

**11,620+ SQUARE FEET  
2 ACRES MOL - IOS**

**FOR LEASE - IOS - INDUSTRIAL  
12195 46TH STREET NORTH  
PINELLAS PARK, FLORIDA 33762**



**FOR ADDITIONAL INFORMATION CONTACT:**

**TYLER THOMAS, JD**

**CELL (727) 642-4384**

**DERON THOMAS, SIOR, CCIM**

**KYLE HARRIS**

**OFFICE (727) 724-3300**



**INDUSTRIAL REALTY SOLUTIONS, INC.**

**701 ENTERPRISE ROAD E., SUITE 701**

**SAFETY HARBOR, FL 34695**

**TY@INDUSTRIALREALTYSOLUTIONS.COM**

**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:	11,620± Square Feet MOL
Building Class:	C
Construction:	Metal
Office Area:	To Suit
Clear Height:	15' - 17.5'
Dock Well Loading Doors:	None
Grade Level Loading Doors:	1 (1 @ 20'w x 14'h)
Power:	Heavy 3-phase
Warehouse Lighting:	LED
Column Spacing:	Partial Clear Span
Site Size/Yard Space:	2± Acres MOL
Paved Parking Spaces:	Abundant
Zoning:	IH - Heavy Industrial-Pinellas Park
Property Extras:	IOS Desirable "Gateway" Submarket Fenced Site Will Consider Subdividing New Roof
Offered For Lease:	Contact Broker For Pricing



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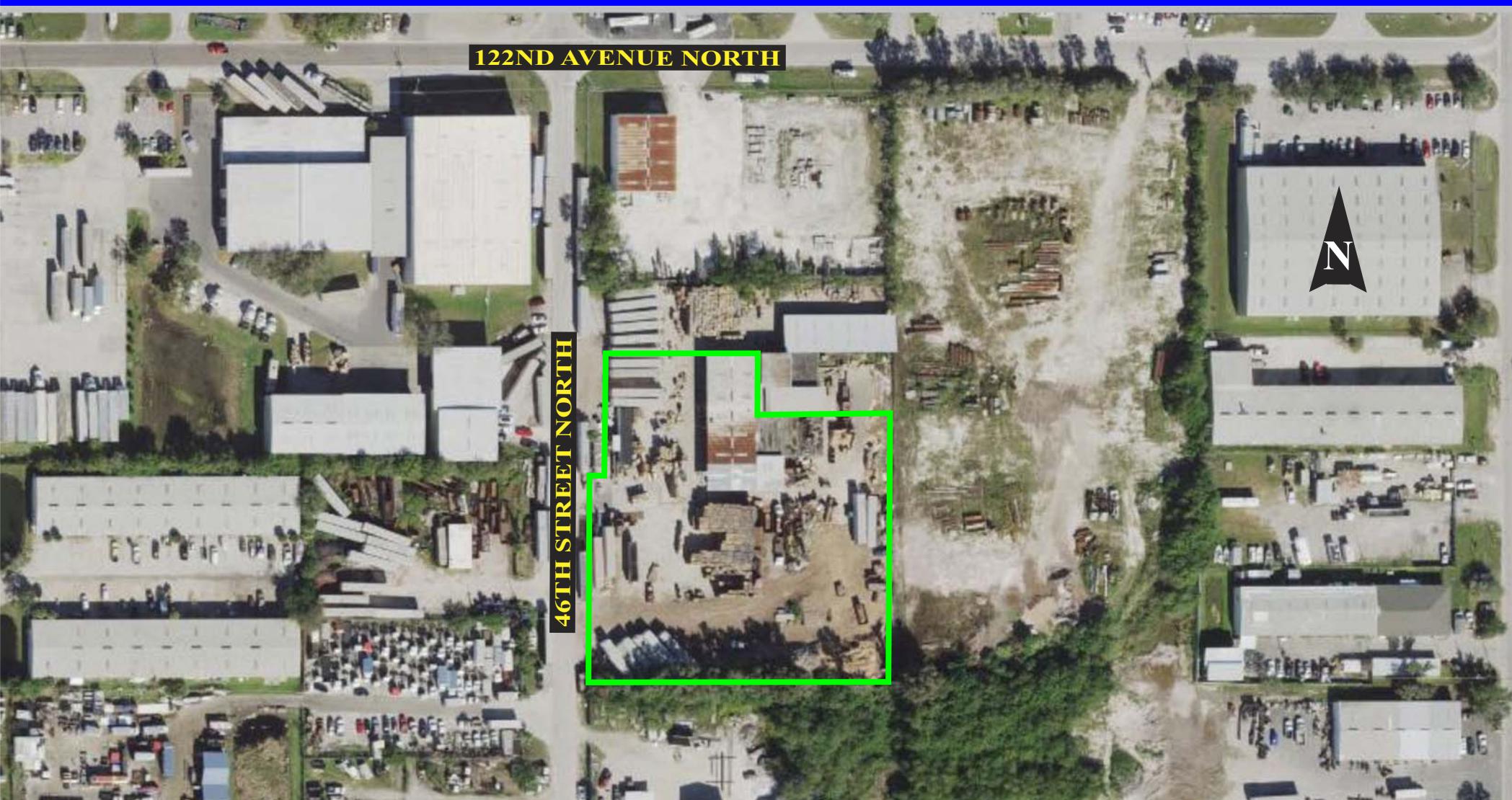


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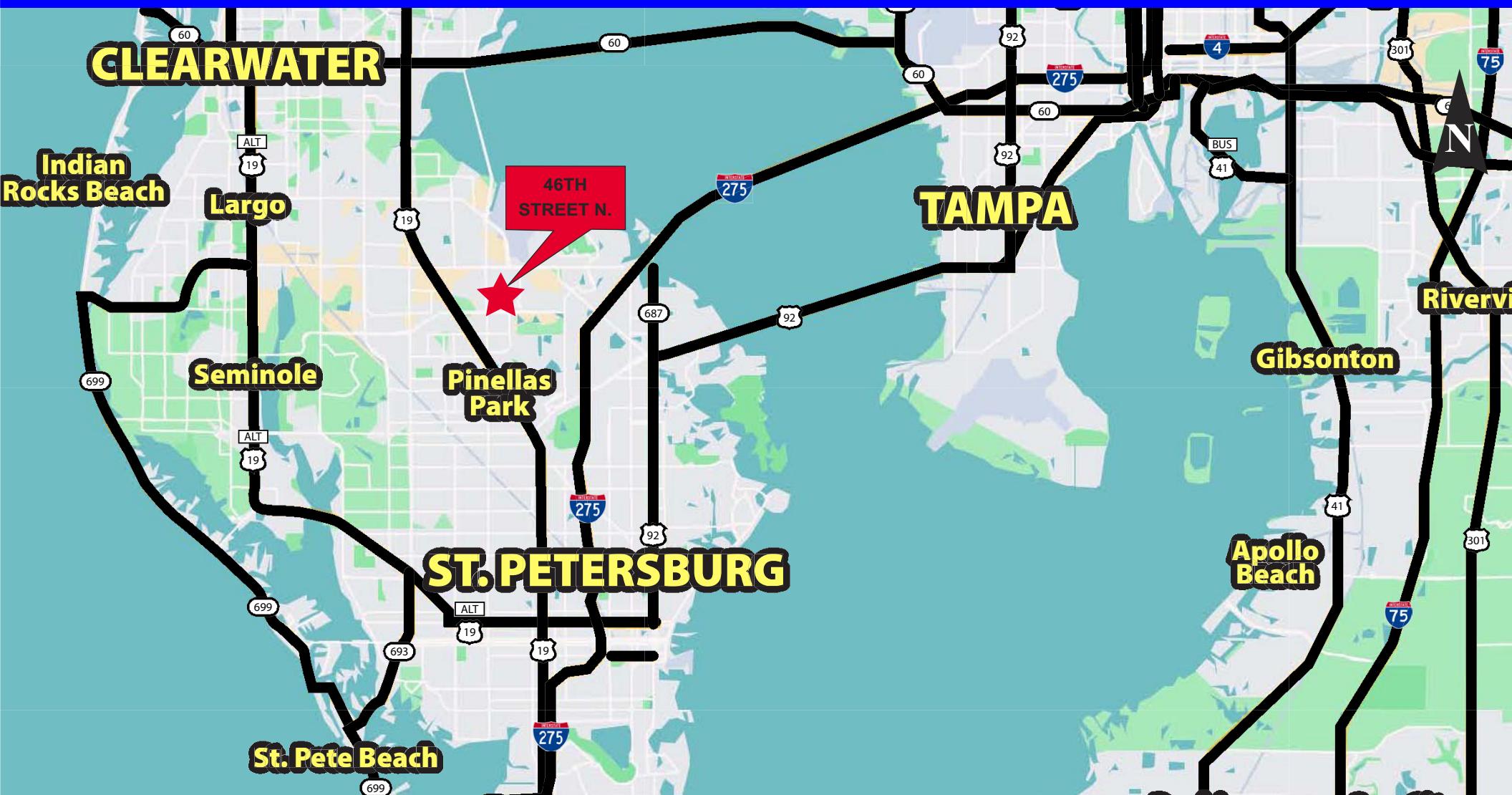
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