



Industrial Property For Lease

St Pete Warehouse / Turnkey Granite Fabrication

**3199 22nd Ave N & 3198 23rd Ave N, Saint Petersburg,
FL 33713**

For More Information:

813-254-6756 | EXT 29

Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	7,136 SF
Lease Rate:	\$16 SF/yr (NNN)
Lot Size:	20,256 SF
Year Built:	1960
Building Size:	7,136 SF
Renovated:	1989
Zoning:	CCS-1 - Corridor Commercial District
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	29,500

PROPERTY OVERVIEW

This 7,136 SF concrete block / prefab metal warehouse sits on a huge two parcel, 20,256 SF (.47 acre) industrial zoned lot and is the perfect blend of well-zoned production space and high-traffic / high-visibility retail exposure to benefit a wide variety of potential users. The building boasts 14' clear height in the warehouse / production area as well as the 1,588 SF air conditioned showroom. With amazing visibility on 22nd Avenue and excellent access to the densely populated Pinellas County market, the site has a nicely appointed showroom / office space, high ceilings throughout the warehouse, and a large open fenced storage lot which currently holds several rows of granite slab inventory or will serve as ample parking for a high traffic retail operation or service company with a large fleet of vehicles. The site enjoys a high traffic count and is surrounded by car dealerships and a host of other high traffic retail businesses.

Disclaimer: The current building tenant is a granite operation. Equipment and inventory is available for purchase, although this would be separate from the lease transaction as the business and property have different owners.

OPEX/(CAM): \$3.45

Initial estimated monthly rent: \$11,566 (includes base rate + OPEX/CAM) plus applicable sales tax

LOCATION OVERVIEW

Located in St. Petersburg just east of US-19 and west of I-275.



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Additional Photos





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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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Property Webpage: www.properties.baystreetcommercial.com/784920-lease

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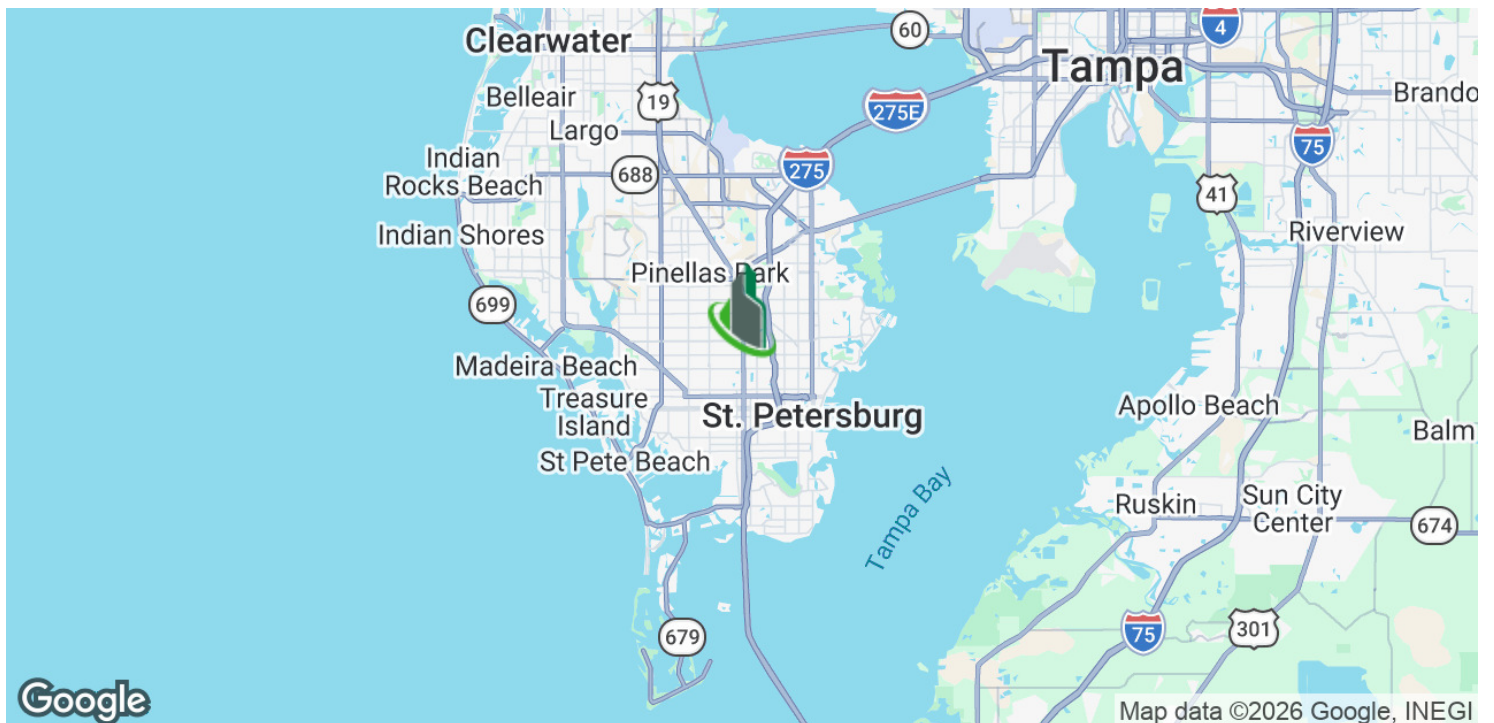
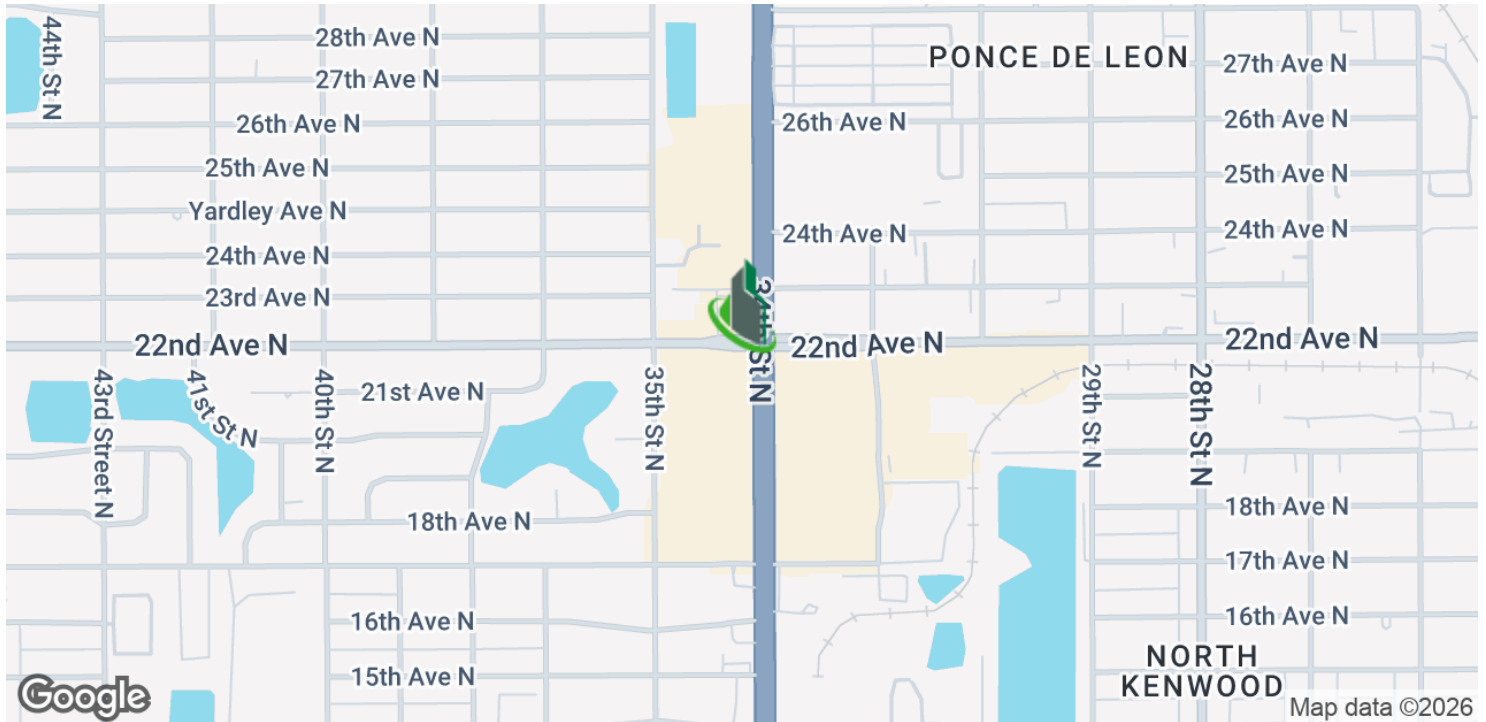




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Location Map



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Retailer Map



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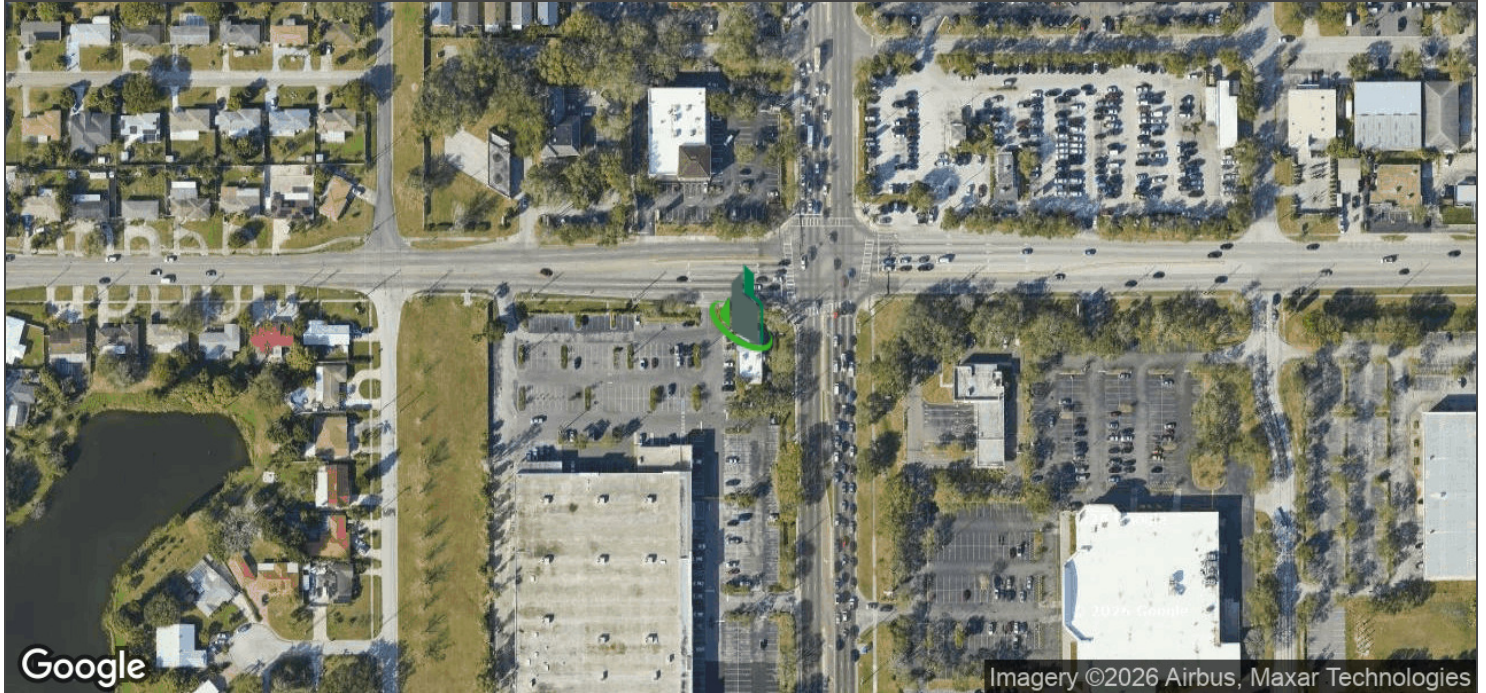
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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,842	136,777	296,338
Average Age	45.5	43.7	45.8
Average Age (Male)	44.8	43.3	45.0
Average Age (Female)	45.5	43.7	45.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,105	60,487	130,867
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$86,322	\$90,245	\$97,290
Average House Value	\$266,486	\$317,689	\$367,439

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	14.0%	10.5%	10.2%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	9,893	93,788	206,702
% White	71.5%	68.6%	69.8%
Total Population - Black	966	20,391	41,229
% Black	7.0%	14.9%	13.9%
Total Population - Asian	1,166	5,857	13,396
% Asian	8.4%	4.3%	4.5%
Total Population - Hawaiian	0	60	102
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	38	280	662
% American Indian	0.3%	0.2%	0.2%
Total Population - Other	404	3,634	6,795
% Other	2.9%	2.7%	2.3%

TRAFFIC COUNTS

23rd Ave N & US-19	29,500/day
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** Demographic data derived from 2020 ACS - US Census*

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