

FOR SALE

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

10300 US HWY 19 N, PINELLAS PARK, FL 33782

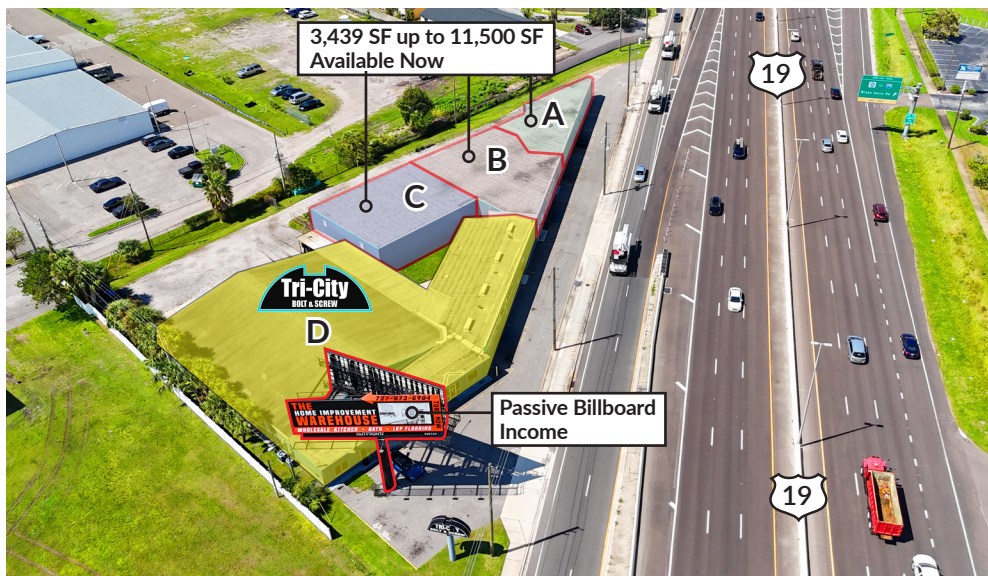


FOR SALE

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

LOBER
REAL ESTATE

10300 US HWY 19 N, PINELLAS PARK, FL 33782



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)

LOBER
REAL ESTATE

👤 Alec Seow, Associate
📞 865-863-0399
✉️ Alec@LoberRealEstate.com

👤 Devin Beeler, Senior Associate
📞 727-709-2179
✉️ Devin@LoberRealEstate.com

👤 Robbie Lober, Managing Member
📞 727-999-1806
✉️ Robbie@LoberRealEstate.com

FOR SALE

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

LOBER
REAL ESTATE

10300 US HWY 19 N, PINELLAS PARK, FL 33782

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/>



LOBER
REAL ESTATE

👤 **Alec Seow, Associate**
☎ **865-863-0399**
✉ Alec@LoberRealEstate.com

👤 **Devin Beeler, Senior Associate**
☎ **727-709-2179**
✉ Devin@LoberRealEstate.com

👤 **Robbie Lober, Managing Member**
☎ **727-999-1806**
✉ Robbie@LoberRealEstate.com

FOR SALE

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

LOBER
REAL ESTATE

10300 US HWY 19 N, PINELLAS PARK, FL 33782



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.

LOBER
REAL ESTATE

👤 **Alec Seow, Associate**
☎ 865-863-0399
✉ Alec@LoberRealEstate.com

👤 **Devin Beeler, Senior Associate**
☎ 727-709-2179
✉ Devin@LoberRealEstate.com

👤 **Robbie Lober, Managing Member**
☎ 727-999-1806
✉ Robbie@LoberRealEstate.com

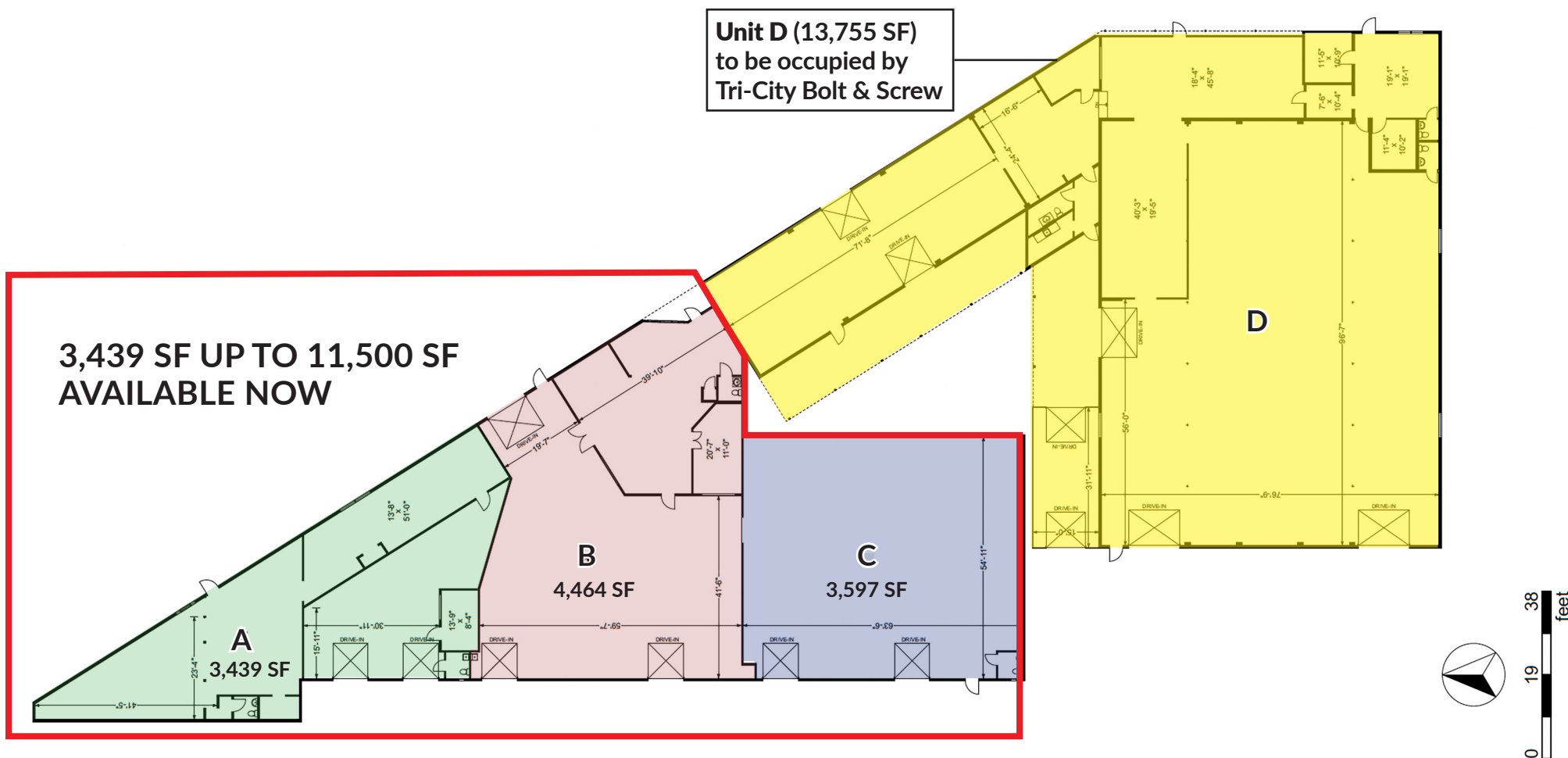
FOR SALE

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

LOBER
REAL ESTATE

10300 US HWY 19 N, PINELLAS PARK, FL 33782

SITE PLAN



LOBER
REAL ESTATE

Alec Seow, Associate
 865-863-0399
 Alec@LoberRealEstate.com

Devin Beeler, Senior Associate
 727-709-2179
 Devin@LoberRealEstate.com

Robbie Lober, Managing Member
 727-999-1806
 Robbie@LoberRealEstate.com

FOR SALE

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

LOBER
REAL ESTATE

10300 US HWY 19 N, PINELLAS PARK, FL 33782

PROPERTY PHOTOS



LOBER
REAL ESTATE

👤 Alec Seow, Associate
☎ 865-863-0399
✉ Alec@LoberRealEstate.com

👤 Devin Beeler, Senior Associate
☎ 727-709-2179
✉ Devin@LoberRealEstate.com

👤 Robbie Lober, Managing Member
☎ 727-999-1806
✉ Robbie@LoberRealEstate.com

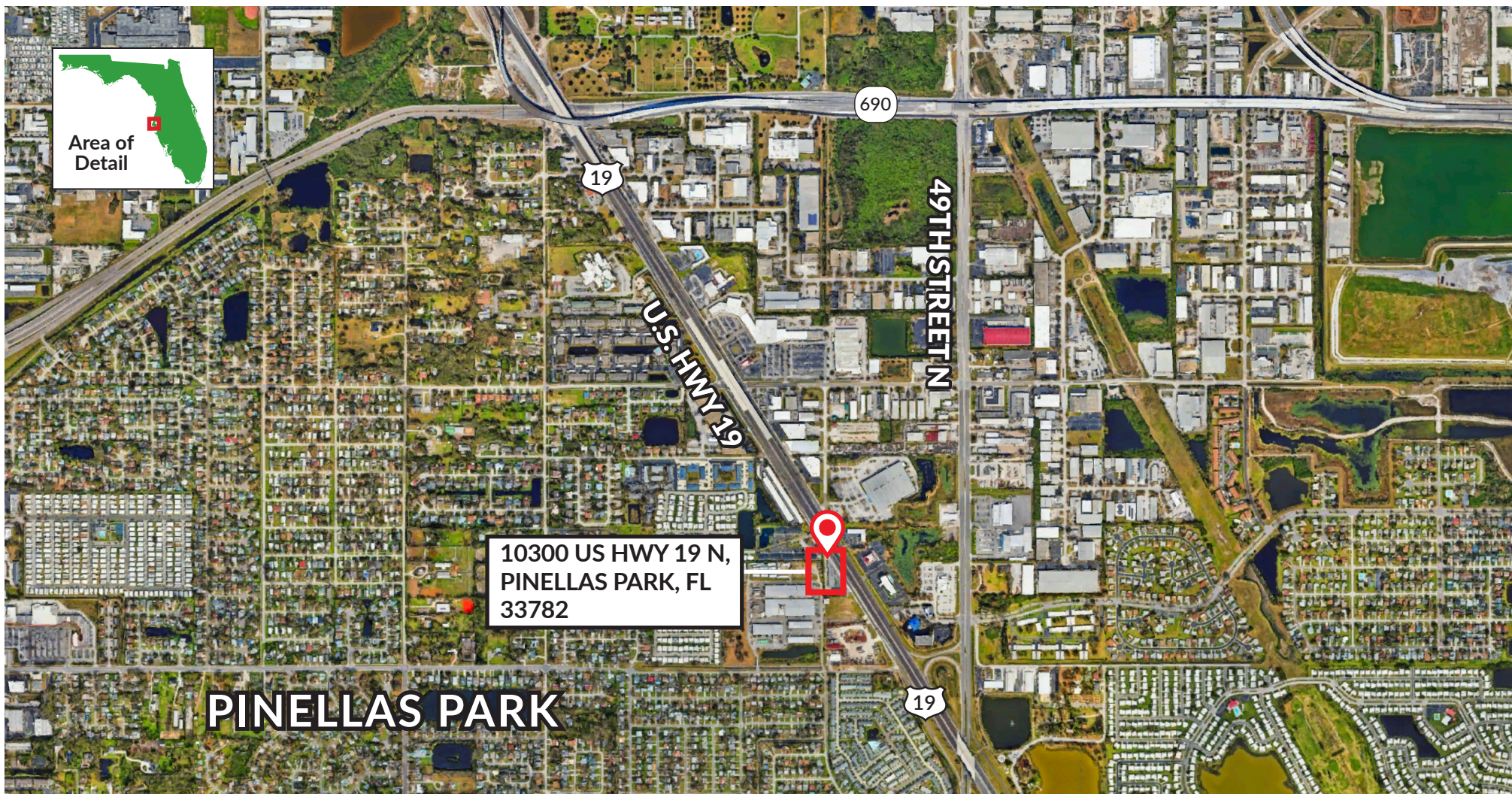
FOR SALE

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

LOBER
REAL ESTATE

10300 US HWY 19 N, PINELLAS PARK, FL 33782

LOCATION MAP



LOBER
REAL ESTATE

👤 Alec Seow, Associate
☎ 865-863-0399
✉ Alec@LoberRealEstate.com

👤 Devin Beeler, Senior Associate
☎ 727-709-2179
✉ Devin@LoberRealEstate.com

👤 Robbie Lober, Managing Member
☎ 727-999-1806
✉ Robbie@LoberRealEstate.com