



**For Lease**

**Robyn Hurrell, SIOR**

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**14480 62nd St**  
Clearwater, FL 33760

**Vacancy Space Undergoing Renovations**

- **27,173 SF Available For Lease**
- Fully fenced perimeter around the combined 204,867 SF
- Four points of ingress/egress to the site
- Acceptable to a variety of prospective uses
- Over 1 million people within a 30 minute drive-time

# Vacancy Specifications

Available Size:	27,173 SF
Minimum Divisible:	Not divisible
Available Date:	Immediate
Office:	±1,500 SF (under construction)
Clear Height:	27' max clear (pitched)
Warehouse Lighting:	LED lighting
Loading:	9 dock-high doors (9' x 10')
Dock Packages:	Pit levelers: mechanical on 10 positions
Drive-in Doors:	1 drive-in ramp
Power Remaining:	3-phase, 575 amps (existing)

# Building Specifications

Building Size:	±121,500 SF
Load Type:	Cross-Dock (spined)
Year Built:	1979
Construction:	Metal
Building Dimensions:	350' (w) x 315' (d)
Column Spacing:	36' (w) x 29'4" (d)
Clear Height:	26' - 30'
Fire Suppression:	Wet
Truck Court Depth:	90'
Flood Zone:	X
Zoning:	Light Industrial



**±121,500 SF**  
Building Size



**Front-Load**  
Vacancy Loading



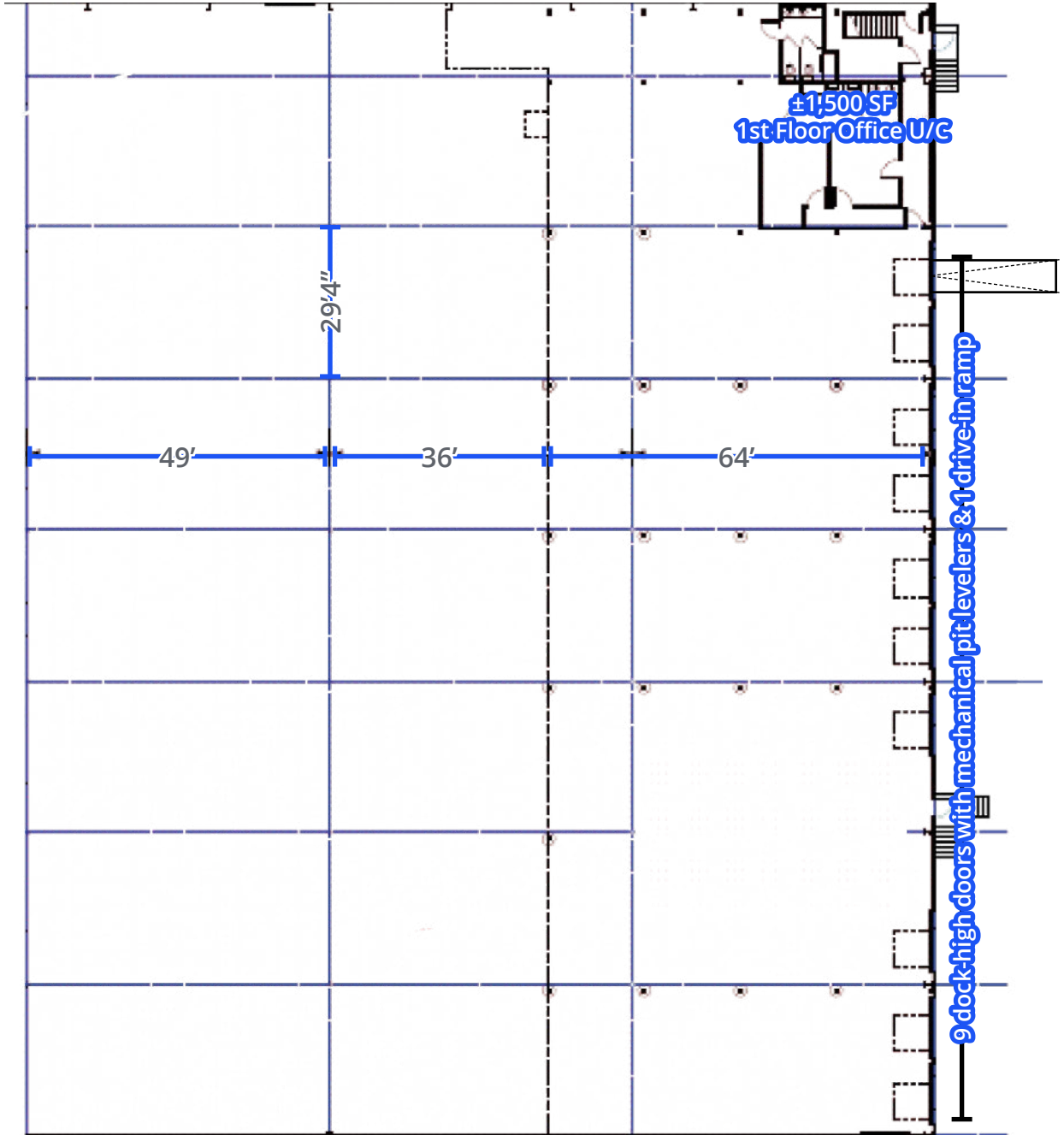
**27'**  
Clear Height



**Under Renovation**  
To be Completed October 2024



# Vacancy Floor Plan



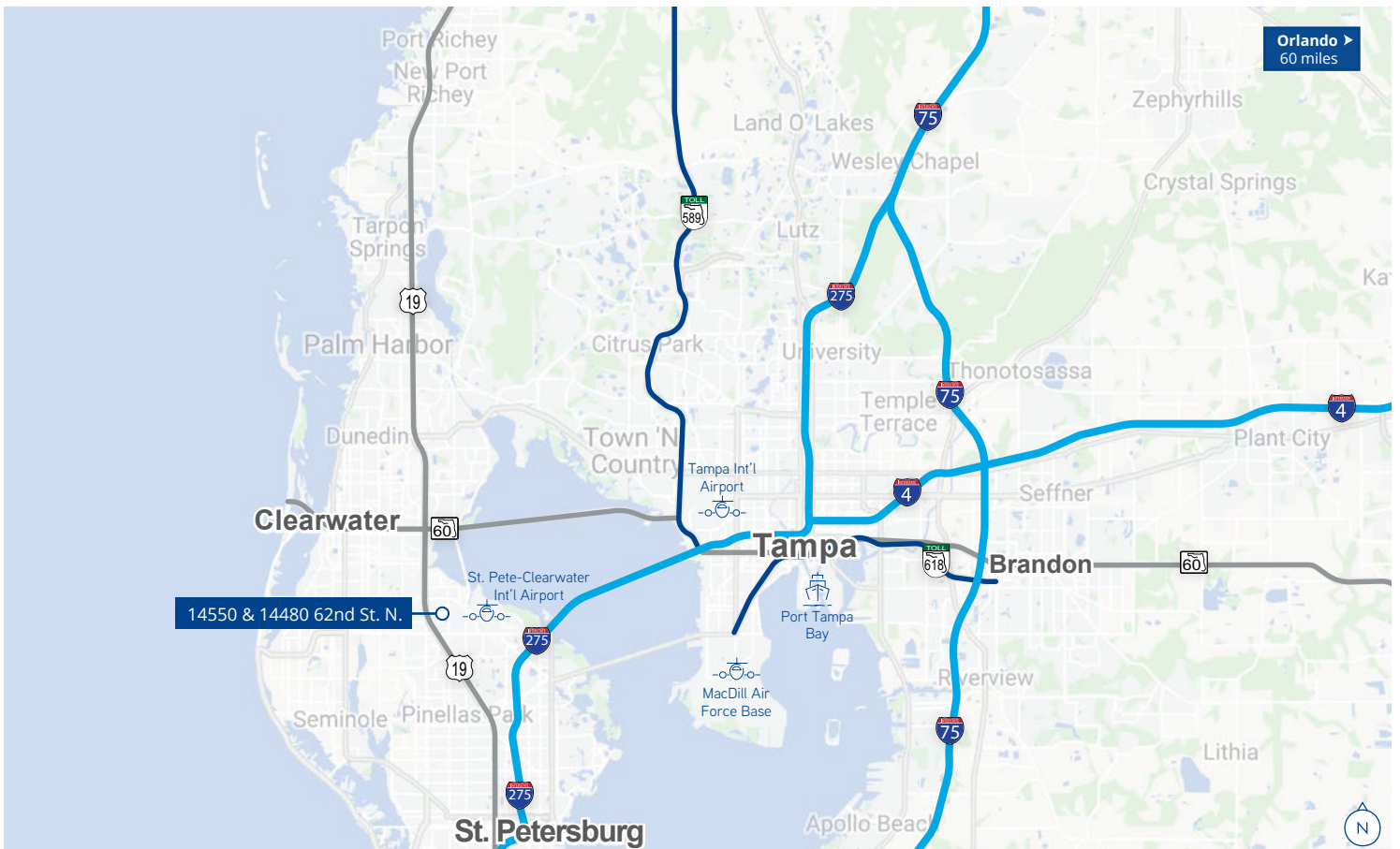
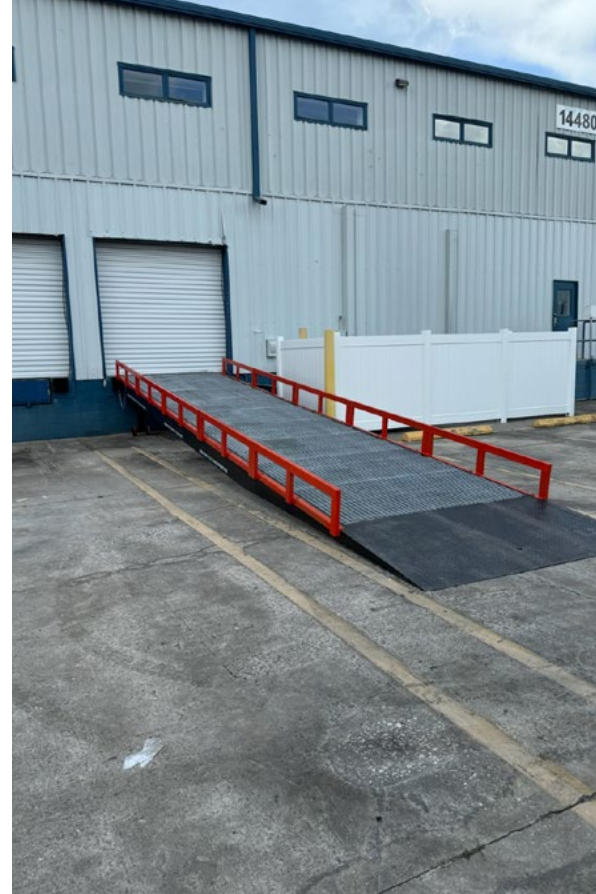
# Location

Centrally located in Pinellas County with a population of over 1M within a 30 minute drive

Pinellas County is at the center of a robust economic market as part of the larger Tampa Bay region. Beyond its famous tourism industry, the economy is well diversified with high-tech and service-sector based employment along with traditional manufacturing jobs. Uniquely positioned with access to three major arteries, I-275, I-4, and I-75, Pinellas County is one of Florida's key industrial markets and logistic hubs, with the ability to reach most of the state's population with same-day, round-trip deliveries.

## Drive Times

I-275	12 mins.	St. Pete-Clearwater Int'l Airport	8 mins.
Veteran's Expressway	23 mins.	Tampa Int'l Airport	24 mins.
I-4	25 mins.	Downtown St. Petersburg	22 mins.
I-75	35 mins.	Downtown Tampa	30 mins.



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