

# 160,678 SF OF FULLY A/C INDUSTRIAL SPACE AVAILABLE 7/1/26 FOR LEASE

3001 TECH DR. N., ST. PETERSBURG, FL 33716

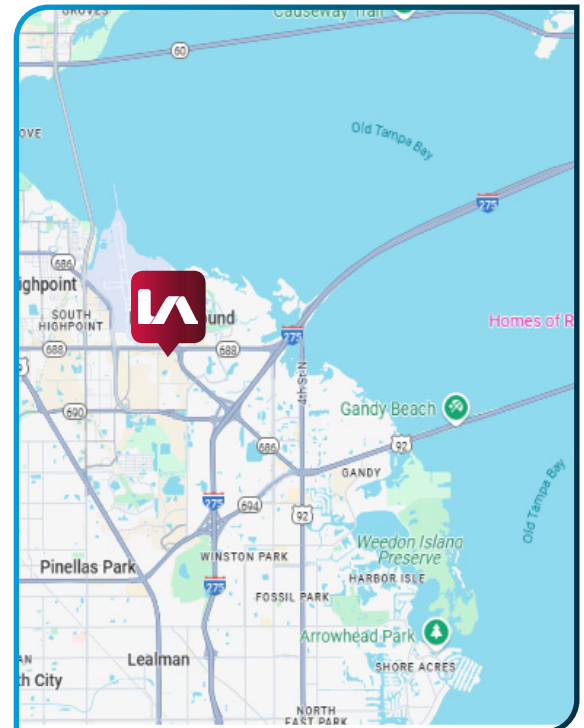


COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY



## PROPERTY OVERVIEW

<b>TOTAL SIZE:</b>	160,678 SF
<b>FIRST FLOOR SF:</b>	152,496 SF
<b>SECOND FLOOR SF:</b>	8,182 SF
<b>OFFICE SF:</b>	29,907 SF
<b>CLEAR HEIGHT:</b>	18'
<b>LOADING:</b>	5 Dock-High Doors 1 Drive-In Ramp
<b>PARKING:</b>	265 Car Parking Spaces
<b>CLIMATE CONTROL:</b>	100% Fully A/C
<b>POWER:</b>	3-Phase, 480v, 3,000 Amps
<b>SPRINKLER:</b>	Wet Pipe
<b>SUBLEASE EXPIRATION:</b>	June 2029
<b>ZONING:</b>	E-1 ( Manufacturing, Industrial, Warehouse, Research & Dev.)



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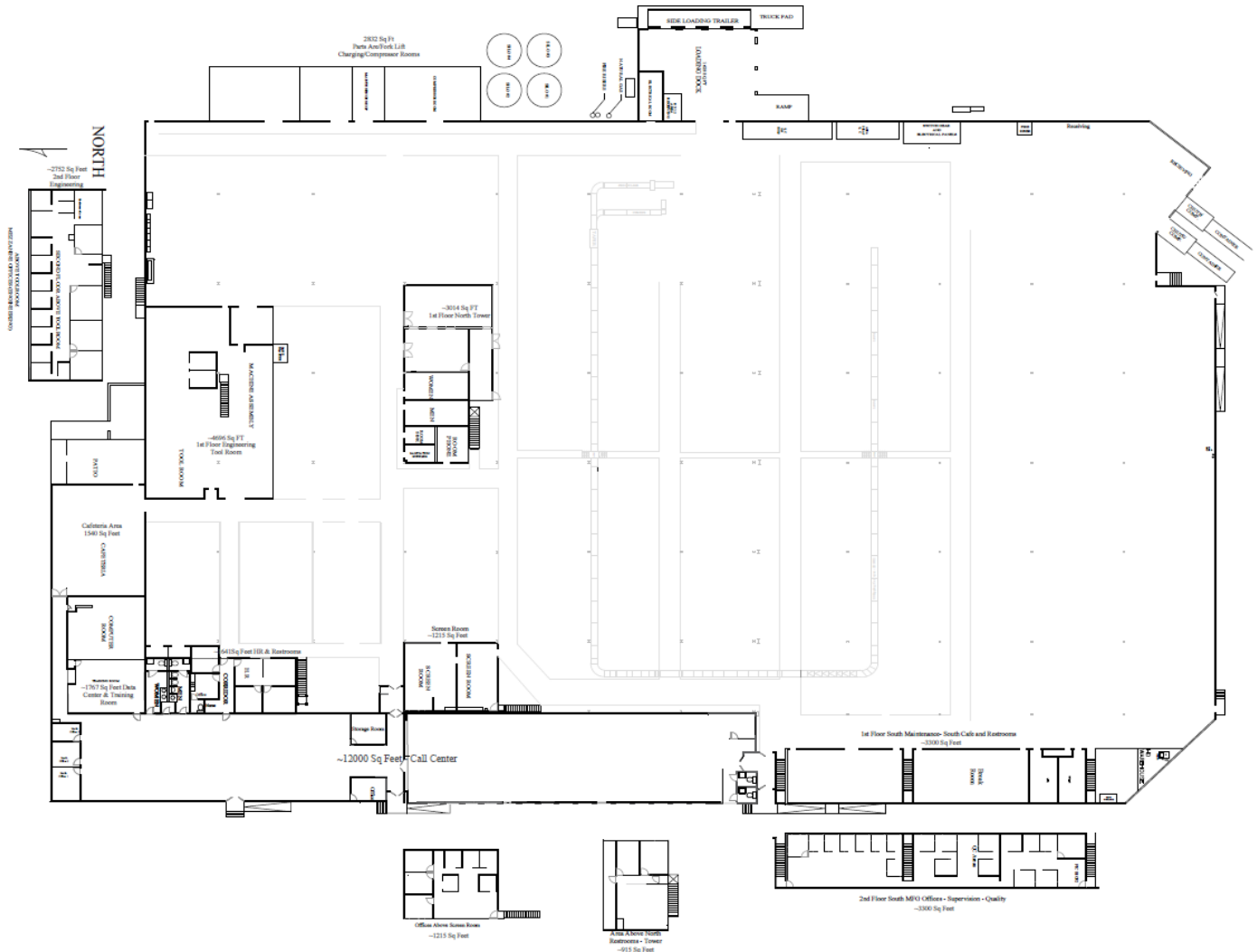
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## FLOOR PLAN



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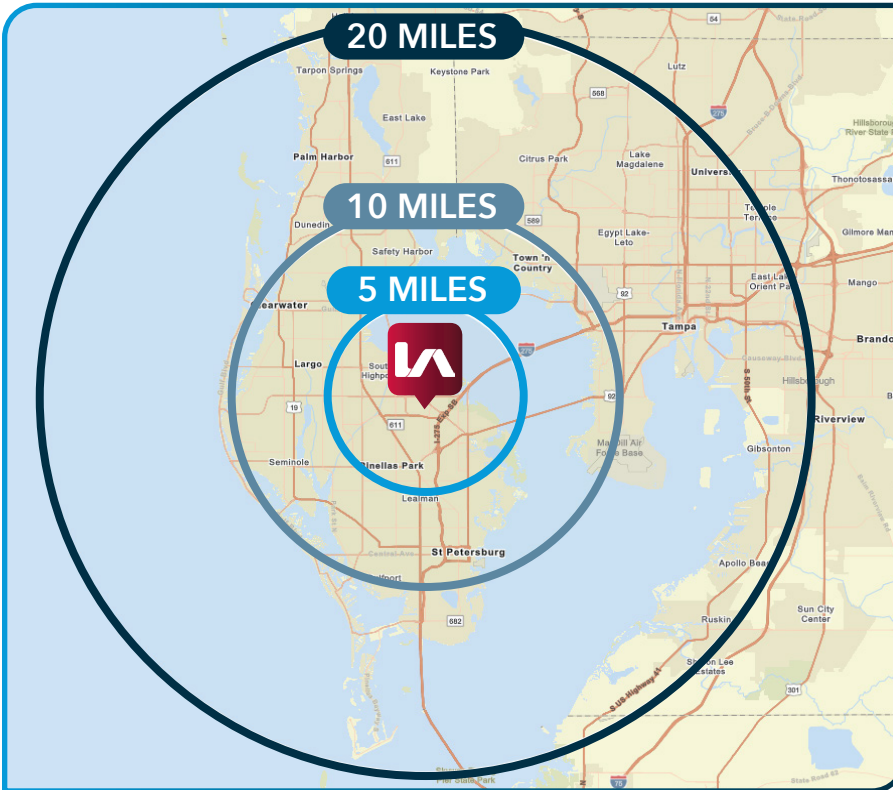
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## DEMOGRAPHICS

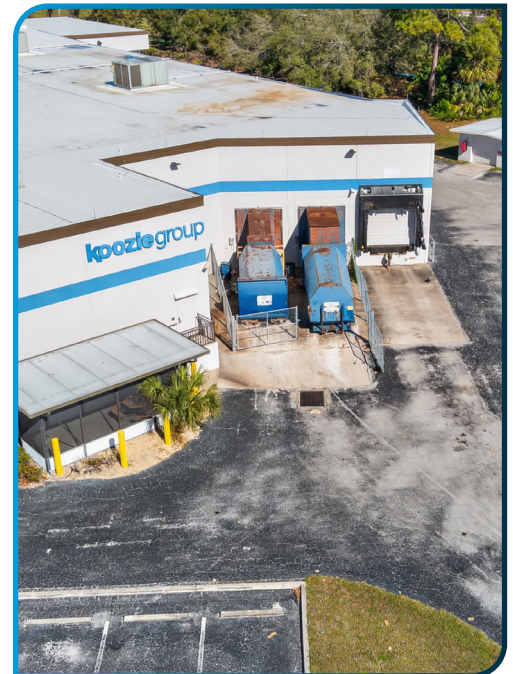


DEMOGRAPHIC	5 MILES	10 MILES	20 MILES
POPULATION:	160,932	766,432	1,793,103
MED. HH INCOME:	\$68,855	\$73,999	\$76,139
WORKFORCE:	18.7%	16.6%	16.8%
BUSINESSES:	10,204	40,361	90,326



## DRIVE TIMES

PIE INT'L AIRPORT:	1.7 MILES
I-275:	2.3 MILES
US 19:	3.0 MILES
GANDY BLVD:	3.4 MILES
SR 60:	6.0 MILES
ST. PETE CBD:	9.5 MILES
TIA INT'L AIRPORT:	11.3 MILES
TAMPA CBD:	14.7 MILES
I-4:	15.6 MILES
PORT TAMPA BAY:	17.5 MILES
LAKELAND CBD:	47.5 MILES
SARASOTA CBD:	54.3 MILES



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