



## Enterprise Business Park

6565 N 44th St, Pinellas Park, FL 33781



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# Enterprise Business Park

\$12.75 - \$16.00 /SF/YR

Enterprise Business Park offers an excellent array of open warehouses, dynamic flex, and office space, with desirable building specs and easy highway access. This expansive, 19-building business park surrounded by mature landscaping provides space ranging in square footage to best fit business needs. The space can support a variety of users, including warehousing,...

- Enterprise Business Park offers well-maintained warehouse, flex, and office space, accommodating a variety of users.
- Tenants enjoy 24/7 access, ample parking, dedicated on-site property management, and LED lighting throughout each building.
- Adjacent units are combinable, and each warehouse unit has one bathroom and one office space, totaling roughly 120 square feet.
- Conveniently located minutes from Interstate 275 and 30 minutes from the St. Petersburg-Clearwater and Tampa International Airports.
- Management team is on site Monday to Friday from 9:00 am to 5:00 pm.



Rental Rate: \$12.75 - \$16.00 /SF/YR

Total Space Available: 26,376 SF

Min. Divisible: 1,521 SF

Max. Contiguous: 5,100 SF

Property Type: [object Object]

Center Type: [object Object]

Gross Leasable Area: 438,980 SF

Walk Score @: 45 (Car-Dependent)

Transit Score @: 39 (Some Transit)

Rental Rate Mo: \$1.06 /SF/MO

## 1st Floor Ste 1001-1002

Space Available	2,259 - 4,518 SF
Rental Rate	\$12.75 /SF/YR
Date Available	Now
Service Type	Modified Gross
Office Size	1,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 5 Years

Double end unit with drive through access. 2 contiguous units can be leased out as 1 or we can build demising wall back. both units combined have 1,000 +/- sf of air-conditioned office space and 2 private restrooms. LED lighting throughout and brand new roof with new skylights on this building. 1 month free rent with 3 or more term. please call the office at 727-527-7389 for showing. \*\*\* NO AUTOMOTIVE-RELATED, BOAT, OR GRANITE BUSINESSES \*\*\*

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## Ste 1301

Space Available	5,100 SF
Rental Rate	\$12.75 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 5 Years

End unit with upgraded LED, LVP in office, 12' x 14' OHD, and 20' ceiling. tenant is responsible for utilities. Not suitable for any automotive, granite or boat businesses. please call office to schedule an appointment for showing. 727-527-7389. 1 month concession for a 3-year term and 2 months concessions for 5-year term.

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## Ste 1305

Space Available	5,100 SF
Rental Rate	\$12.75 /SF/YR
Date Available	August 09, 2024
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 5 Years

End unit with upgraded LED, LVP in office, 12' x 14' OHD, and 20' ceiling. tenant is responsible for utilities. Not suitable for any automotive, granite or boat businesses. please call office to schedule an appointment for showing. 727-527-7389. 1 month concession for a 3-year term and 2 months concessions for 5-year term.

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## Ste 2005

Space Available	2,253 SF
Rental Rate	\$12.75 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Open warehouse unit with private restroom and one 120 sf office. lights upgraded to LED, LVP in office and freshly painted. OHD is 12'x14' with 20' ceiling at center. 2 designated parking spaces in front of the unit. Please call office for showing 727-527-7389 Monday through Friday 9am to 5pm.

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### Ste 2008

Space Available	2,253 SF
Rental Rate	\$12.75 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Open warehouse space with one office 120 sf and a private restroom. LED lighting throughout the unit, new LVP in office. Roof is 2 years old with new skylights. limited parking. Park is no longer taking any more automotive, granite, or boat-related businesses at this time. Please call office at 727-527-7389 for showing appointment. Ask about free rent deals.

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### Ste 2012

Space Available	2,253 SF
Rental Rate	\$12.75 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 5 Years

Private restroom and one office inside the unit (120 square feet). The tenant is responsible for all utilities. LVP in the office and LED lighting all throughout. Offering one free month with a 2+ year term.

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### Ste 3007

Space Available	1,689 SF
Rental Rate	\$12.75 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Open warehouse with upgraded LED lighting, LVP in office. OHD is 12'x14' and 20' ceiling at center. 2 designated parking spaces. ASK ABOUT FREE RENT special.

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### Ste 6005

Space Available	1,689 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Office Size	1,689 SF
Space Type	Relet
Space Use	Flex
Lease Term	1 - 5 Years

End Office unit with one smaller office built out and private restroom. LED lighting throughout. Must see call office for showing- Tenant responsible for all utilities. 727-527-7389. NO CAM, MG leases with 4% escalation.

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**Ste 1913**

Space Available	1,521 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

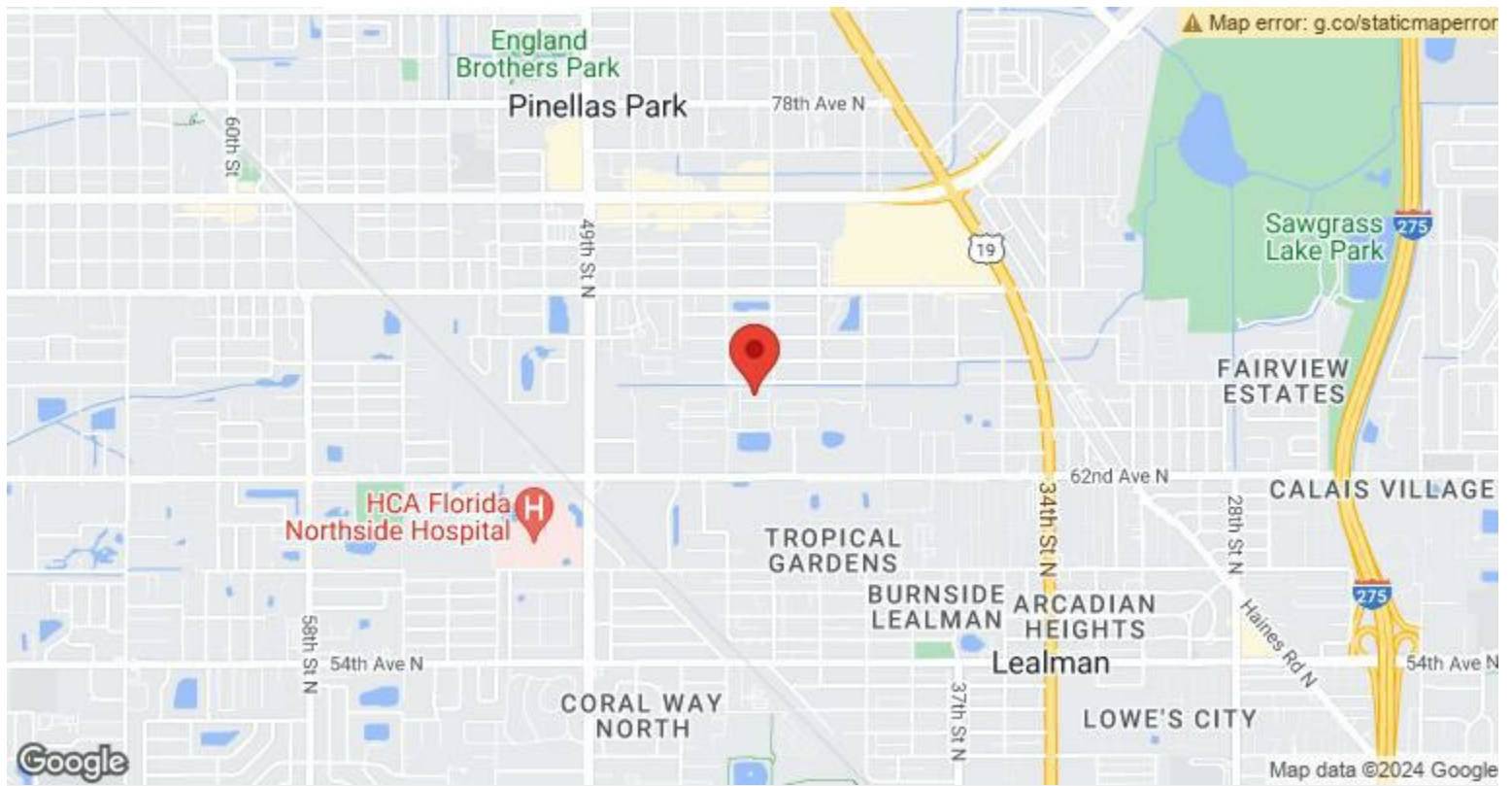
Multi-office unit on 2nd floor. shared bathrooms on 2nd floor, landlord covers electric and water. Tenant is responsible for WI-FI/Telephone/Cable. Controlled access to building after business hours. IT closet, conference room, multiple offices and lobby area all contained in unit. Please call office for showing 727-527-7389. 1 month free rent for 3 year term and 2 months free for 5 year term.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Medical Alliance, Inc.	-	



## 6565 N 44th St, Pinellas Park, FL 33781

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Located in Pinellas Park, Florida, Enterprise Business Park thrives in an advantageous location with quick access to interstates, population centers, railroad intermodals, and ports. Enterprise Business Park sits minutes from Interstate 275 and Highway 19, offering convenient commutes to the St. Petersburg-Clearwater and Tampa International Airports and rail access within 30 minutes. For marine logistical transport, Port Manatee is 40 minutes away. South Pinellas, Tampa's largest industrial submarket, has consistently been one of the top-performing submarkets in Pinellas County. Well maintained, with incredible accessibility, Enterprise Business Park is primed to deliver ideal warehouse and office space.

Offering one free month of rent with all new tenants who sign a two-year term or longer. The first month's rent and security deposit are required to move in if the tenant passes a credit and background check. Please note: no automotive, granite, or boat businesses.

# Property Photos



Leasing Office with Parking



Suite Building with Plentiful Parking



# Property Photos

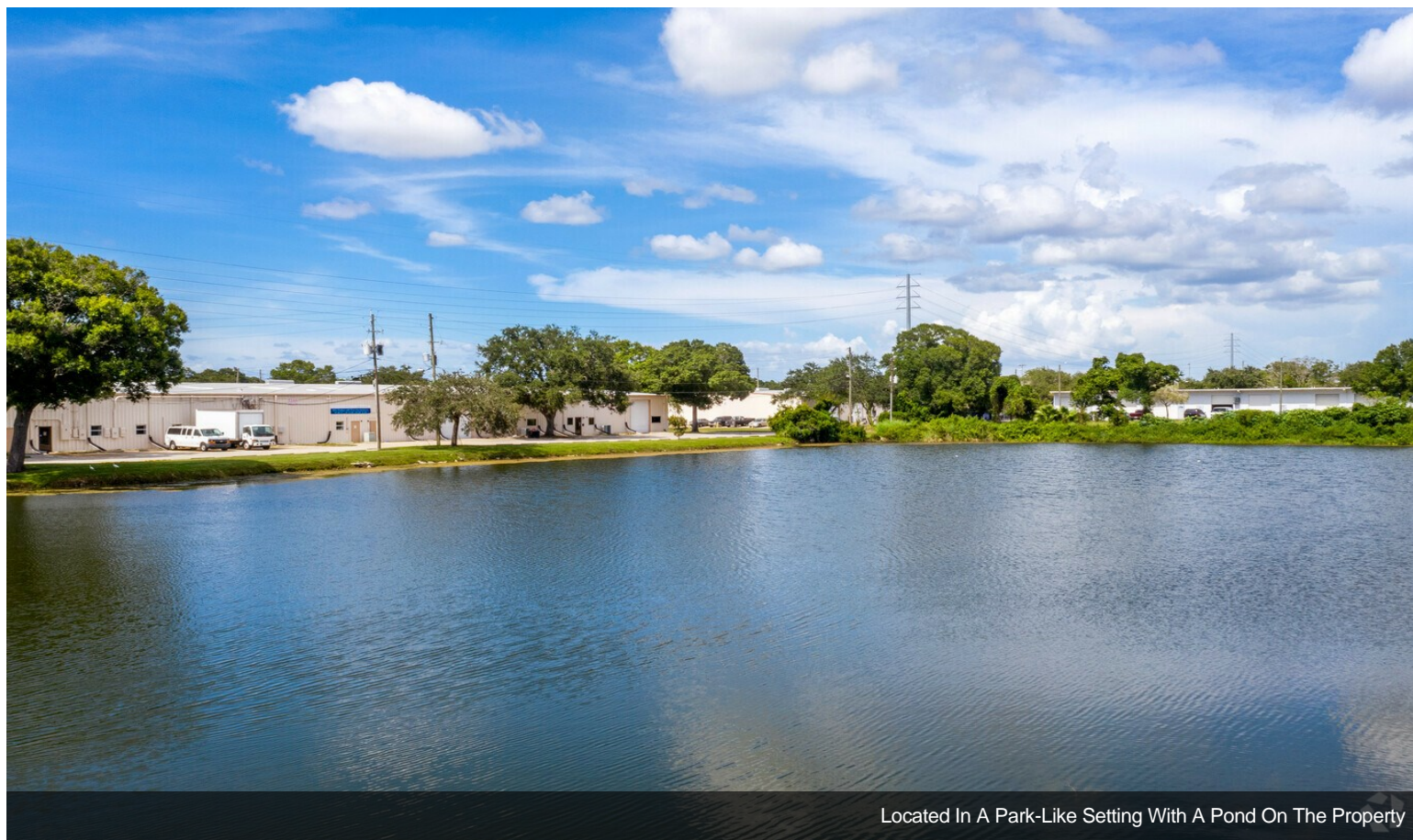


Large Roll-Up Doors On-Site



Multiple Roll-Up Doors with On-Site Lighting

# Property Photos



Located In A Park-Like Setting With A Pond On The Property



Enterprise Business Park Aerial Overview