



Premier 12,000 SF Flex Space

14175 ICOT Blvd, Clearwater, FL 33760 Unit 300



💰 Lease Rate: **\$13.50 Modified Gross**

📏 Unit Size: **12,000 SF**

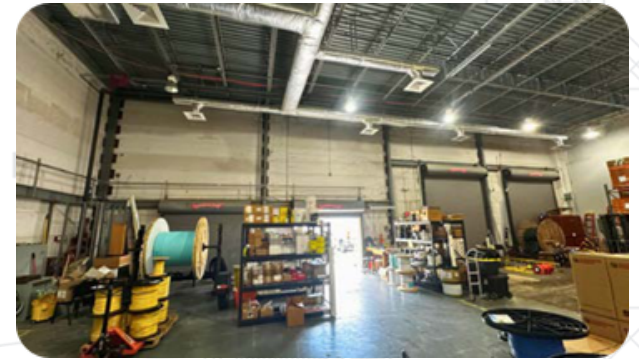
📅 Available: **January 2027**

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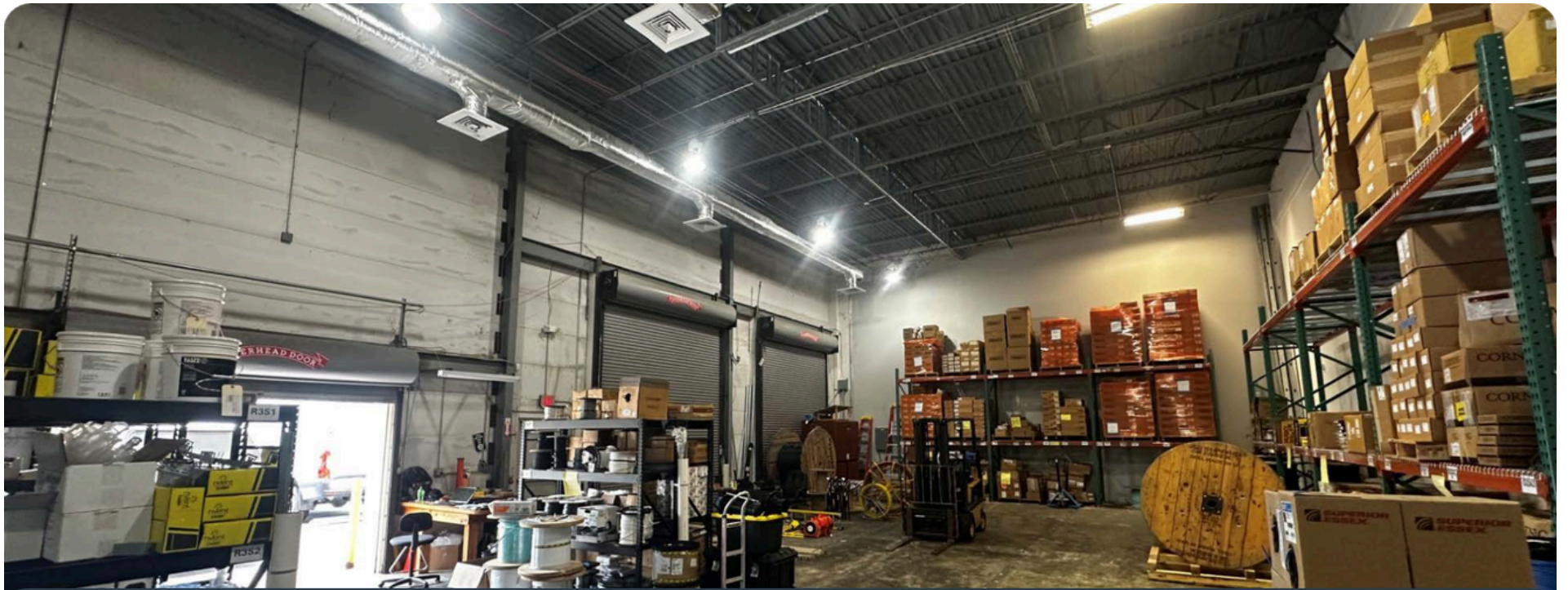
Prime Features

 **100% Air Conditioned**

 **Clear Height 23'**

 **Electronic Gate**
Secured Truck Court

 **4 Grade-Level Doors**
(2) Oversized 10' x 16'
(2) Standard 8' x 8'



14175 ICOT Blvd, Clearwater, FL 33760 Unit 300

Located in the highly desirable Icot Center, 14175 Icot Blvd. Unit 300 offers 12,000 SF of well-balanced flex space in the heart of mid-Pinellas County. This central location provides excellent access to major roadways including U.S. Hwy 19, Ulmerton Road, and I-275.

The property features approximately **9,000 SF of fully improved office space**, including **15 private offices, multiple conference areas, a breakroom, co-working zones, and open workstations**—ideal for a range of professional or administrative uses.

The remaining 3,000 SF consists of functional warehouse space with an open floor plan and 4 rear grade-level doors, allowing for efficient logistics and storage.

Zoned Industrial Limited (IL), the property supports a variety of uses including large-scale indoor manufacturing, processing, warehousing, bulk sales, and distribution.

Highlights



12,000 SF Total - ±9,000 SF Office | ±3,000 SF Warehouse (Flexible layout – potential for 50/50 split)



Professional Office Buildout - Includes approx. 15 private offices, conference areas, co-working space, and a breakroom



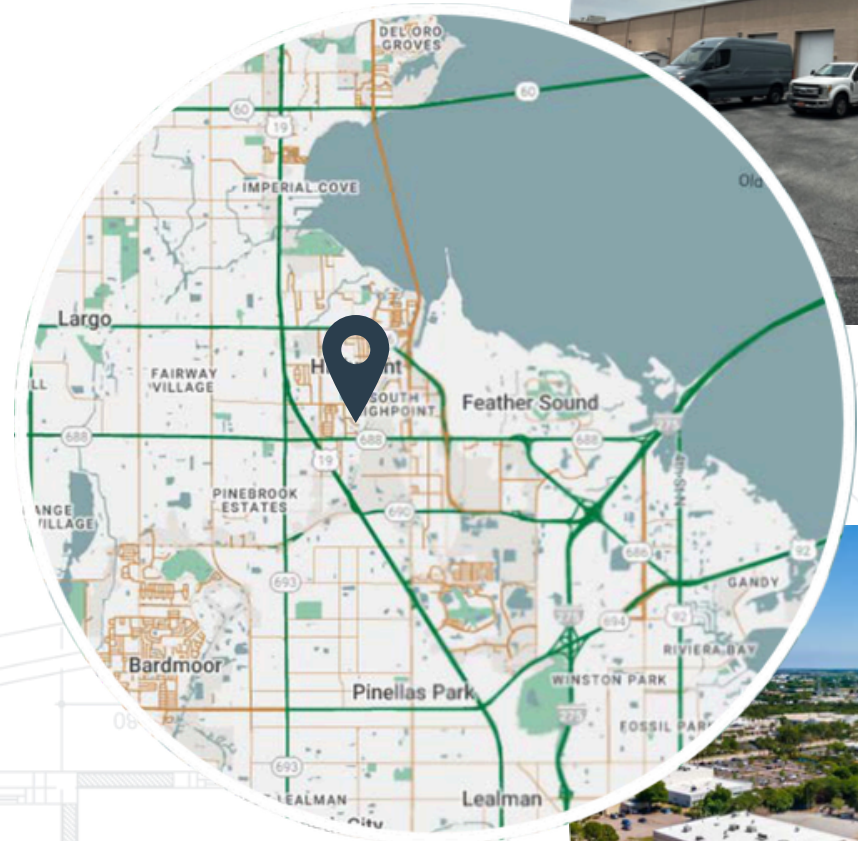
Zoned Industrial Limited - Allows for manufacturing, warehousing, bulk sales, and distribution



Direct access to U.S. 19, Ulmerton Road, and I-275 with St. Petersburg-Clearwater International Airport is just 5 minutes away



100% Air Conditioned, High Ceilings, Located in the Desirable Mid Pinellas



Information herein is not warranted and subject to change without notice. We assume no liabilities for errors and omissions.

Listing Agent



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Hayden has a passion for seeking out trends and discovering where the opportunity is headed in real estate. Hayden enjoys using creativity to ensure the deals get closed in the best interest of his clients. Hayden has a **genuine care for helping his clients** and fellow agents in the commercial real estate industry. **His clients enjoy the direct and clear communication** that he provides, as well as, the energy he brings to every deal.

As a local native, **Hayden enjoys long running relationships through multiple generations of local investors, users, and decision makers.** His ability to connect his resources to the right deal are second to none.

He enjoys getting his hands dirty and relates well to his industrial clients. His early years in the business allow him to speak more in depth on the complex deals. All the while, still maintaining the ability to simplify the deals so **everyone feels at ease through every step of a transaction.**

 **727-822-4715**

 **www.cprteam.com**

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