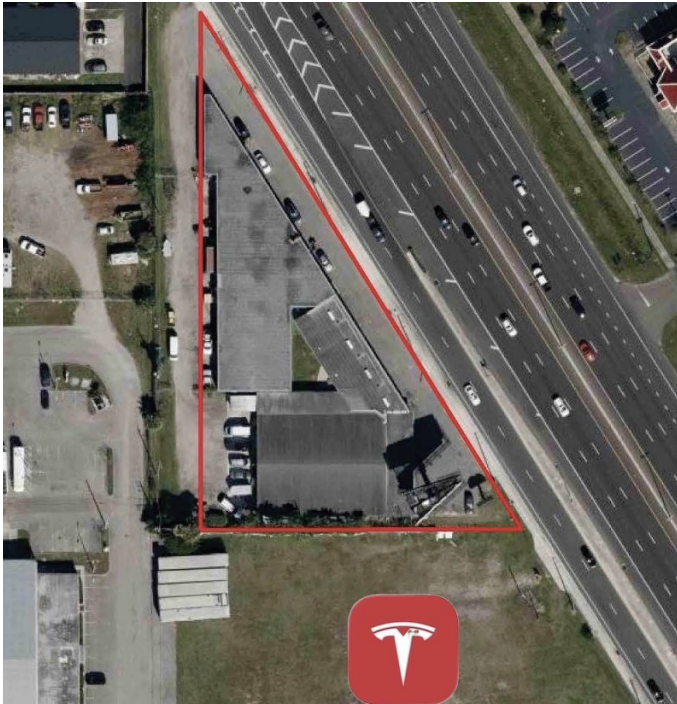


SALE

TRICITY INDUSTRIAL PARK

10300 Us Highway 19 N Pinellas Park, FL 33782



PROPERTY DESCRIPTION

Exceptional opportunity to acquire a 23,055± SF multi-tenant (zoned E-1)industrial facility situated on 1.11 acres with premier frontage along US Highway 19. This (4) unit income-producing property includes a revenue-generating billboard and benefits from exposure to 70,000+ vehicles per day.

The property is equipped with three-phase electric, making it well suited for manufacturing, fabrication, distribution, warehouse, and other industrial operations. Convenient access to US-19, I-275, Gandy Boulevard, Ulmerton Road, and Bryan Dairy Road allows for efficient transportation and distribution throughout the Tampa Bay MSA. This well-positioned industrial asset presents an outstanding opportunity for investors or owner-users seeking strong visibility, add-value, multiple income streams, flexible zoning, and exceptional accessibility in the heart of the Tampa Bay market. With a current occupancy rate of 54%, this property is poised to deliver substantial returns in a thriving market. Don't miss the chance to secure this versatile and lucrative property in a highly desirable market.

OFFERING SUMMARY

Sale Price:	\$3,800,000
Number of Units:	4
Lot Size:	1.11 Acres
Building Size:	23,055 SF
NOI:	\$176,000.00
Cap Rate:	4.63%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	296	1,231	4,307
Total Population	771	3,086	10,467
Average HH Income	\$77,538	\$75,403	\$76,369

Garrick Sims
Commercial Sales Specialist
garrick.sims@cbcncr.com
FL #BK3358557



SALE

TRICITY INDUSTRIAL PARK

10300 Us Highway 19 N Pinellas Park, FL 33782



LOCATION DESCRIPTION

Located in unincorporated Pinellas County (not annexed), the property offers added flexibility for a variety of industrial users. The location of the property offers easy access to the thriving Tampa/St. Petersburg market, a prime area for Industrial and Manufacturing investors. Positioned in Pinellas Park, FL, the area provides close proximity to major highways, transportation routes, airports, shipping ports, allowing for seamless logistics and distribution operations.

Nearby, investors will find an abundance of established businesses, distribution centers, industrial parks and a new (adjacent) Tesla facility, showcasing the area's robust economic activity. Additionally, the property is conveniently situated near essential amenities and is just a short drive from major attractions such as Tropicana Field, The Dali Museum, and downtown St. Petersburg, offering a well-rounded blend of business and leisure opportunities for prospective investors.

BULLETS HEADLINE

- 23,055± SF multi-tenant industrial property
- Income producing billboard
- 1.11 acres
- 70,000+ vehicles per day
- Direct access to US-19
- Great Frontage
- E-1 Light Manufacturing zoning
- Four units
- Three-phase electric
- (12) grade-level drive-in doors
- 13' clear ceiling height
- Front-loading configuration
- Fenced lot with monument signage



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COLDWELL BANKER
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TRICITY INDUSTRIAL PARK

10300 Us Highway 19 N Pinellas Park, FL 33782



OFFERING SUMMARY

Sale Price:	\$3,800,000
Building Size:	23,055 SF
Available SF:	
Lot Size:	1.11 Acres
Number of Units:	4
Price / SF:	\$164.82
Cap Rate:	4.63%
NOI:	\$176,000
Year Built:	1967
Zoning:	E-1
Market:	Tampa/St Petersburg
Submarket:	South Pinellas

PROPERTY OVERVIEW

Exceptional opportunity to acquire a 23,055± SF multi-tenant (zoned E-1) industrial facility situated on 1.11 acres with premier frontage along US Highway 19. This (4) unit income-producing property includes a revenue-generating billboard and benefits from exposure to 70,000+ vehicles per day.

The property is equipped with three-phase electric, making it well suited for manufacturing, fabrication, distribution, warehouse, and other industrial operations. Convenient access to US-19, I-275, Gandy Boulevard, Ulmerton Road, and Bryan Dairy Road allows for efficient transportation and distribution throughout the Tampa Bay MSA. This well-positioned industrial asset presents an outstanding opportunity for investors or owner-users seeking strong visibility, add-value, multiple income streams, flexible zoning, and exceptional accessibility in the heart of the Tampa Bay market. With a current occupancy rate of 54%, this property is poised to deliver substantial returns in a thriving market. Don't miss the chance to secure this versatile and lucrative property in a highly desirable market.

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SALE

TRICITY INDUSTRIAL PARK

10300 Us Highway 19 N Pinellas Park, FL 33782

Building Name	TriCity Industrial Park
Property Type	Industrial
Property Subtype	Manufacturing
APN	163016697324005202
Building Size	23,055 SF
Lot Size	1.11 Acres
Building Class	C
Year Built	1967
Number of Floors	1
Number of Buildings	3



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garrick.sims@cbcprt.com
FL #BK3358557



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