

**FOR SALE**

25,254 SF MULTI-TENANT WAREHOUSE | DIRECT FRONTAGE OFF US-19

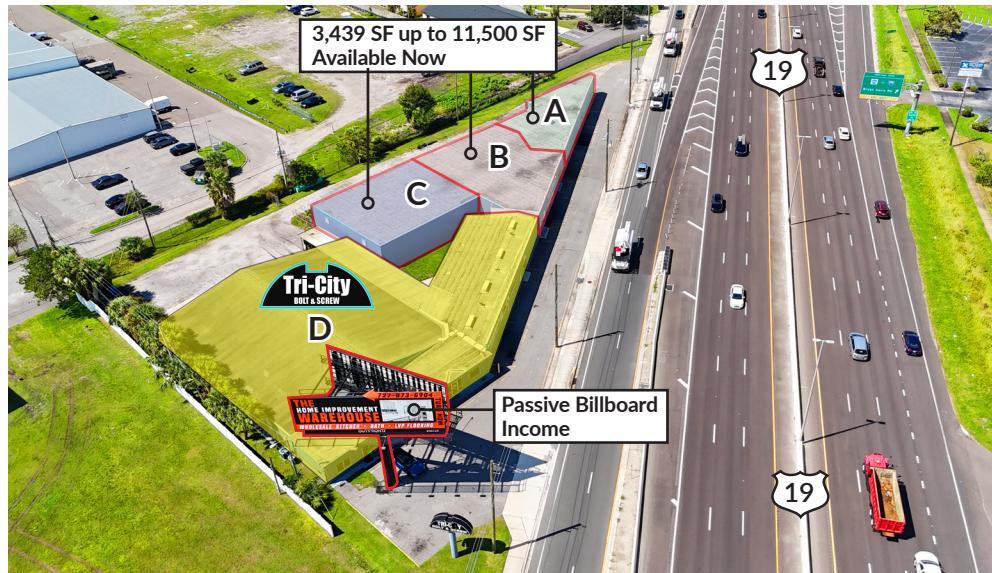
10300 US HWY 19 N, PINELLAS PARK, FL 33782



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## OFFERING HIGHLIGHTS:

- 10300 U.S. Highway 19 N, Pinellas Park, FL 33782 offers a rare opportunity for both investors and owner-users. Investors gain a solid block-construction asset with value-add & mark-to-market upside across three (3) units, plus a long-term NNN leaseback with Tri-City Bolt. Owner-users can immediately occupy up to 11,500 SF with the option to grow into an additional 13,755 SF, all while collecting passive income from the on-site billboard and existing leaseback. The property also delivers exceptional visibility, signage, and brand exposure along US-19—one of Pinellas County's highest-traffic corridors.

### Leaseback:

- Tenant: Tri-City Bolt & Screw
- Unit: Unit D only (13,755 SF)
- Lease Term: 3-to-7-year term
- Lease Rate: \$8.50/SF NNN

### Billboard Income:

- Term: Expires end of 2029
- Rate: \$39,000 or 20% of gross revenue (Approx. \$200k as of 2025)

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## TENANT OVERVIEW:

Tenant: Tri-City Bolt & Screw

- Background On Tenant: Founded in 1974 and headquartered in the Tampa Bay market, Tri-City Bolt & Screw is a well-established wholesale and retail distributor of construction and industrial fasteners, including bolts, screws, anchors, washers and specialty connectors—serving contractors, manufacturers, and construction firms throughout Florida and beyond.
- Tenant Website: <https://www.tricitybolt.com/>



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#### PROPERTY OVERVIEW:

- Building: 25,254 SF spread across 4 units (site plan attached)
- Unit A:
  - 3,439 SF Total
  - Approx. 1,000 SF of office
  - 2 rear facing oversized roll up doors (10'H x 10'W)
- Unit B:
  - 4,464 SF Total
  - Approx. 1,000 SF of office
  - 2 rear facing oversized roll up doors (10'H x 10'W)
  - 1 front facing oversized roll up door (10'H x 10'W)
- Unit C:
  - 3,597 SF Total
  - No office, one in-unit restroom
  - 2 rear facing oversized roll up doors (One 10'H x 10'W and One 12'H x 10'W)
- Unit D:
  - 13,755 SF Total
  - Approx. 2,800 SF of showroom / office area
  - 3 rear facing oversized roll up doors (Two 12'H x 10'W and One 8'H x 8'W)
  - 1 front facing oversized roll up door (10'H x 8'W)
- Utilities:
  - Electric: 3-phase (480 volts / 200 amps)
  - Water: City
  - Sewer: Septic
- Clear Height: 14'

#### ZONING:

- "E-1" Employment 1 District - Light manufacturing, processing or assembling uses, intensive commercial uses and other light industrial uses.

#### LOCATION:

- Vehicles Per Day: 68,500 VPD
- Direct frontage on US-19, a major north-south corridor along Florida's Gulf Coast. The site offers excellent visibility and access, located about 6 miles from I-275, providing direct routes to St. Petersburg, Tampa, and major port facilities, with easy access to I-75 for regional connectivity throughout Central Florida.

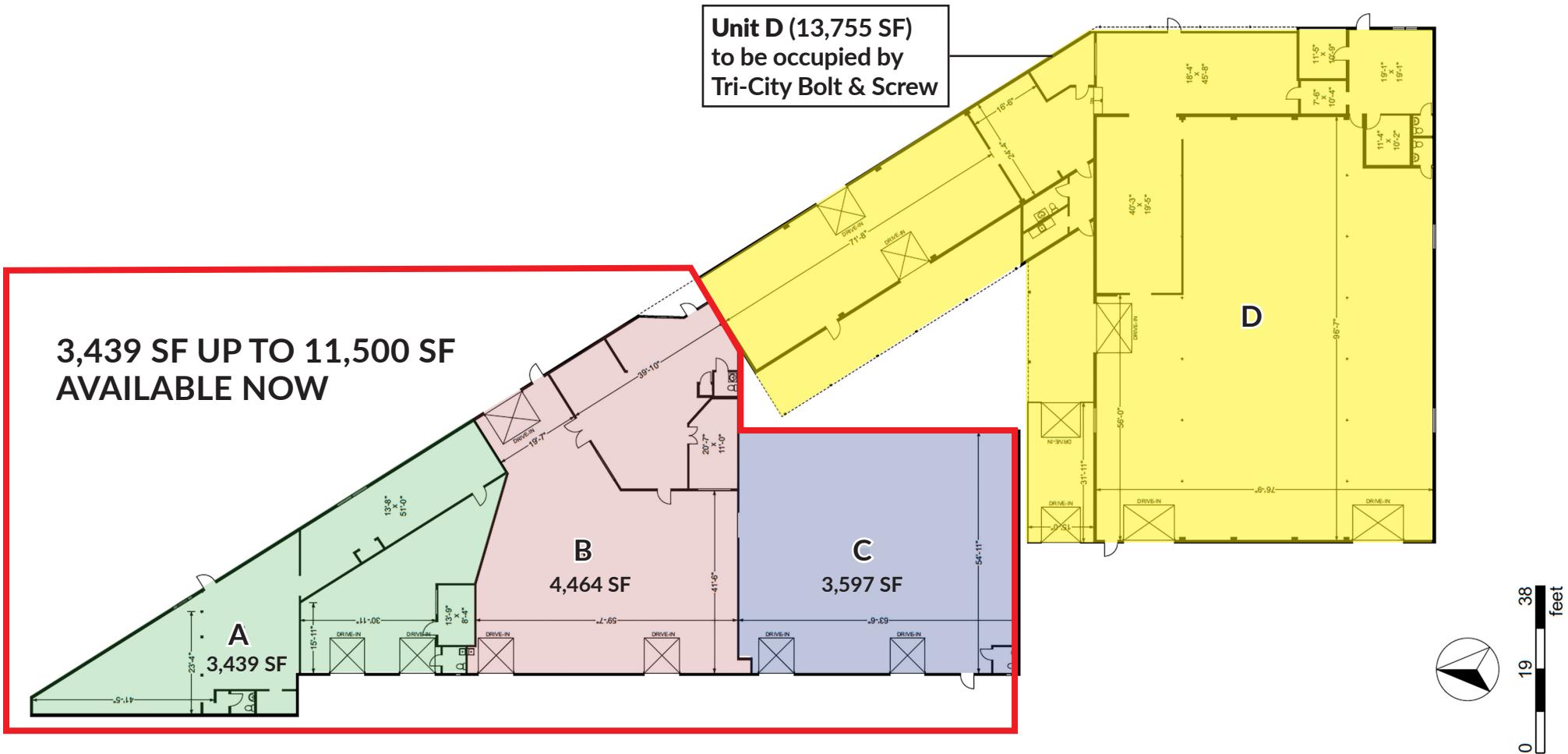
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## SITE PLAN



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## PROPERTY PHOTOS



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## LOCATION MAP

