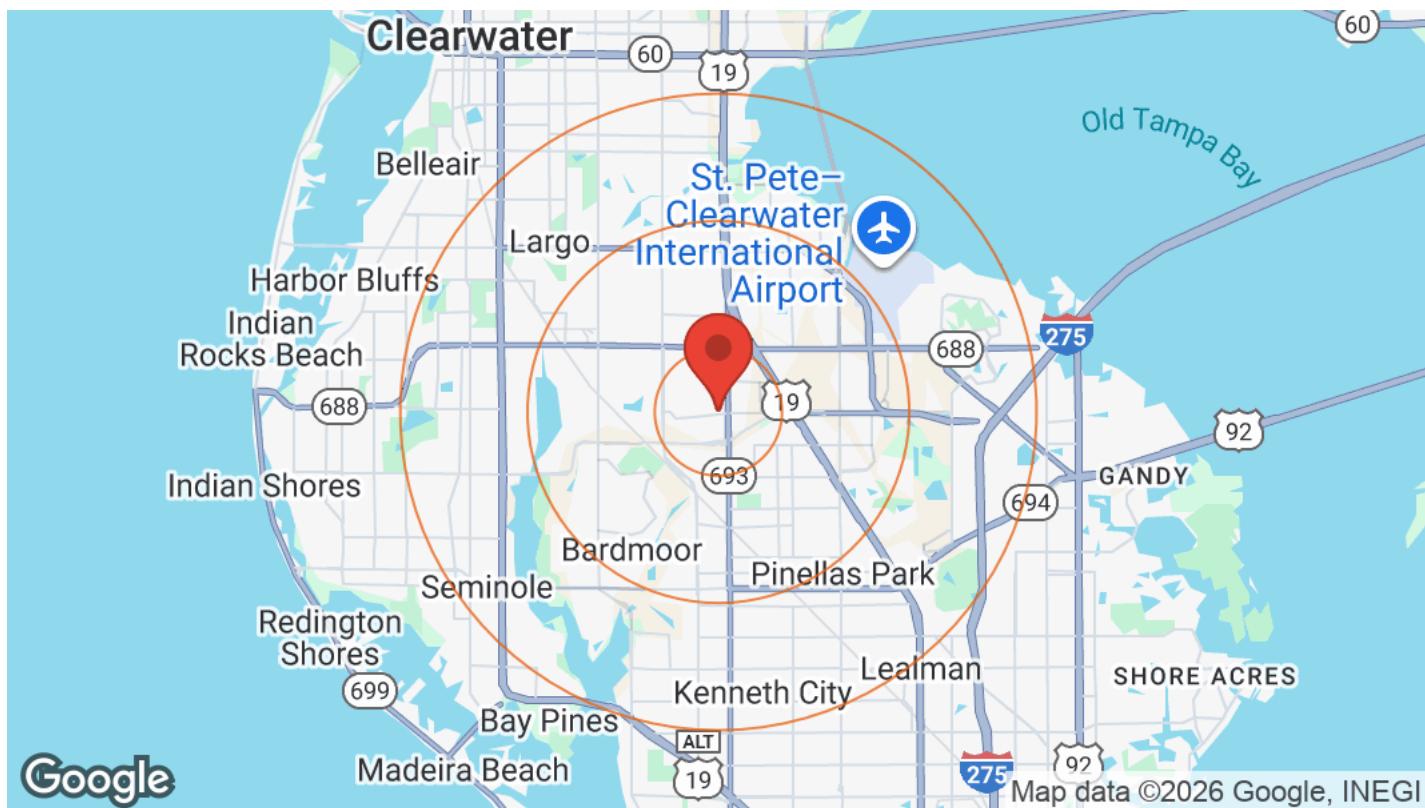
- Located in a well-established industrial node of Pinellas Park, supporting fleet and service-oriented operations
- Immediate access to 118th Avenue North, a key east–west corridor serving central Pinellas County
- Approximately 3–5 minutes to U.S. Highway 19, providing direct north–south access through Pinellas County
- Roughly 10–15 minutes to downtown St. Petersburg and the St. Pete/Clearwater Gateway area
- Approximately 12–15 minutes to Interstate 275 via nearby interchanges, enabling regional connectivity
- About 20–25 minutes to downtown Tampa and Westshore via I-275 and the Howard Frankland Bridge
- Direct freight-friendly connectivity between U.S. 19 and I-275 via the Gateway Expressway, improving travel efficiency and reducing congestion
- Strategic location supporting rapid fleet deployment, service response times, and regional distribution throughout Pinellas and Hillsborough Counties



Location Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,822	47,961	123,684
	Female	4,961	46,697	126,770
	Total Population	9,783	94,659	250,454
Age	Ages 0-14	1,178	12,207	31,004
	Ages 15-24	881	9,273	22,705
	Ages 25-54	3,787	36,895	92,144
	Ages 55-64	1,601	13,662	37,003
	Ages 65+	2,335	22,621	67,599
Race	White	6,802	64,207	177,046
	Black	858	8,131	20,111
	Am In/AK Nat	9	114	301
	Hawaiian	3	47	150
	Hispanic	1,170	13,461	31,958
	Asian	699	6,304	14,551
	Multi-Racial	224	2,168	5,811
	Other	19	237	526
Income	Median	\$73,277	\$69,956	\$68,833
	<\$15,000	493	4,135	11,535
	\$15,000-\$24,999	172	2,562	7,609
	\$25,000-\$34,999	160	2,793	8,301
	\$35,000-\$49,999	503	4,904	14,198
	\$50,000-\$74,999	991	7,572	21,261
	\$75,000-\$99,999	565	5,443	15,472
	\$100,000-\$149,999	1,115	7,404	19,977
	\$150,000-\$199,999	391	3,277	9,119
	>\$200,000	118	2,985	8,609
Housing	Total Units	5,162	46,447	132,304
	Occupied	4,509	41,074	116,081
	Owner Occupied	2,884	26,315	74,068
	Renter Occupied	1,625	14,759	42,013
	Vacant	653	5,372	16,224

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Agent Profile

PROFESSIONAL BIO

Professional Bio



Alex Lucke, CCIM

Commercial Director

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Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast—delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation—an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.

Call today to schedule your private tour!

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