

Industrial Building For Sale

13311 60th St N
Clearwater, FL 33760

Offer Price:
\$1,200,000

For More Information Contact:
John Burpee
727-828-9498
John@BurpeeCommercial.com



- 01 Executive Summary
- 02 Property Overview
- 03 Location Overview
- 04 Photo Gallery
- 05 Property Comparables
- 06 Market Demographics



01 Executive Summary

Offer Price

■ **\$1,200,000**

John Burpee & Associates is proud to present 13111 60th Street North, Clearwater Florida 33760. Property is a free standing 6,000 square feet warehouse structure in the heart of the Clearwater industrial corridor. The property contains approximately 870 sq ft (MOL) of office according to public records.

The building is a slab on grade, prefinished engineered metal structure with approximately 14-foot clear span and two grade level 12-foot front load doors. The property could be split into two separate units. The roof is a pitched metal pan with gutters for directional run off with a small rear outside storage yard.

The property is perfect for an owner user or investor. The property is currently leased to a multinational firm until July 31st, 2026, at \$4,335.46 per month Mod Gross. This represents a rental rate of \$8.67 Per SQFT with is \$8 to \$10 below market rate PLUS NNN add backs in CAM fees. Current rental rates for this size and type warehouse range between \$16 to \$18 NNN as indicated by our rental comps.

The property can be delivered free & clear and is available for immediate purchase for \$1,200,000.

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02 Property Overview

Parcel ID	08-30-16-92070-000-0030
Address	13311 60 th St N, Clearwater, FL 33760
Legal Description	TRICOR INDUSTRIAL SUB LOT 3
Year Built	1984
Number of Units	2
Heated SF	6,000
Total SF	6,480
Total Buildings	1
Stories	1
Lot Size	13,552 SQ FT/ 0.31 AC
Interior	Ceiling Fin Only
HVAC	None
Roof	Corrugated Metal



02 Property Overview – Taxes

Adam Ross, Pinellas County Tax Collector
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX
Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments
Pay online at pinellastaxcollector.gov
• E-check - No fee • Credit card - 2.95% convenience fee

3RD QTRLY INSTALLMENT DISCOUNTED 3%	If Received By Pay this Amount	Dec 31, 2025 \$2081.60			
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ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R91638		HPTF

J A P 3 LLC
685 79TH CIR S
ST PETERSBURG, FL 33707-1043

PARCEL NO.: 08/30/16/92070/000/0030
SITE ADDRESS: 13311 60TH ST N B, CLEARWATER
PLAT: 59 PAGE: 66
LEGAL:
TRICOR INDUSTRIAL SUB
LOT 3

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED	
GENERAL FUND	4.5423	374,810	0	374,810	1,702.50	
HEALTH DEPARTMENT	0.0713	374,810	0	374,810	26.72	
EMS	0.8050	374,810	0	374,810	301.72	
HIGH POINT FIRE	2.3000	374,810	0	374,810	862.06	
SCHOOL-STATE LAW	3.0450	455,000	0	455,000	1,385.48	
SCHOOL-LOCAL BD.	3.2480	455,000	0	455,000	1,477.84	
MSTU	2.0857	374,810	0	374,810	781.74	
LIBRARY SERVICE	0.5000	374,810	0	374,810	187.41	
SW FLA WTR MGMT.	0.1831	374,810	0	374,810	68.63	
PINELLAS COUNTY PLN.CNCL.	0.0175	374,810	0	374,810	6.56	
JUVENILE WELFARE BOARD	0.8250	374,810	0	374,810	309.22	
SUNCOAST TRANSIT AUTHORITY	0.7300	374,810	0	374,810	273.61	
TOTAL MILLAGE		18.3529	GROSS AD VALOREM TAXES		\$7,383.49	

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
UNINCORPORATED SURFACE WATER	441.05
GROSS NON-AD VALOREM ASSESSMENTS	
\$441.05	
TAXES BECOME DELINQUENT APRIL 1ST	
COMBINED GROSS TAXES AND ASSESSMENTS	
\$7,824.54	

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

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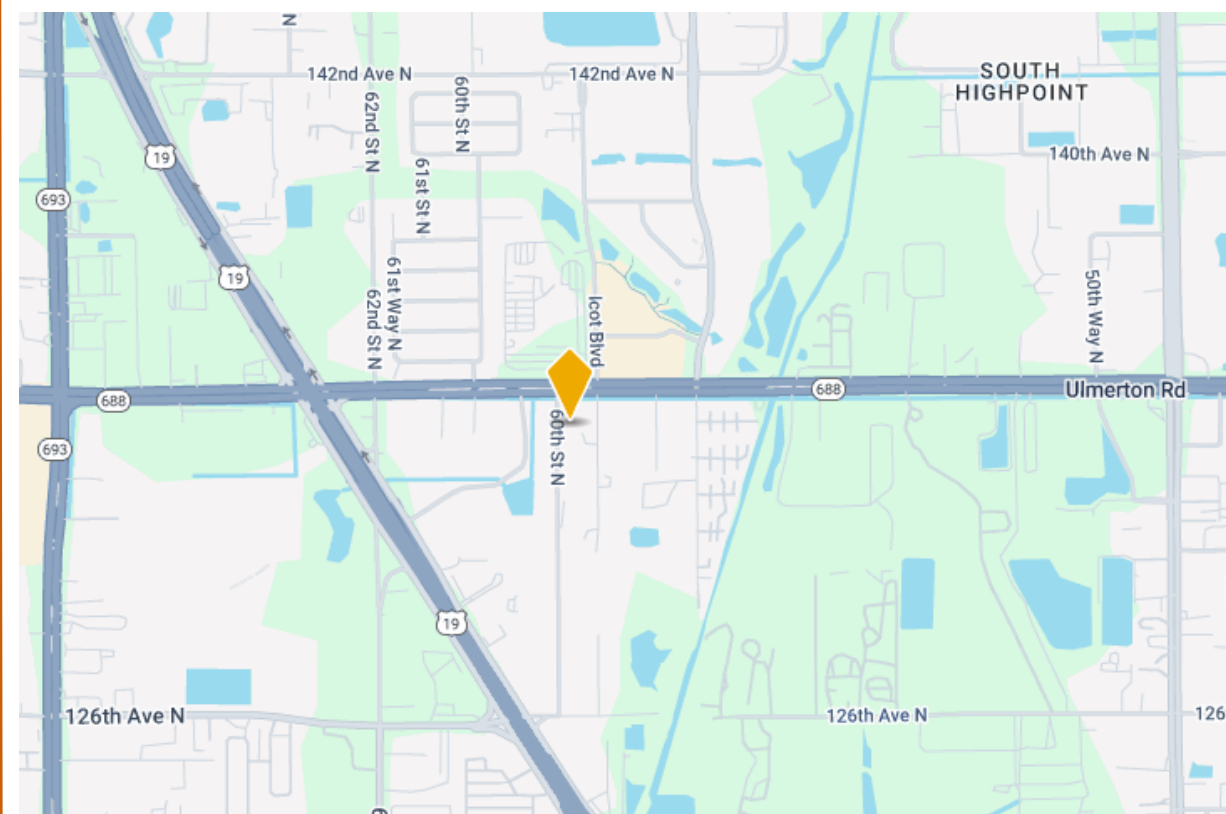
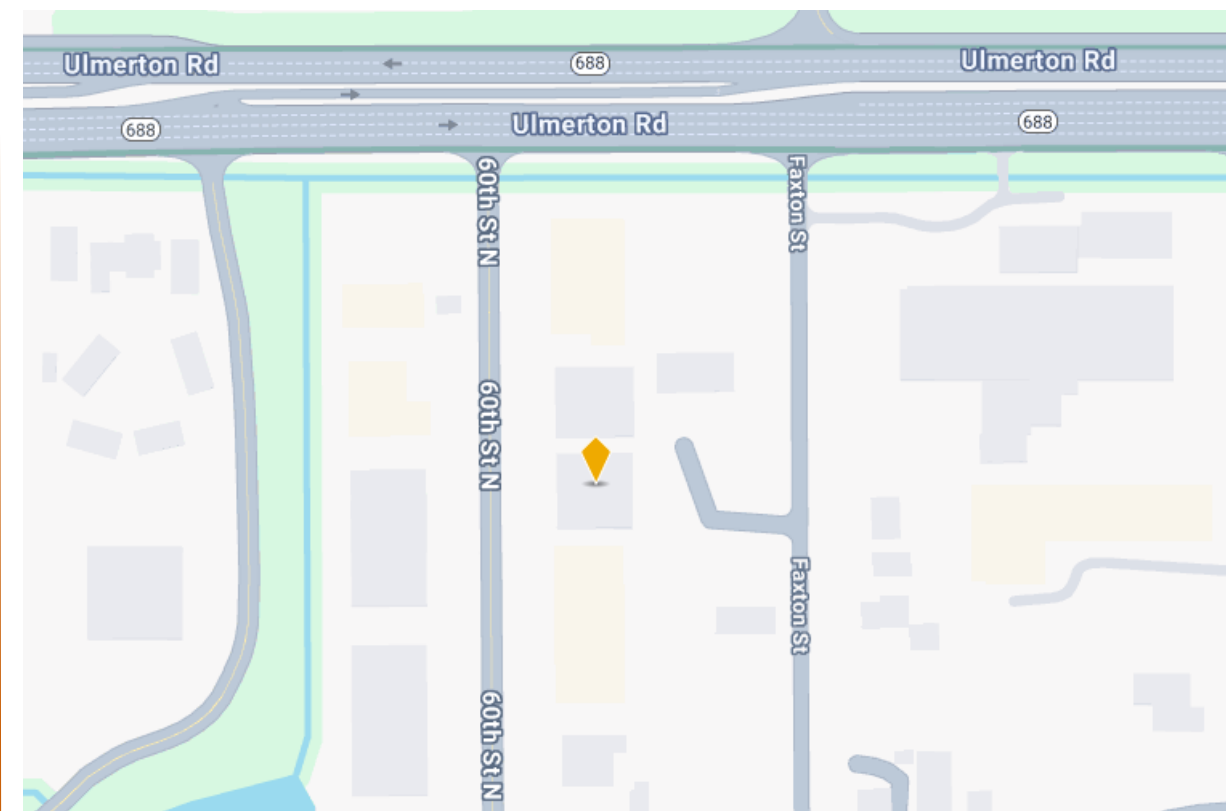
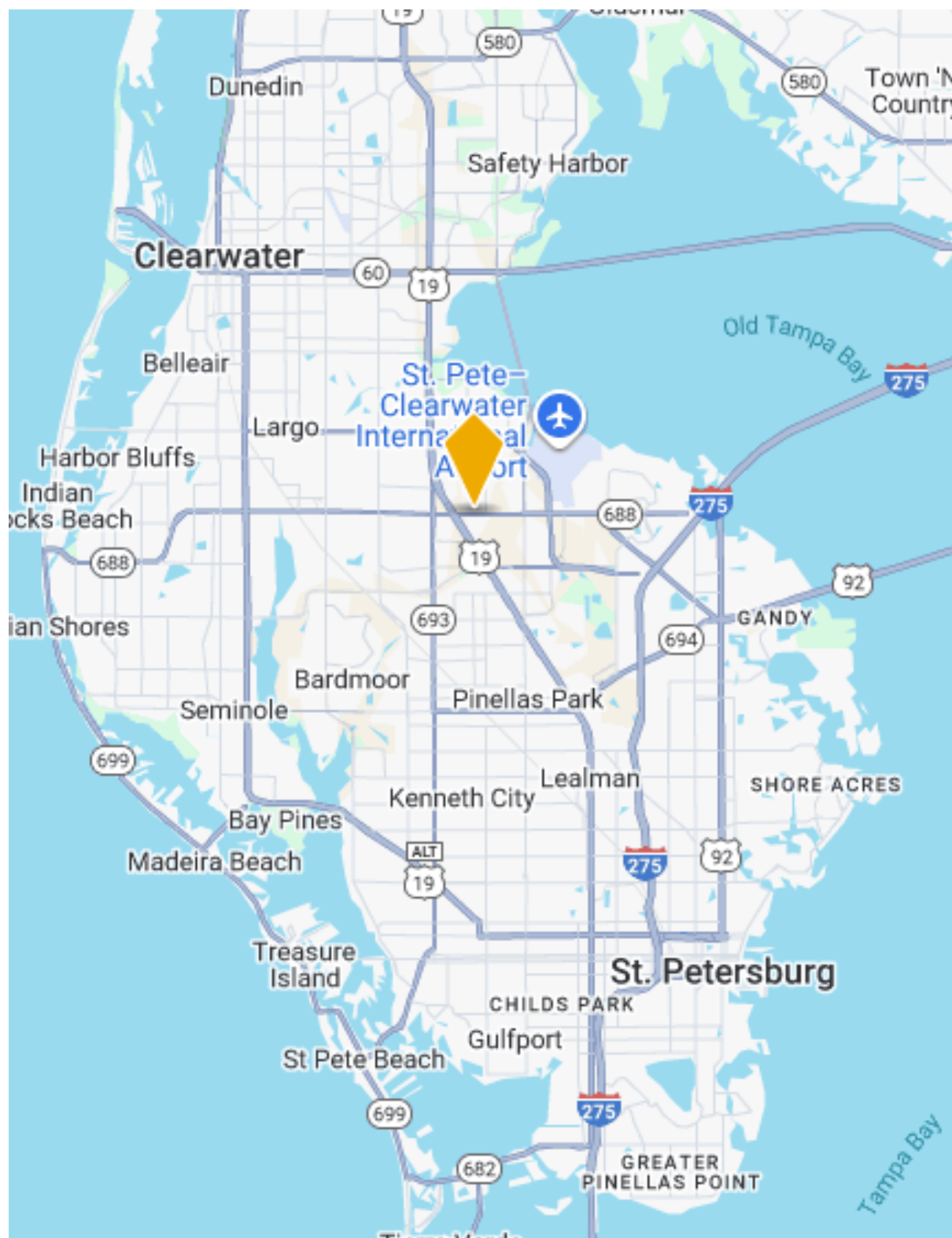
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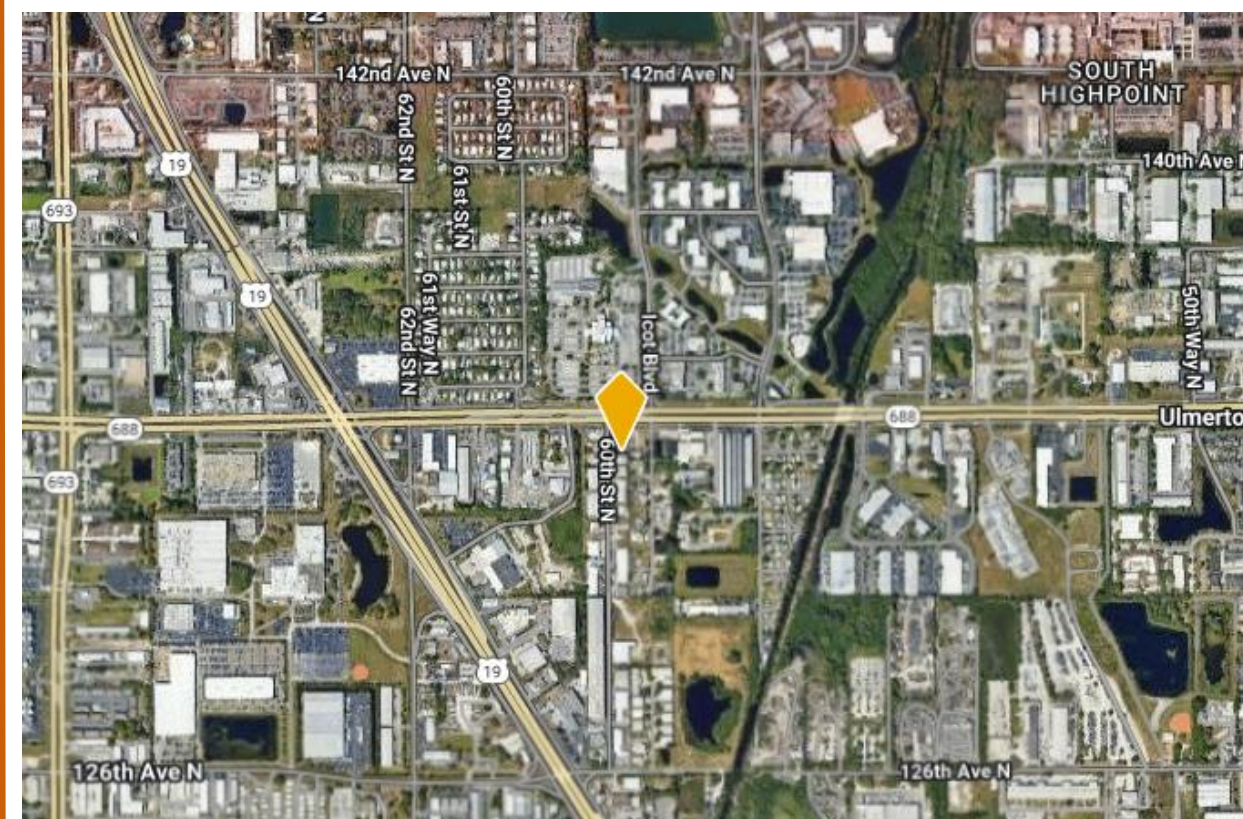
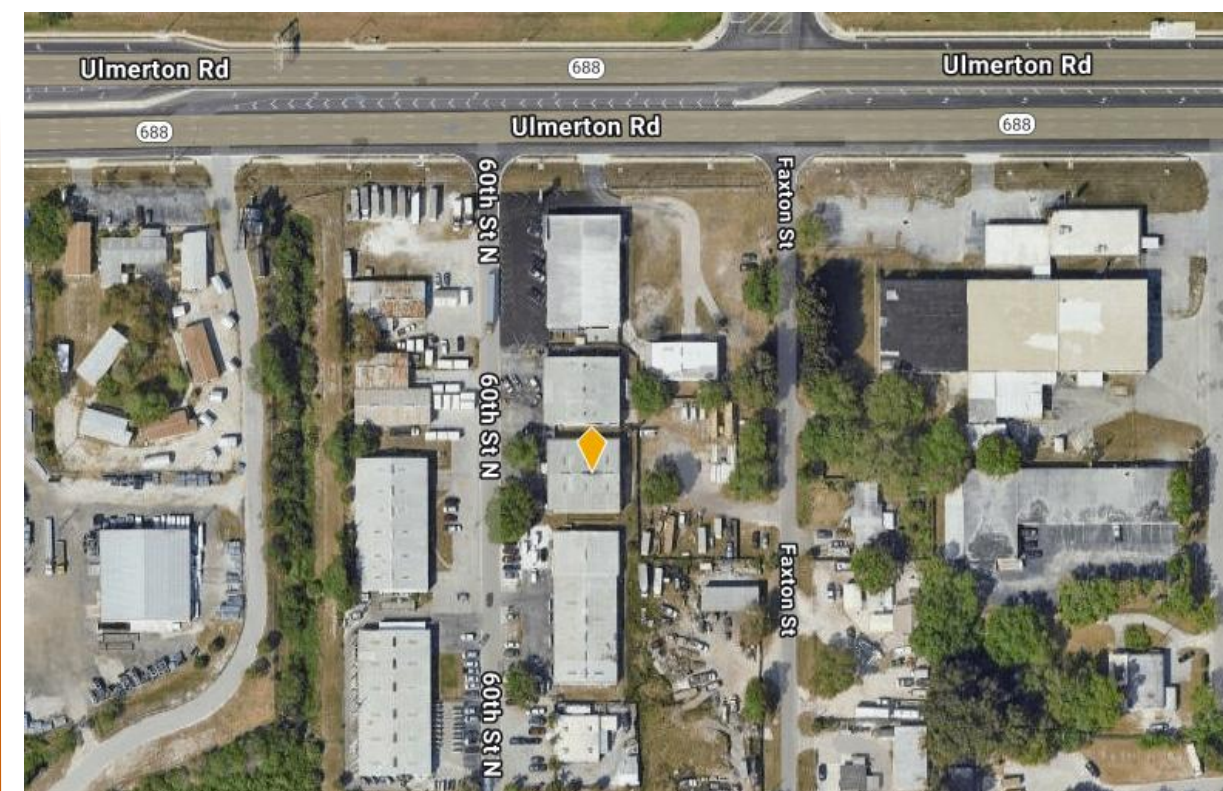
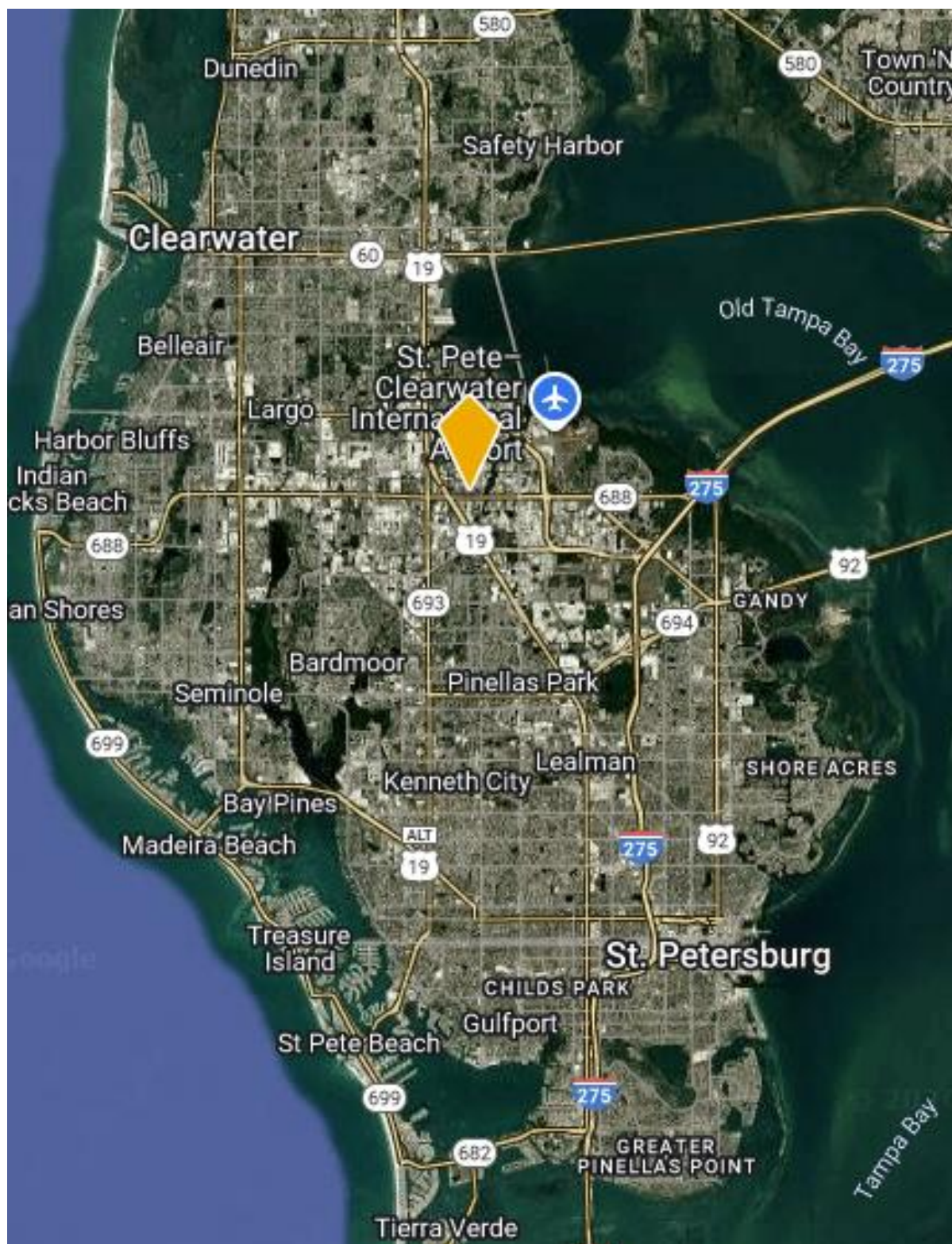


03 Location Overview





03 Location Overview



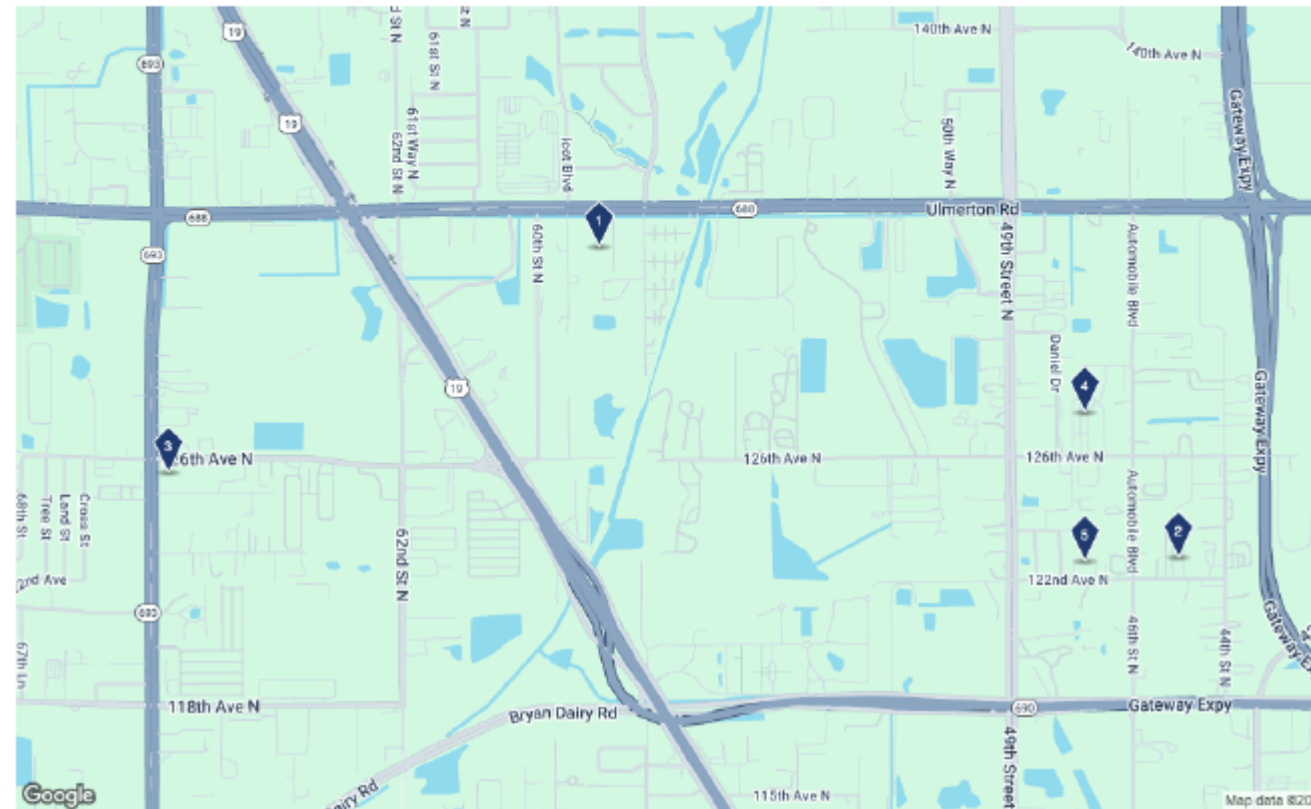
04 Photo Gallery





05 Property Comps – Lease

Property Map and List Report



Property Summary Statistics

Property Attributes	Low	Average	Median	High
Building SF	7,960 SF	17,502 SF	19,040 SF	23,780 SF
Year Built	1971	1980	1978	1997
Available SF	1,200 SF	4,054 SF	4,000 SF	7,850 SF
Asking Rent Per SF/YR	\$14.00	\$15.76	\$15.25	\$19.00
Availability %	6.0%	26.1%	30.7%	50.3%
Vacancy %	6.0%	26.1%	30.7%	50.3%
Asking Price Per SF	-	-	-	-
Cap Rate	-	-	-	-
Star Rating	★☆☆☆ 2	★★★★☆ 2.4	★★☆☆☆ 2	★★★★☆ 3

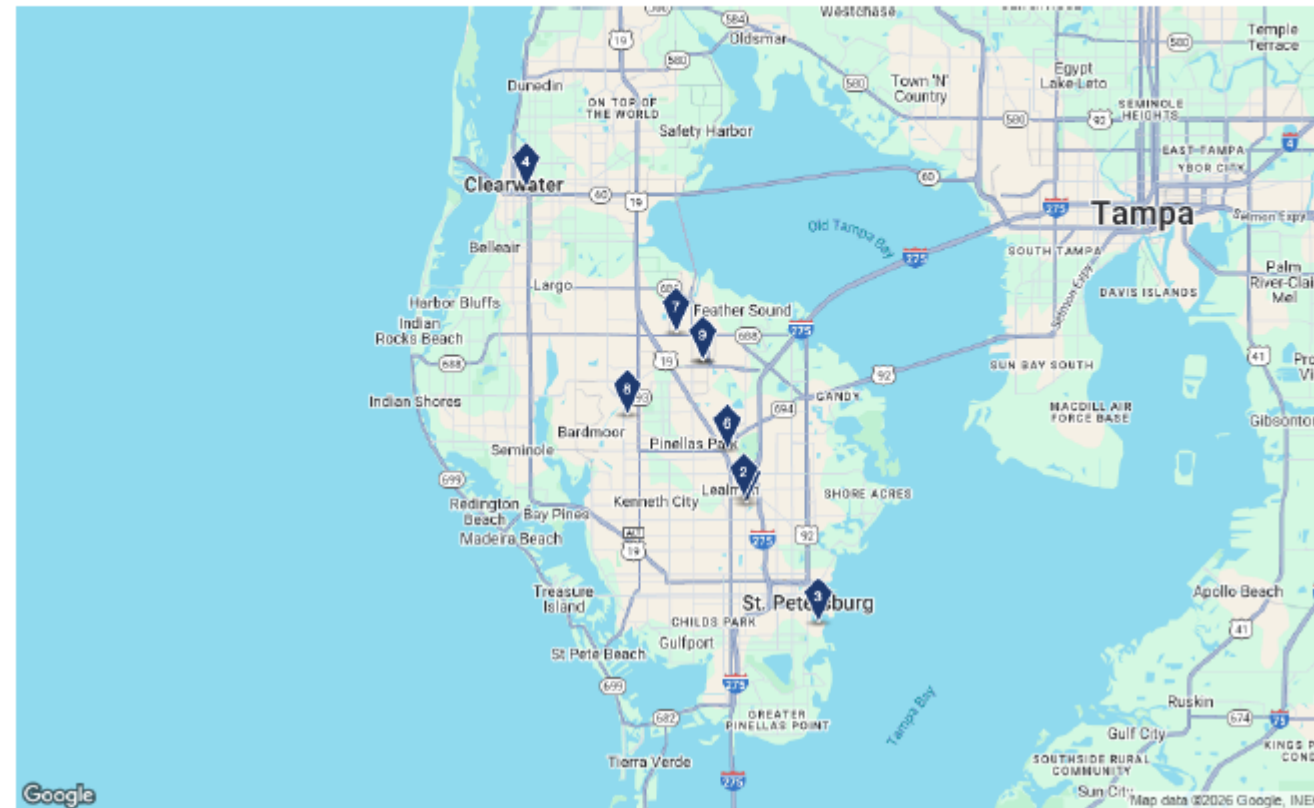
Property List

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
1	5840 Ulmerton Rd Clearwater, Florida 33760	Manufacturing ★★★★☆	1981	19,040 SF (71.6%)	2,400 - 5,400	\$14.00 SF/Year/NNN	Not For Sale
2	Bldg 4479 4477-4481 122nd Ave N Clearwater, Florida 33762	Warehouse ★★★★☆	1973	19,840 SF (94.0%)	1,200	\$14.50 SF/Year/MG	Not For Sale
3	66th Street Showrooms 12505 66th St N Largo, Florida 33773	Warehouse ★★★★☆	1997	23,780 SF (67.0%)	1,550 - 7,850	\$17.00 - 19.00 SF/Year/MG	Not For Sale
4	Building 4 4745 126th Ave N Clearwater, Florida 33762	Specialty ★★★★☆	1971	16,892 SF (89.2%)	380 - 1,820	\$15.40 - 16.50 SF/Year/MG	Not For Sale
5	4733 122nd Ave N Clearwater, Florida 33762	Manufacturing ★★★★☆	1978	7,960 SF (49.8%)	2,750 - 4,000	\$15.25 SF/Year/MG	Not For Sale



05 Property Comps – Sale

Sale Comps Map & List



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$979,000	\$1,697,667	\$1,725,000	\$2,500,000
Sale Price Per SF	\$178	\$242	\$200	\$333
Cap Rate	-	-	-	-
Land Price Per AC	\$833,333	\$1,489,065	\$1,490,385	\$4,166,667
Property Attributes	Low	Average	Median	High
Building SF	5,370 SF	7,024 SF	7,320 SF	9,000 SF
Year Built	1949	1976	1981	2000
% Leased At Sale	66.7%	94.4%	100%	100%
Star Rating	★☆☆☆☆ 1	★☆☆☆☆ 1.9	★★★★☆ 2	★★★★★ 3

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

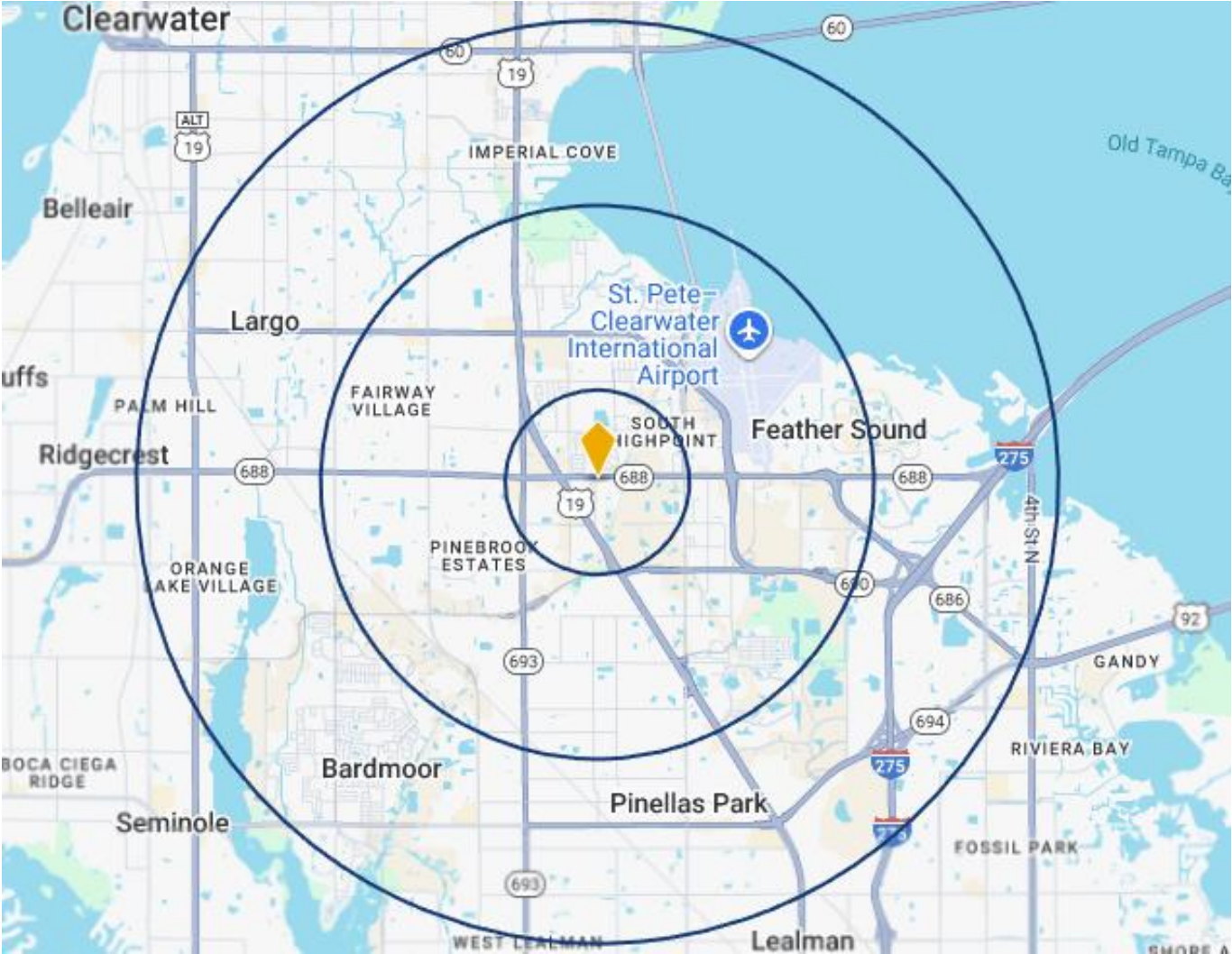
	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	4475 28th St N Saint Petersburg, FL 33714	Industrial ★★★★☆	1962	8,806 SF	12/2/2025	\$1,725,000 (\$195.89/SF)	-
2	Joe's Creek Industrial Pk 2850-2852 47th Ave N Saint Petersburg, FL 33714	Warehouse ★★★★☆	1964	5,500 SF	10/23/2025	\$1,100,000 (\$200.00/SF)	-
3	205 15th Ave SE Saint Petersburg, FL 33701	Manufacturing ★★★★☆	1949	7,000 SF (100%)	10/14/2025	\$2,000,000 (\$285.71/SF)	-
4	1175 Gould St Clearwater, FL 33756	Manufacturing ★★★★☆	1986	5,370 SF (100%)	5/1/2024	\$1,000,000 (\$186.22/SF)	-
5	4545 N 118th Ave Clearwater, FL 33762	Warehouse ★★★★☆	2000	7,320 SF	2/2/2024	\$1,300,000 (\$177.60/SF)	-
6	3517 Cypress Ter N Pinellas Park, FL 33781	Warehouse ★★★★☆	1981	5,400 SF (66.7%)	4/29/2024	\$979,000 (\$181.30/SF)	-
7	5570 Ulmerton Rd Clearwater, FL 33760	Warehouse ★★★★☆	1980	9,000 SF (100%)	8/8/2024	\$2,350,000 (\$261.11/SF)	-
8	6995 N 90th Ave Pinellas Park, FL 33782	Warehouse ★★★★☆	1983	7,500 SF (100%)	7/29/2025	\$2,500,000 (\$333.33/SF)	-
9	4545 N 118th Ave Clearwater, FL 33762	Warehouse ★★★★☆	2000	7,320 SF (100%)	10/28/2025	\$2,325,000 (\$317.62/SF)	-





1-3-5 Mile Market Demographics

	1 MILE	3 MILES	5 MILES
2020 Population	4,365	71,286	214,772
2024 Population	4,573	69,659	215,140
Median Age	41.8	46.1	46.7
2020 Households	1,942	32,552	99,910
2024 Households	2,045	31,669	99,585
# of Persons/HH	2.1	2.1	2.1
Average HH Income	\$64,499	\$74,197	\$76,291
Average House Value	\$104,360	\$206,684	\$217,744





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