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COMMERCIAL REAL ESTATE SERVICES

Safety Harbor Industrial Commercial Property

OFFERING MEMORANDUM



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Wikle Real Estate Services

Wiklerealestate.com

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Office: 727-787-2727



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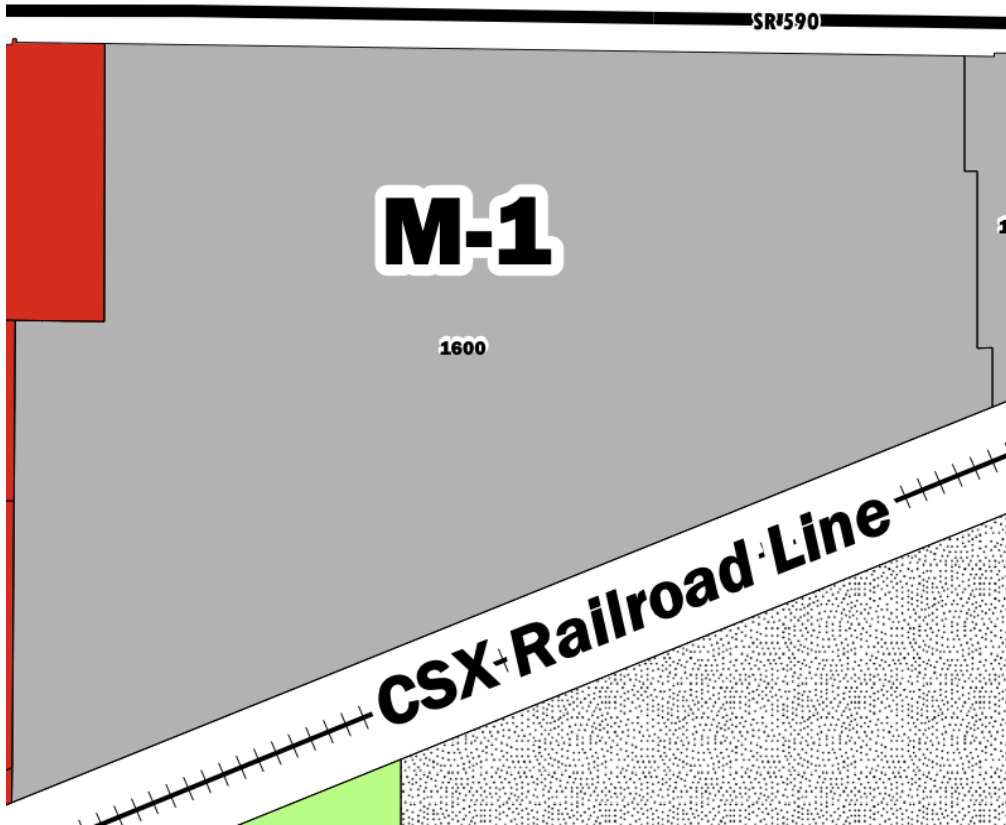
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ZONING M-1 LIGHT INDUSTRIAL

10.49 ACRES



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The Safety Harbor Industrial Complex has two entrances and exits on SR-590. Building 1, with 72,500 square feet of total warehouse space 40,094sqft and 4,964sqft of office space.

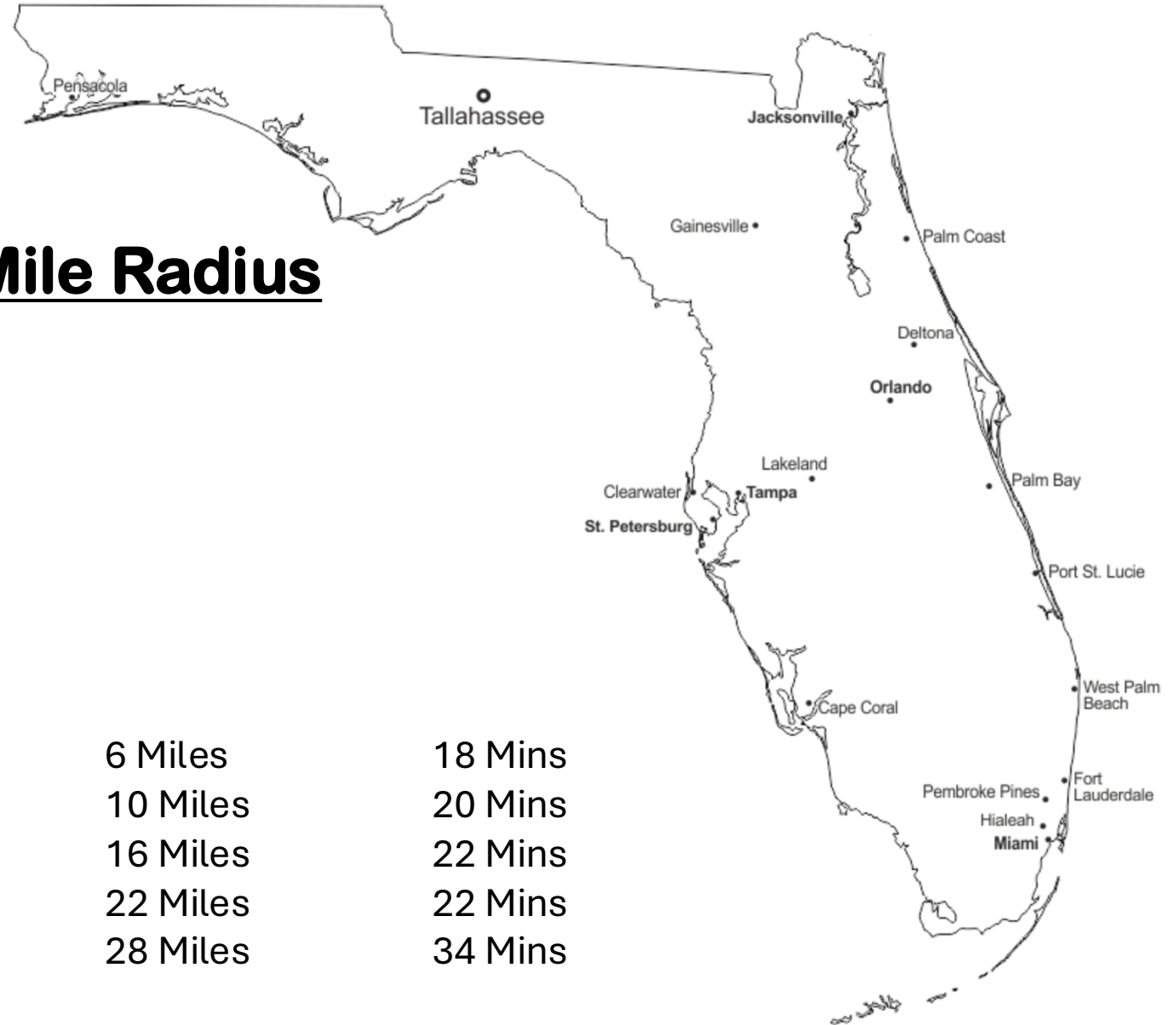
Building 2, offers 7,200 square feet of small bay warehouse space divided into 10 units. Each unit has a 10-foot overhead door and grade-level loading. There's also a 5,112 square foot canopy attached to for covered parking and loading.

Building 3 is completely leased to a Yard Waste Transfer business, which operates on 3.5 ac of the property's total 10.49 ac. The property also features a cell tower, leased to Crown Castle until June 2038, located in the southeast corner. There's additional outdoor storage space available for things like RVs, boats, trailers, work vans, and box trucks.





- **10.49 AC 457,358SF**
- **Built 1965 | 1970 | 1971**
- **110,266 Gross SF**
- **Zone M-1 (Light Industrial)**
- **Desirable Pinellas County – High Growth Market**
- **Value-Add Opportunity – Raise Rents, Reposition, Redevelop, Owner User**
- **MTM Leases**
- **Close Proximity To S.R.60/Courtney Campbell Causeway**
- **Adjacent to RailRoad**
- **Fenced With Two Points Of Entry**
- **Cell Tower (On a Long Term Lease)**



Demographics 5 Mile Radius

Median Income: \$86,000

Traffic Count: 180,000+

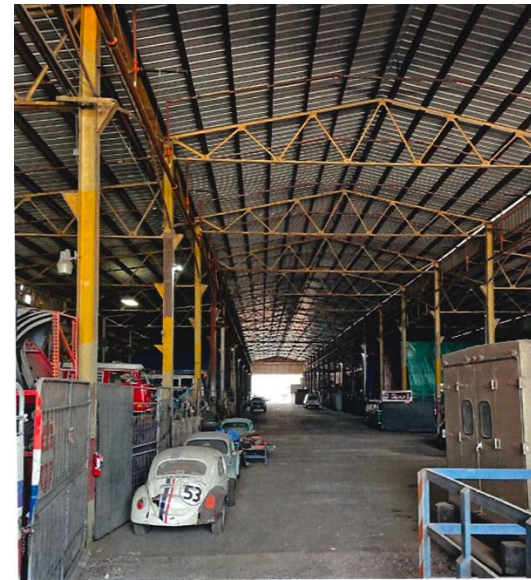
Population: 210,270

Location Spotlight

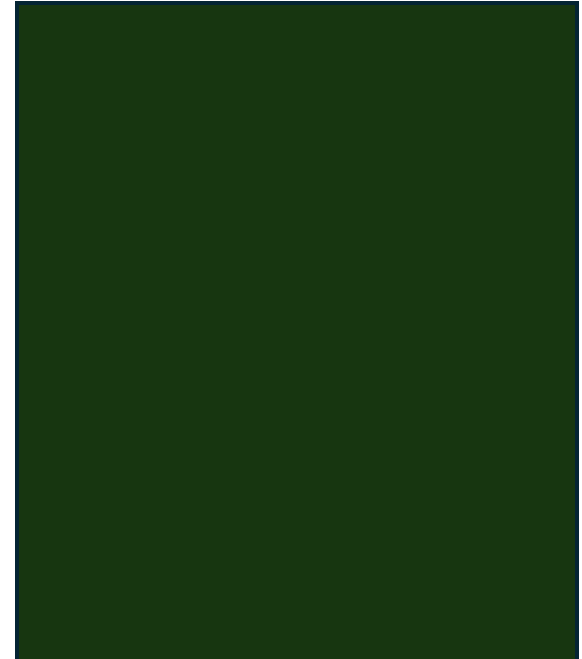
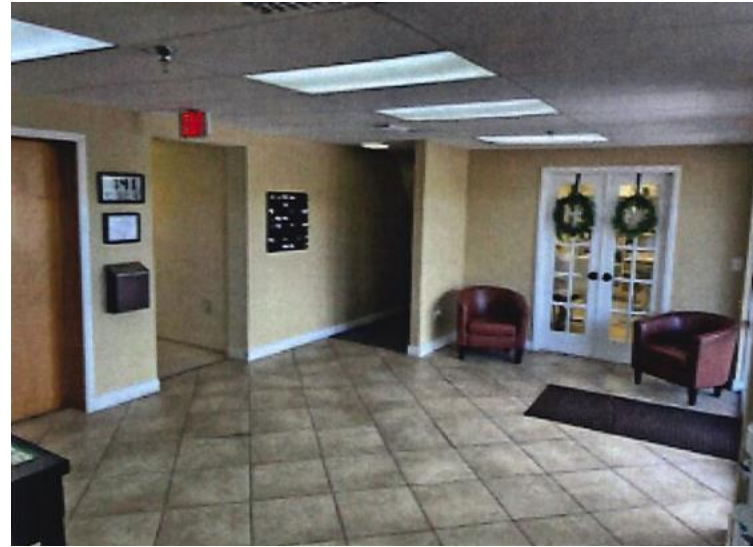
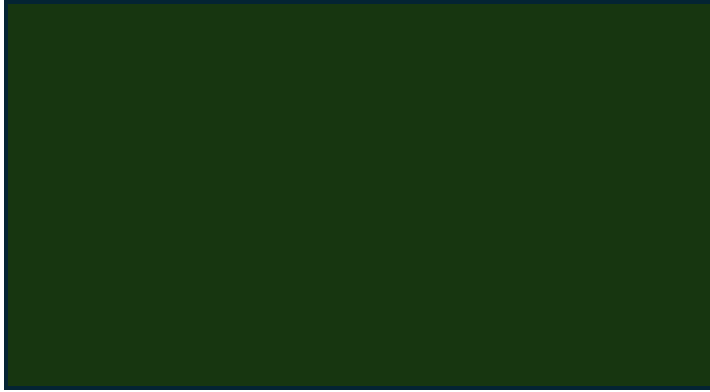
Downtown Clearwater	6 Miles	18 Mins
Interstate 275 (to I-4)	10 Miles	20 Mins
Tampa International Airport	16 Miles	22 Mins
Downtown St Petersburg	22 Miles	22 Mins
Interstate I75	28 Miles	34 Mins

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Our Marketing Plan Consists of Several Different Avenues of Exposure

Multiple Listing Services:

Your Property is immediately posted on LoopNet and FGCAR. Both are Commercial listing services that provide direct connections between your property and anyone searching for properties of that or similar type.

Pitch Sessions:

We personally attend multiple Pitch Sessions every month. This is where We meet with 20-30 of the most elite Commercial agents in the Tampa/Pinellas area and pitch properties to each other. We match each others client's needs and wants. These meetings provide direct exposure of your property to the agents of hundreds of potential buyers in the area.

Mailings:

Our mailing list consists of almost every property owner from West Pasco through Clearwater. We send out a Bi-monthly market update that contains new-featured properties we have listed. This gets your property exposed to business owners who might not know they want to buy yet.



Marketing / Affiliations



LoopNet



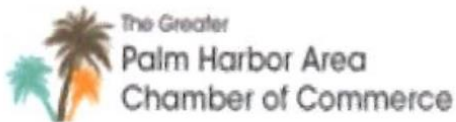
Pinellas Realtor Organization



**Certified Commercial Investment Member
(CCIM)**



Florida CCIM Chapter



Palm Harbor Chamber of Commerce



Business Networking International