

# SUNLINE WAREHOUSE ARTS DISTRICT DEVELOPMENT

415 20TH ST S, ST. PETE FL, 33712



WITTNER WOLLMAN GROUP



## PROPERTY DESCRIPTION

The subject property sits on the west side of 20th Street and is bordered on the north by 4th Ave South. Located in the heart of St Petersburg's Warehouse Arts District, the 2.4 acre site begins at 20th Street and runs over 600 feet along the acclaimed Pinellas Trail. The west end of the property abuts a city owned parcel connecting it to the corner of 5th Avenue S and 22nd Street (\*city owned park with bandshell).

Only 4 blocks from Central Avenue and sitting directly on the pedestrian trail, the property is severely connected to downtown residents as well as an incredibly active brewery, distillery, and art community. Often compared to Wynwood of Miami, St Pete's Warehouse Arts District is thriving. Recent developments such as The Factory St Pete, The Arts Xchange, Urban Stillhouse, and most notably, the Tropicana Field Redevelopment have paved the way for continued infill development.

## PROPERTY HIGHLIGHTS

- Adjacent to Morean Center for Clay
- Warehouse Arts District
- IT Zoning
- Multiple ingress, egress points
- 600 + feet of linear frontage on the trail
- Existing 4,000sf steel building
- Previously approved for 7,000 person outdoor venue

**KW** ST PETE  
KELLERWILLIAMS

**JAKE WOLLMAN**  
727-280-5592

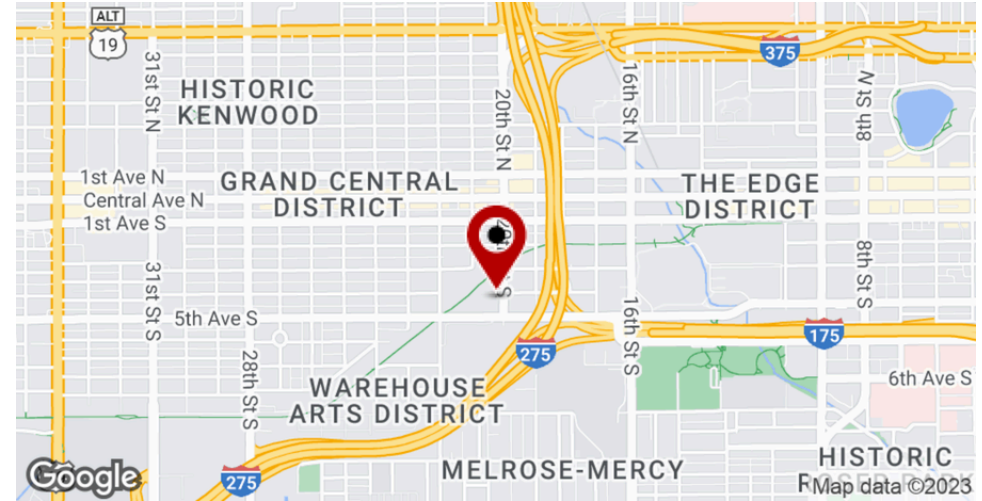


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Sale Price

**"CALL FOR PRICING GUIDANCE"**

## PROPERTY OVERVIEW

In 2019, the property was approved by council to allow for a 5,000 to 7,000 person outdoor performance venue. At the time, the space was projected to host 80 + events per year. The St Pete Catalyst noted, "The venue's location in an industrial area would avoid a number of problems faced by other outdoor performing arts venues like Vinoy Park or Al Lang Stadium."

Recent zoning initiatives have continued to add to the significance of this site. The proposed Industrial Mixed zoning category (I-Mix) would allow for mixed use multifamily development along the 22nd Street S corridor.

- <https://ilovetheburg.com/trails-crossing-st-pete/>
- <https://www.thefactorystpete.com/>
- <https://stpeteartsalliance.org/arts-culture-directory/details?itemid=271>
- <https://stpetecatalyst.com/i-mix-a-proposed-rezoning-initiative-for-industrial-22nd-street-south/>
- <https://millcreekplaces.com/community/modera-st-petersburg/>

## OFFERING SUMMARY

Lot Size:	2.4 Acres
Zoning:	IT
Market:	Tampa Bay
Submarket:	Warehouse Arts District



**JAKE WOLLMAN**  
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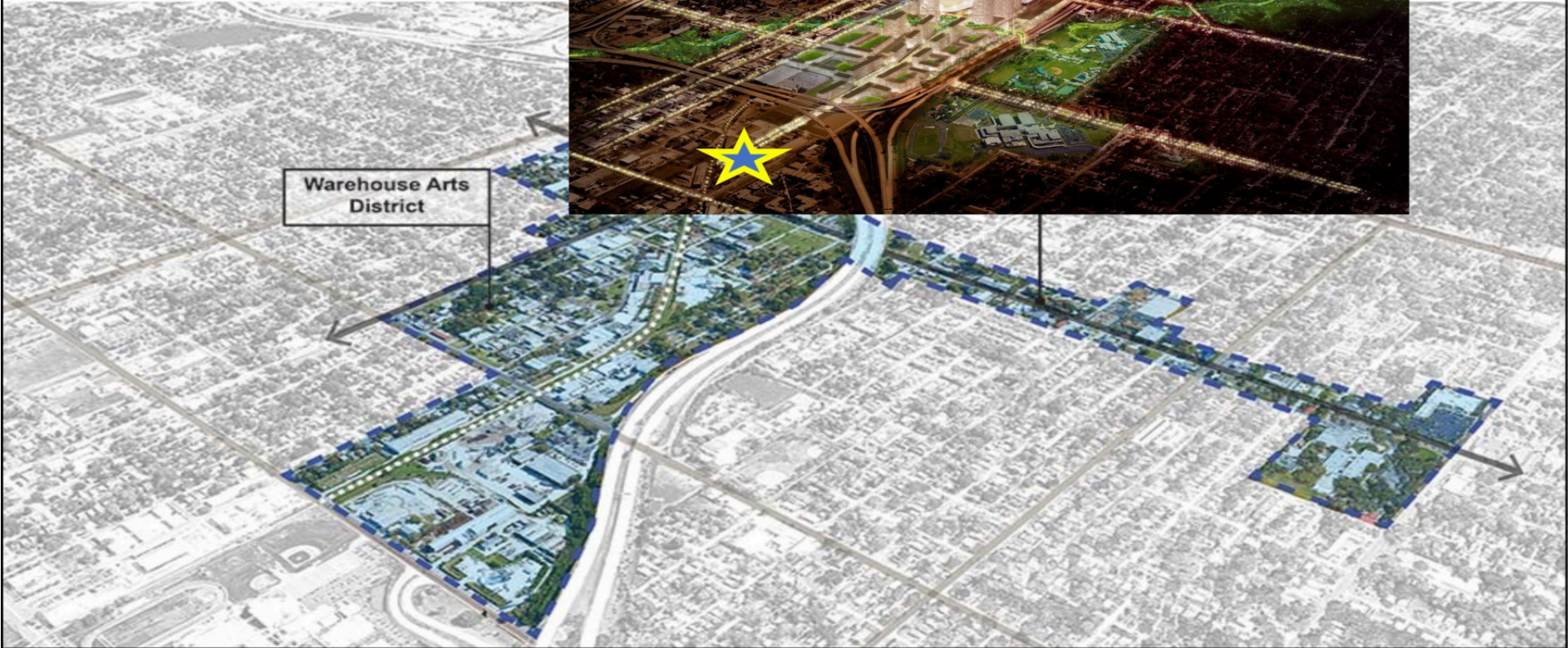


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Located Adjacent to Tropicana Field  
Field  
(85 Acre development site)



Warehouse Arts District



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Proposed 5th Ave S intersection - Morean Center for Clay



Artistic Rendering showing proposed I-Mix Development



Trails Crossing Rendering (Pedestrian Corridor under I-275)



Aerial view looking northwest



Rendering 22nd Street Corridor



Rendering 22nd Street Corridor



Proximity to 3 Daughters Brewing



Rendering of street scape - Trails Crossing Pedestrian Corridor