



For Lease



# Bryan Dairy Business Park

7201-7281 Bryan Dairy Rd, Largo, FL 33777

For Available Units  
[See Here](#)

Renowned professional business center



Hands on Ownership,  
management &  
leasing team



Maximum exposure  
on major Pinellas  
thoroughfare



Proximity to St.  
Pete-Clearwater  
International Airport

Accelerating success.





## Park Overview

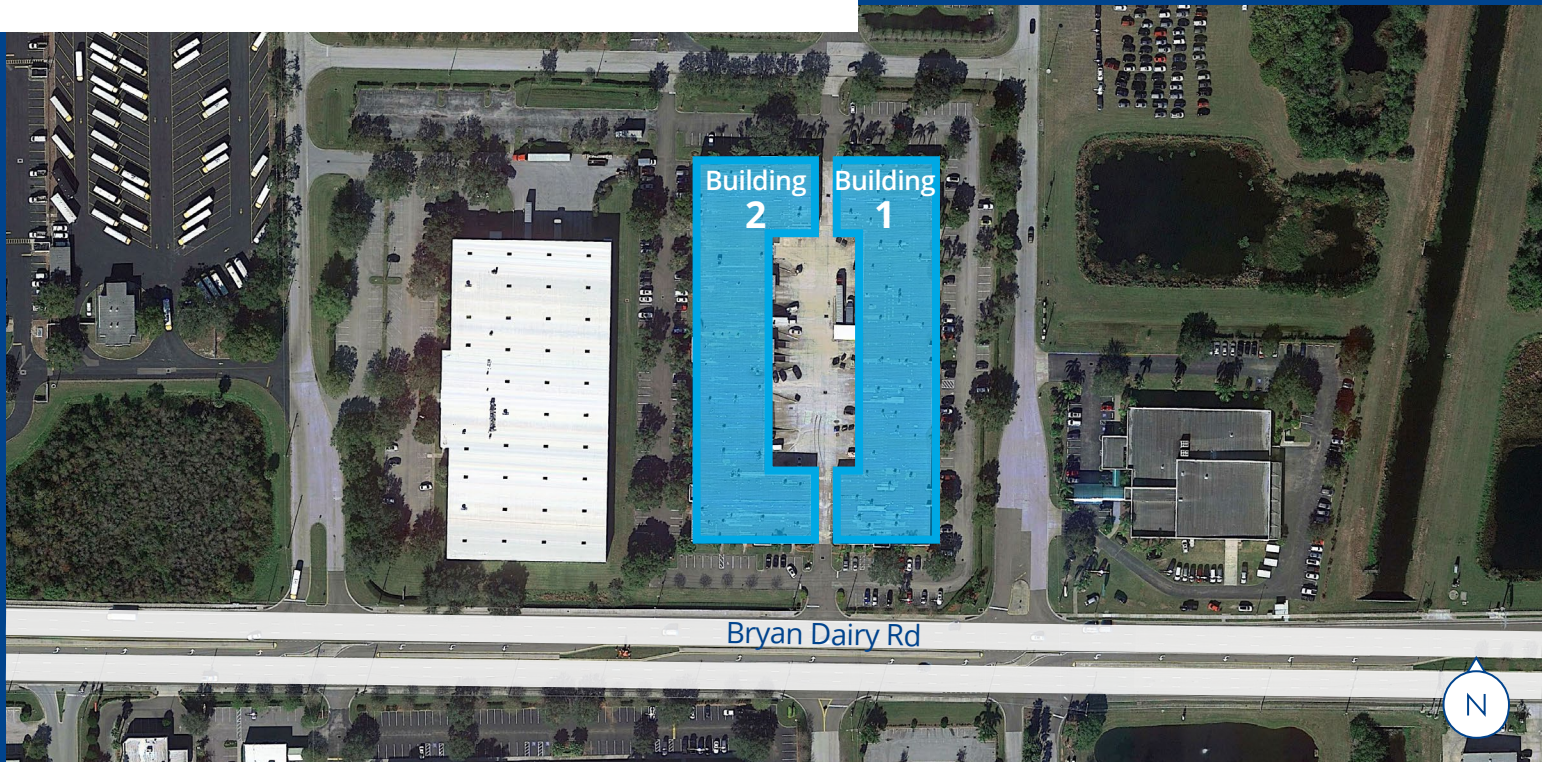
Located in the heart of the Gateway submarket of Pinellas County, Bryan Dairy Business Park offers direct frontage on one of Gateway's most heavily trafficked east-west thoroughfares (Bryan Dairy Road) and is just a few miles west of one of the counties' major north-south elevated highways (U.S. Hwy 19 N). A single-story light industrial park composed of 2 buildings totaling 102,166 square feet, Bryan Dairy Business Park is centrally located with a plethora of nearby amenities. Offering both truck well and grade level loading opportunities, the park can accommodate a variety of users and has ample parking for B2C operations looking to benefit from direct frontage on Bryan Dairy Road.

[▶ View Available Suites](#)





# Portfolio Overview



## Numbers at a Glance

2 buildings  
In the portfolio

102,166 sf  
Total portfolio size

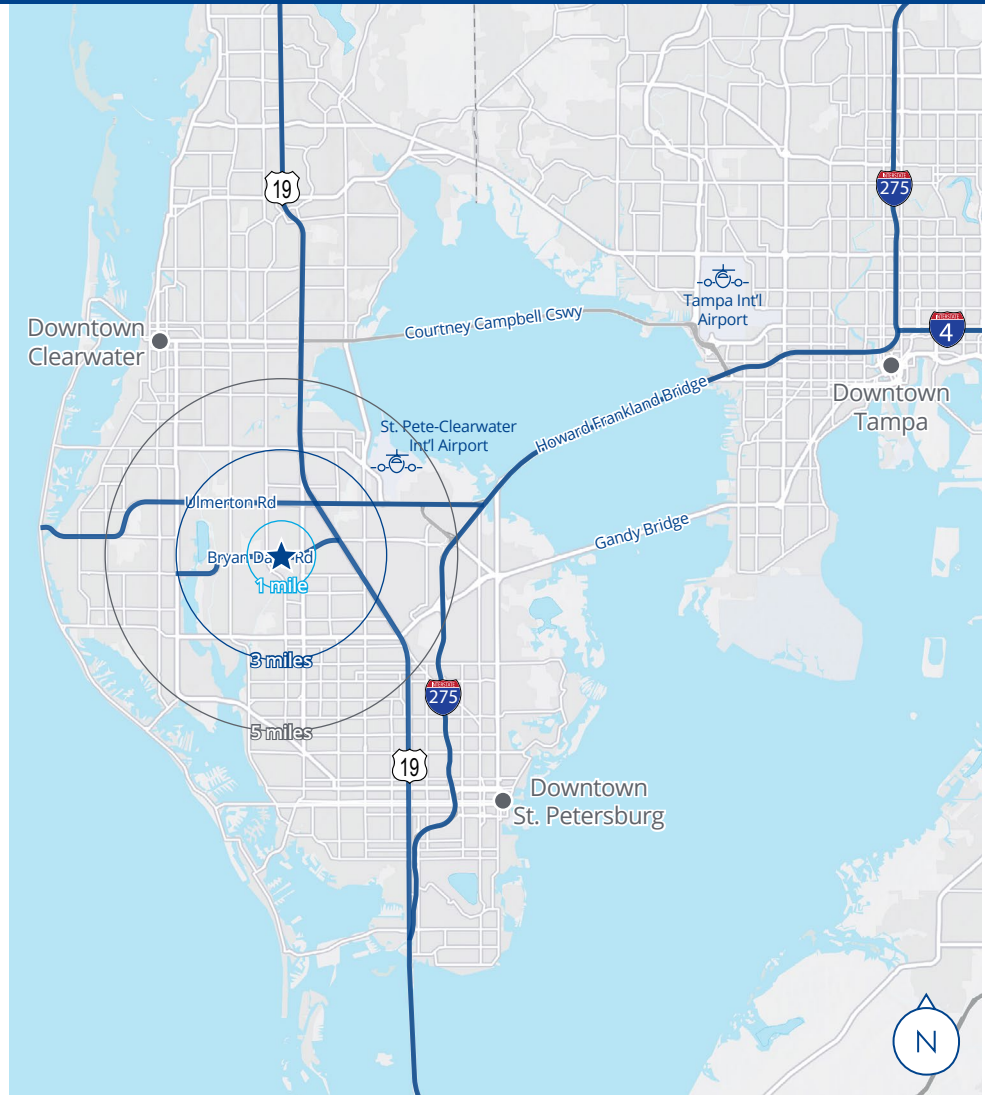
## Building Information

Building	Address	Size (SF)	Year Built	Parking Ratio
1	7201-7243 Bryan Dairy Rd	48,895	1988	--
2	7245-7281 Bryan Dairy Rd	53,271	1988	--
Total		102,166		2.0/1,000

# Location & Access

## Travel Distances

Bryan Dairy Rd	0.1 miles
U.S. Highway 19	1.8 miles
Interstate 275	6.3 miles
Downtown Clearwater	10.2 miles
Downtown St. Pete	13.6 miles
Downtown Tampa	20.0 miles
St. Pete-Clearwater International Airport	5.3 miles
Tampa International Airport	18.1 miles



## Surrounding Demographics

	1 Mile	3 Miles	5 Miles
Total Population	8,058	96,008	263,386
Total Households	3,502	41,018	116,792
Median Age	47.9	47.7	50.0
Median HH Income	\$62,330	\$54,014	\$52,459



[View Available Suites](#)



# Contact

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## Our Leasing Process

Acquiring Bryan Dairy Business Park in July 2021, along with four other nearby portfolios, Birtcher Anderson & Davis have partnered with the Colliers agents above in local leasing efforts. Please reach out to either of the above agents for more information on currently available suites, rental rate information, or to schedule an on-site tour.

## Our Available Suites

Be sure to check out our available suites throughout Bryan Dairy Business Park and our additional four nearby portfolios by clicking the link at the top of this page.



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