

**26,276 SQUARE FEET
2.42 ACRES MOL**

**FOR LEASE - MANUFACTURING OR OFFICE/WAREHOUSE
6950 112TH CIRCLE
LARGO, FLORIDA 33773**

BRYAN DAIRY ROAD



**FOR ADDITIONAL INFORMATION CONTACT:
DERON THOMAS, SIOR, CCIM
CELL (727) 204-0201
TYLER THOMAS, JD
KYLE HARRIS
OFFICE (727) 724-3300**



**INDUSTRIAL REALTY SOLUTIONS, INC.
701 ENTERPRISE ROAD E., SUITE 701
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WWW.INDUSTRIALREALTYSOLUTIONS.COM**

Industrial Realty Solutions, Inc. provides no representation as to the condition of the property (or properties) in question, and in addition no warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice and to any special conditions imposed by the property owner.

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PROPERTY SPECIFICATIONS:

Building Size:	26,276 Square Feet MOL
Building Class:	B
Year Built:	2003
Construction:	Concrete Block
Office Area:	5,276± Square Feet MOL
Warehouse/Light Assembly:	21,000± Square Feet MOL
Clear Height:	17.5'-22'
Dock Well Loading Doors:	2 Covered
Grade Level Loading Doors:	1 (12'w x 14'h) Covered
HVAC:	100% Air-Conditioned
Power:	Heavy 3-phase (600± Amp Panels)
Warehouse Lighting:	LED Lighting
Sprinklered:	Yes, 100%
Column Spacing:	59' x 25'
Site Size:	2.42 Acres MOL
Paved Parking Spaces:	38 (1.46/1,000 parking ratio)
Zoning:	M1-City of Pinellas Park, FL
Location:	Mid-Pinellas Submarket
Offered For Lease:	Contact Broker For Pricing



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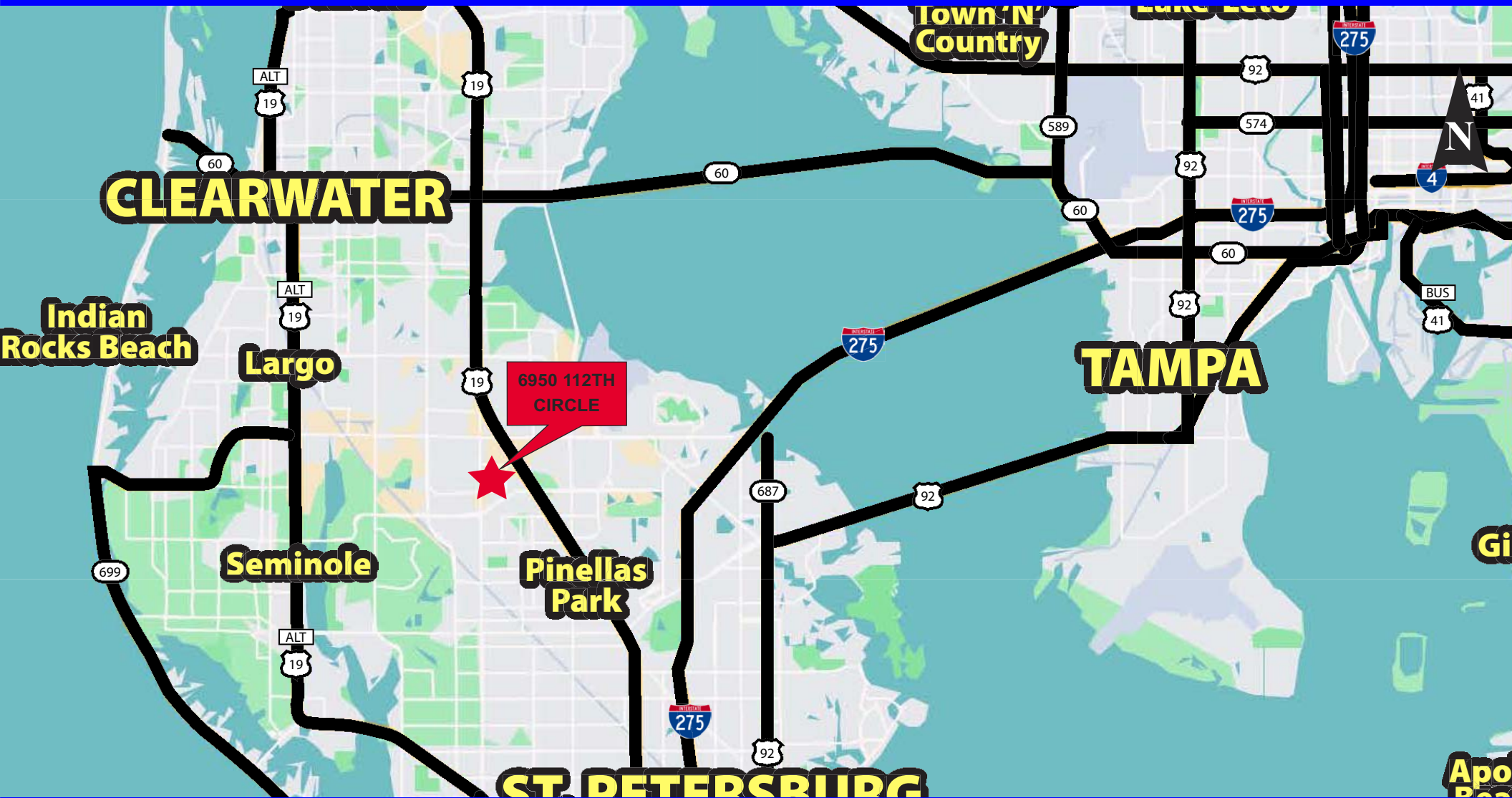


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