

# 11,260 SF WAREHOUSE FOR SUBLEASE METROPOINTE COMMERCE CENTER

9843 18th St N, Bldg 2, St Petersburg, FL 33716

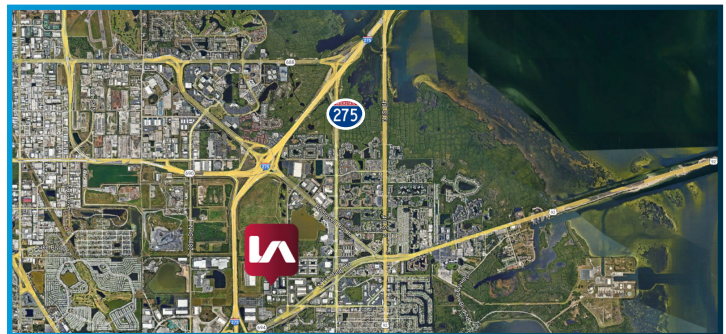


COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY



## PROPERTY SPECIFICATIONS

<b>AVAILABILITY:</b>	Within 30 Days
<b>AVAILABLE SF:</b>	11,620 SF
<b>OFFICE SF:</b>	1,455 SF
<b>EXPIRATION:</b>	July 31, 2030
<b>AVAILABILITY:</b>	4 Grade-Level, 1 Dock-High Door
<b>CLEAR HEIGHT:</b>	18'
<b>PARKING:</b>	Parking in the front of building (2.31/1,000 SF)
<b>SPRINKLERS:</b>	Wet Pipe
<b>RATE:</b>	\$12.22/SF NNN, 4% Annual Increases after 6/9/26 + 2026 OPEX \$5.11/SF
<b>OTHER INFO:</b>	Sublease inclusive of trash removal, water, electricity/lighting, subtenant is responsible for all telecommunication (telephone/internet) services.



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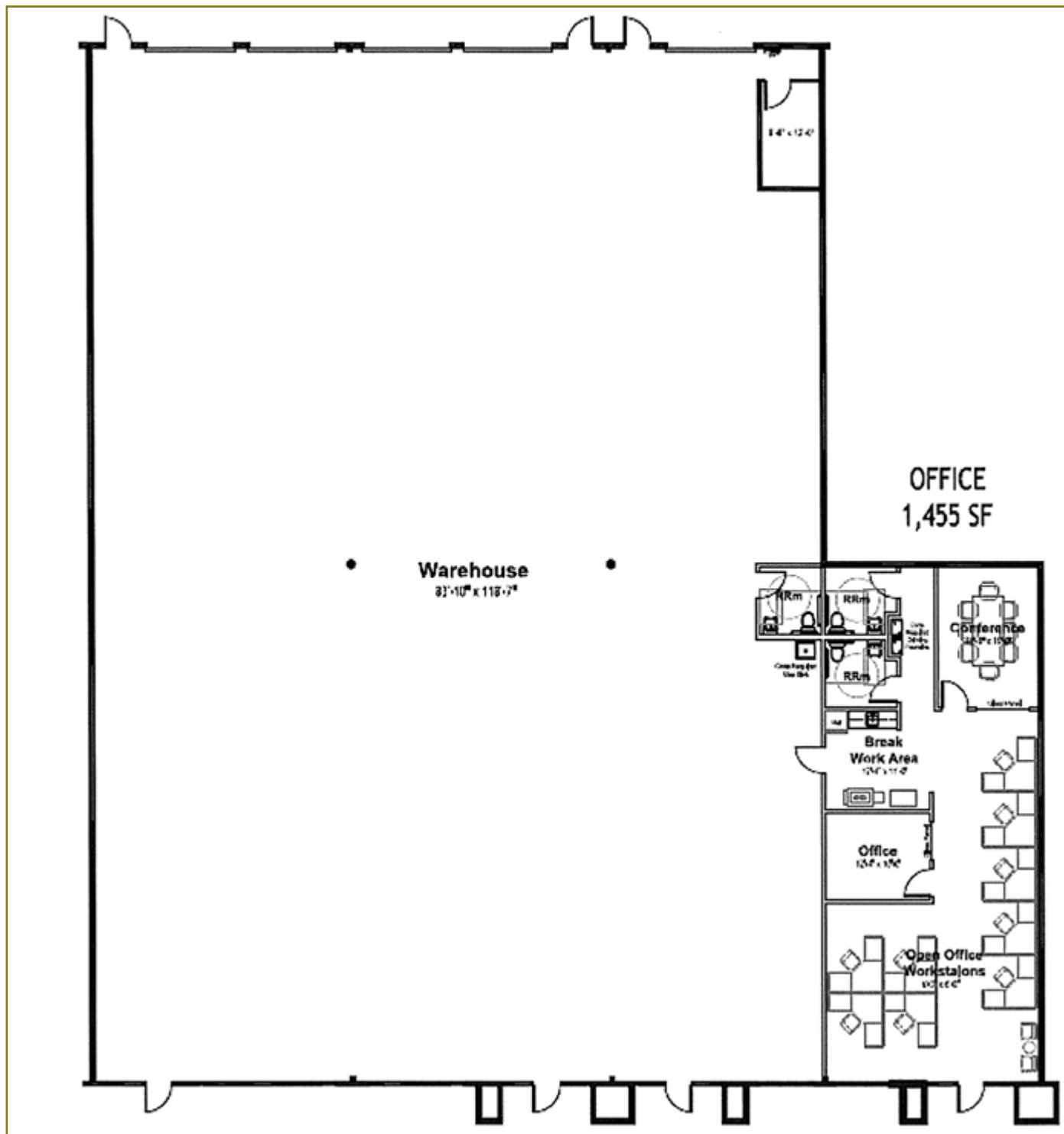
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