

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

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



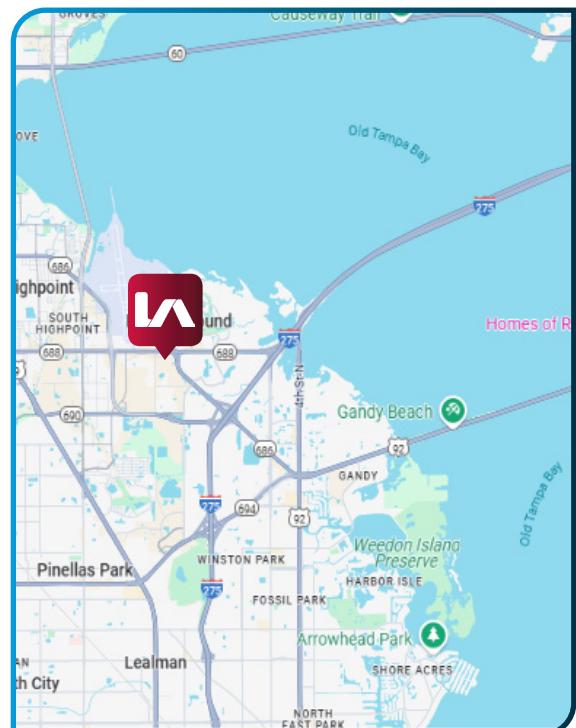
COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY



ALSO AVAILABLE  
FOR SUBLEASE  
THROUGH 06/29

## 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.)



Erika Thompson, SIOR  
ethompson@lee-associates.com  
813 215 4312

Jackson O'Neill  
joneill@lee-associates.com  
813 701 7948

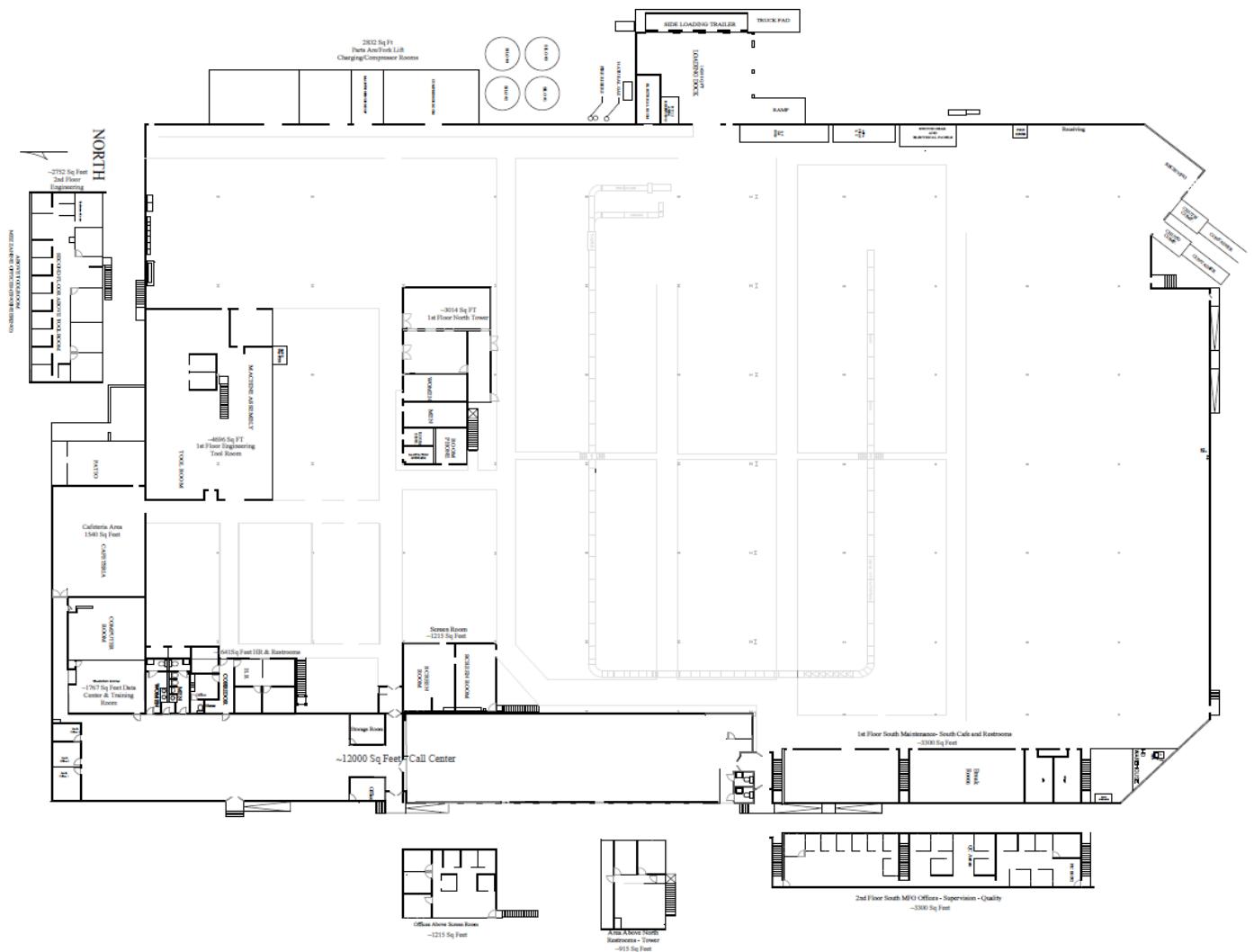


# 160,678 SF OF FULLY A/C INDUSTRIAL SPACE AVAILABLE 7/1/26 FOR LEASE

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

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY

## FLOOR PLAN



Erika Thompson, SIOR  
[ethompson@lee-associates.com](mailto:ethompson@lee-associates.com)  
 813 215 4312

Jackson O'Neill  
[joneill@lee-associates.com](mailto:joneill@lee-associates.com)  
 813 701 7948



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

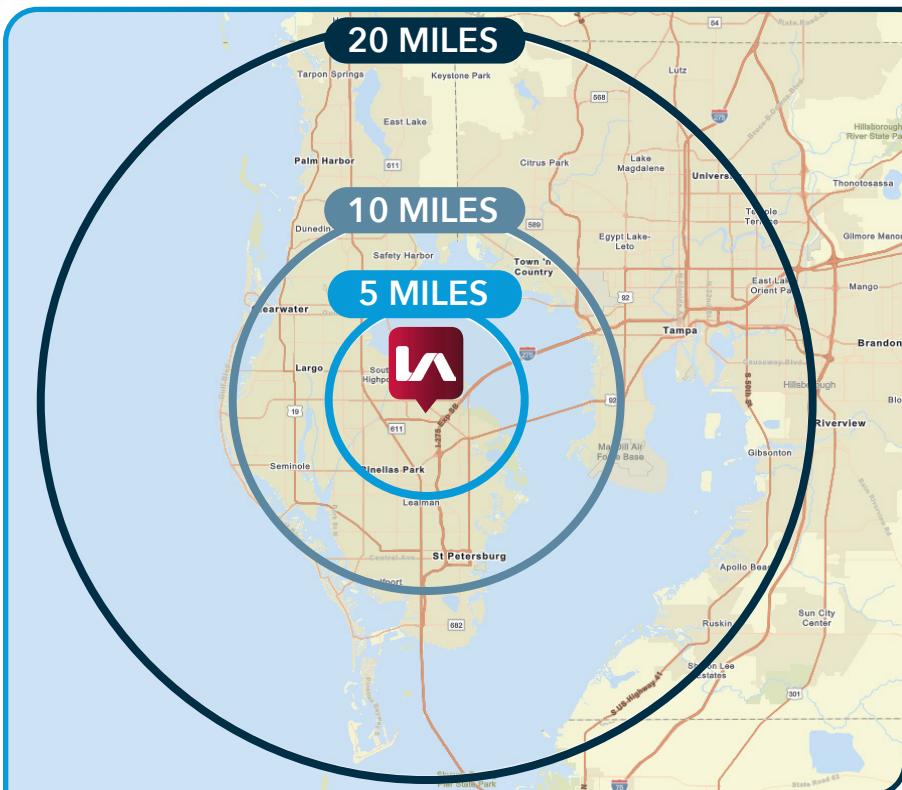
# 160,678 SF OF FULLY A/C INDUSTRIAL SPACE AVAILABLE 7/1/26 FOR LEASE

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



COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY

## DEMOGRAPHICS



## 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



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



Erika Thompson, SIOR  
ethompson@lee-associates.com  
813 215 4312

Jackson O'Neill  
joneill@lee-associates.com  
813 701 7948

