

# 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



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## PROPERTY SPECIFICATIONS:

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



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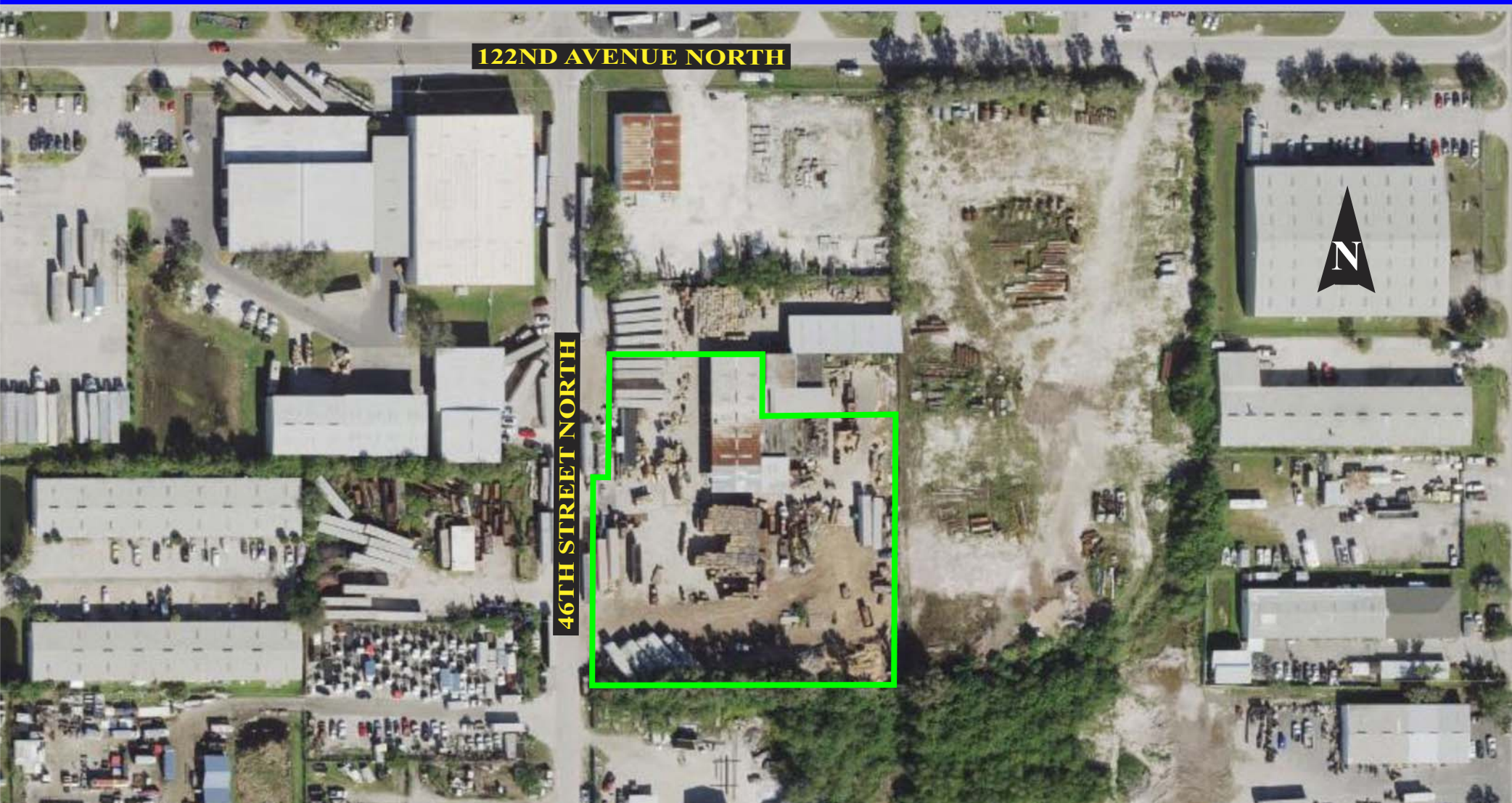
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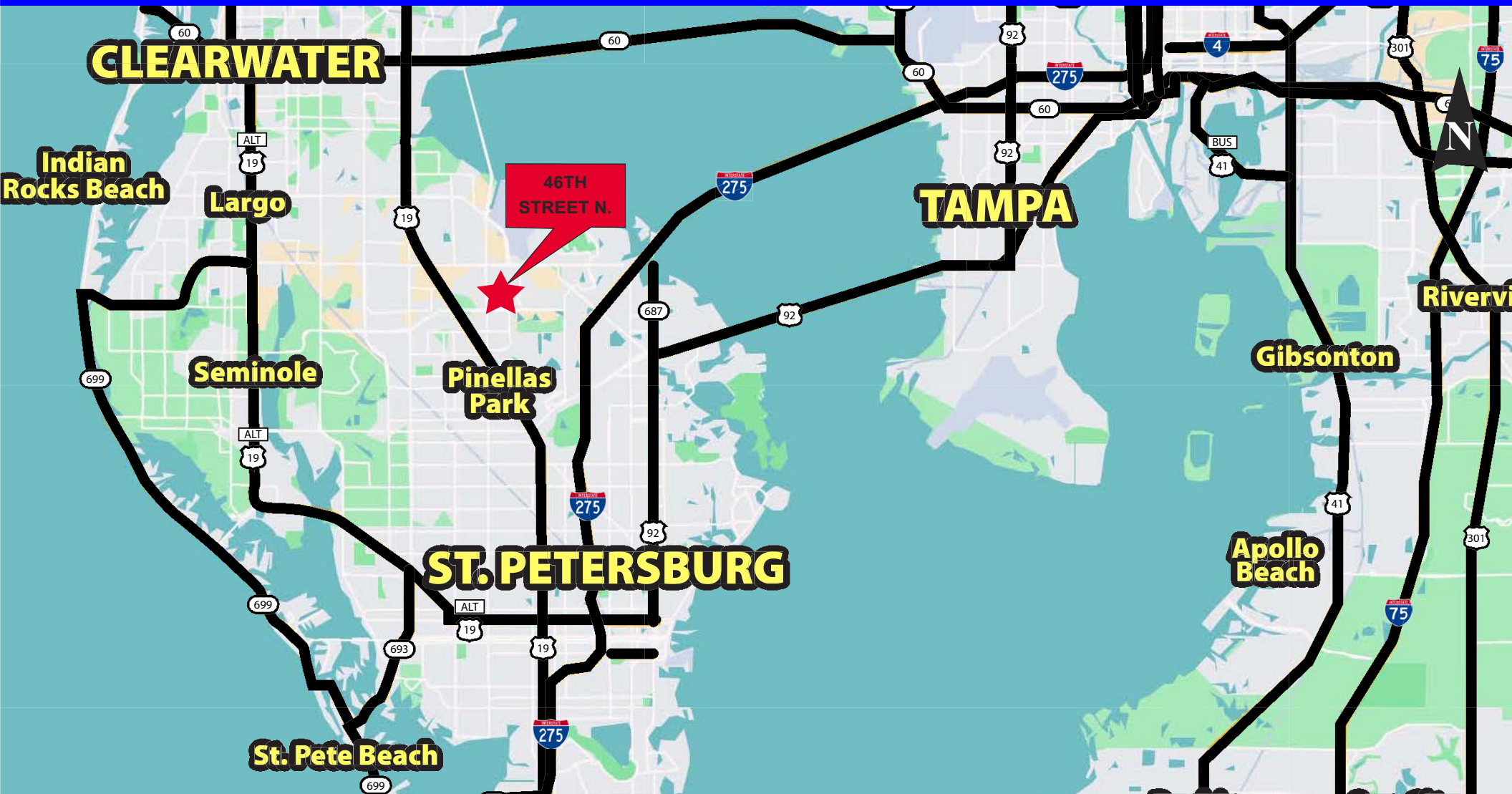
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