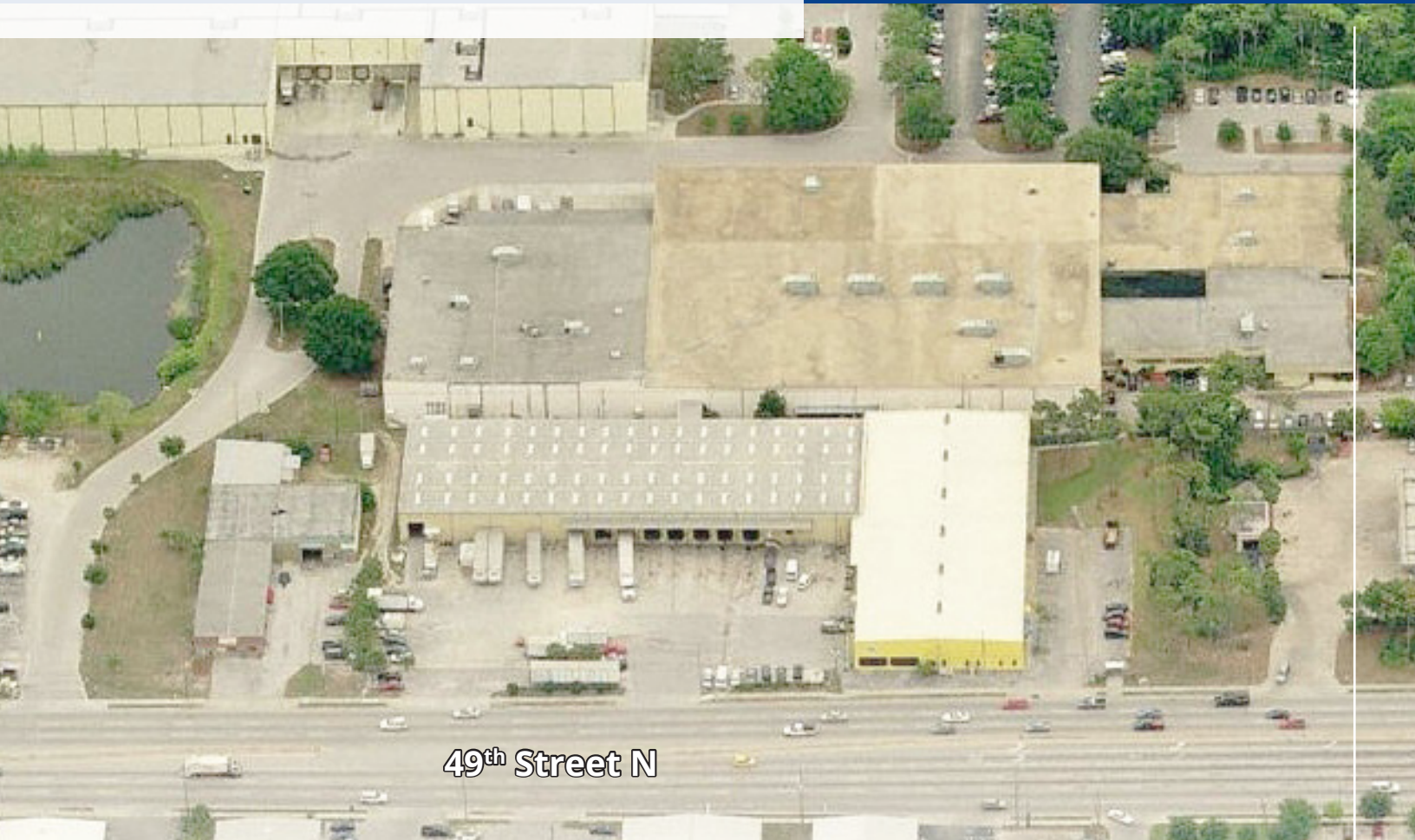


# For Lease



13555 49<sup>th</sup> Street N  
Clearwater, FL 33762



49<sup>th</sup> Street N

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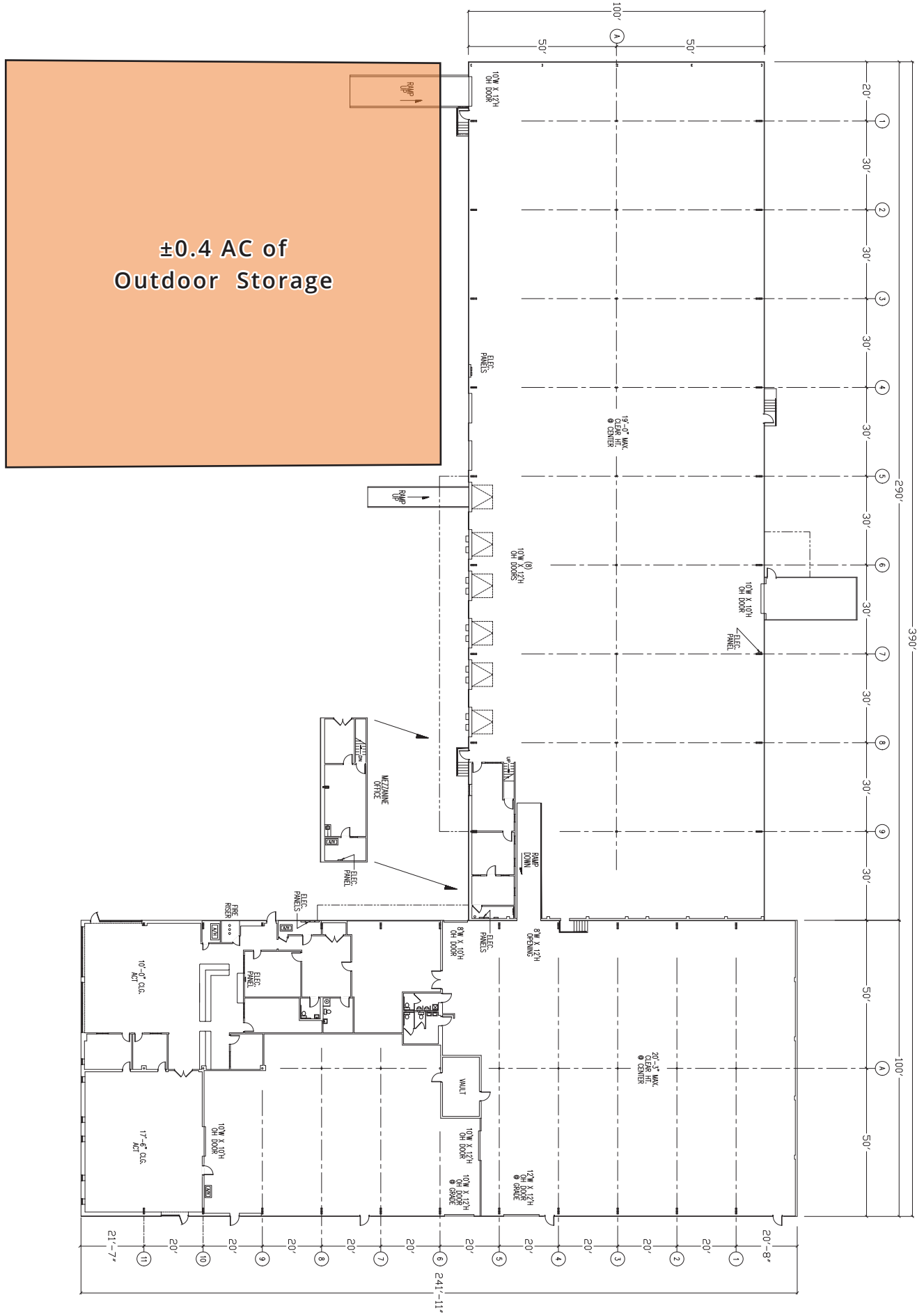
## Property Overview

- Frontage, Access and Visibility on Ulmerton Road (61,000 VPD) and on 49th Street N. (70,000 VPD)
- Move-In Ready Space
- Showroom
- ±0.4 AC of Outdoor Storage
- Availability – Immediately
- Inquire for Lease Rate

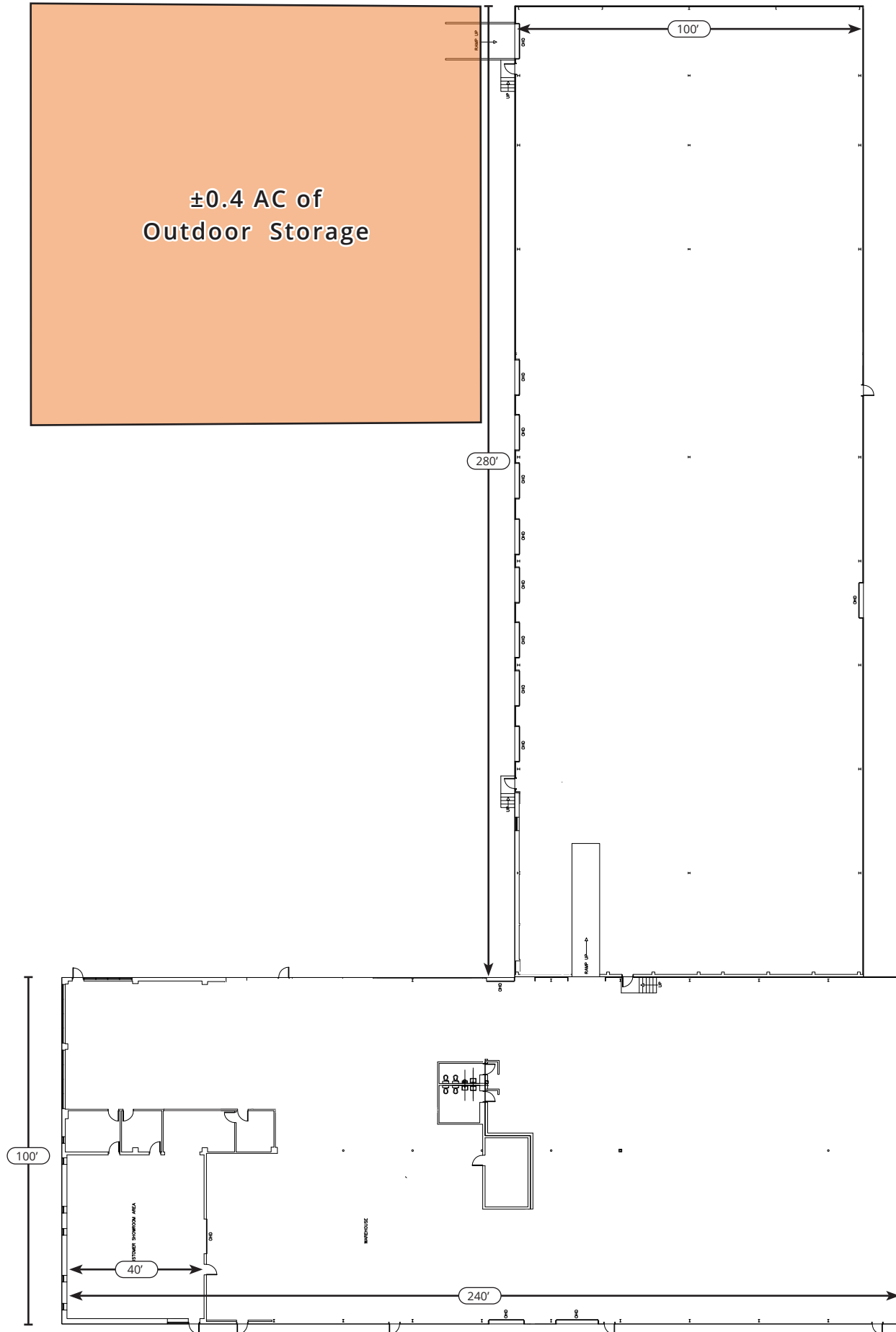
<b>Building Size:</b>	53,824 SF
<b>Lot Size:</b>	2.98 Acres
<b>Year Built:</b>	1985
<b>Office SF:</b>	±8,089 SF (additional 635 SF of mezzanine office)
<b>Warehouse SF:</b>	45,735 SF
<b>Loading:</b>	9 Dock-High Doors (6 pit levelers) 1 Drive-In Ramp 2 Grade Level Doors
<b>Clear Height:</b>	18'-20'
<b>Power:</b>	400 Amps, 120/208 Volts, Three Phase
<b>Sprinklers:</b>	Wet
<b>Outside Storage:</b>	±0.4 AC Fenced & Lit
<b>Zoning:</b>	IL

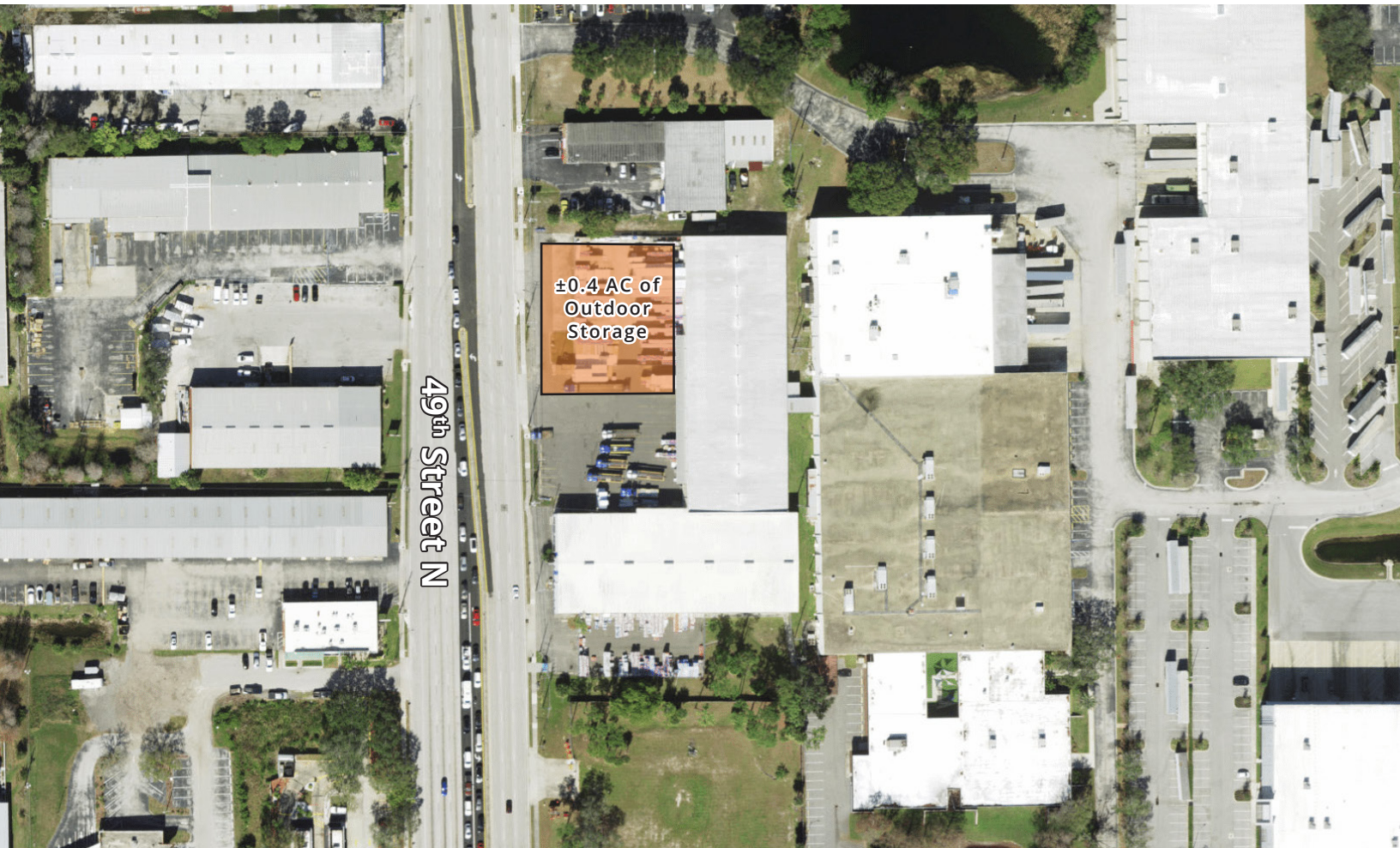


# Floor Plan



# Speculative Floor Plan

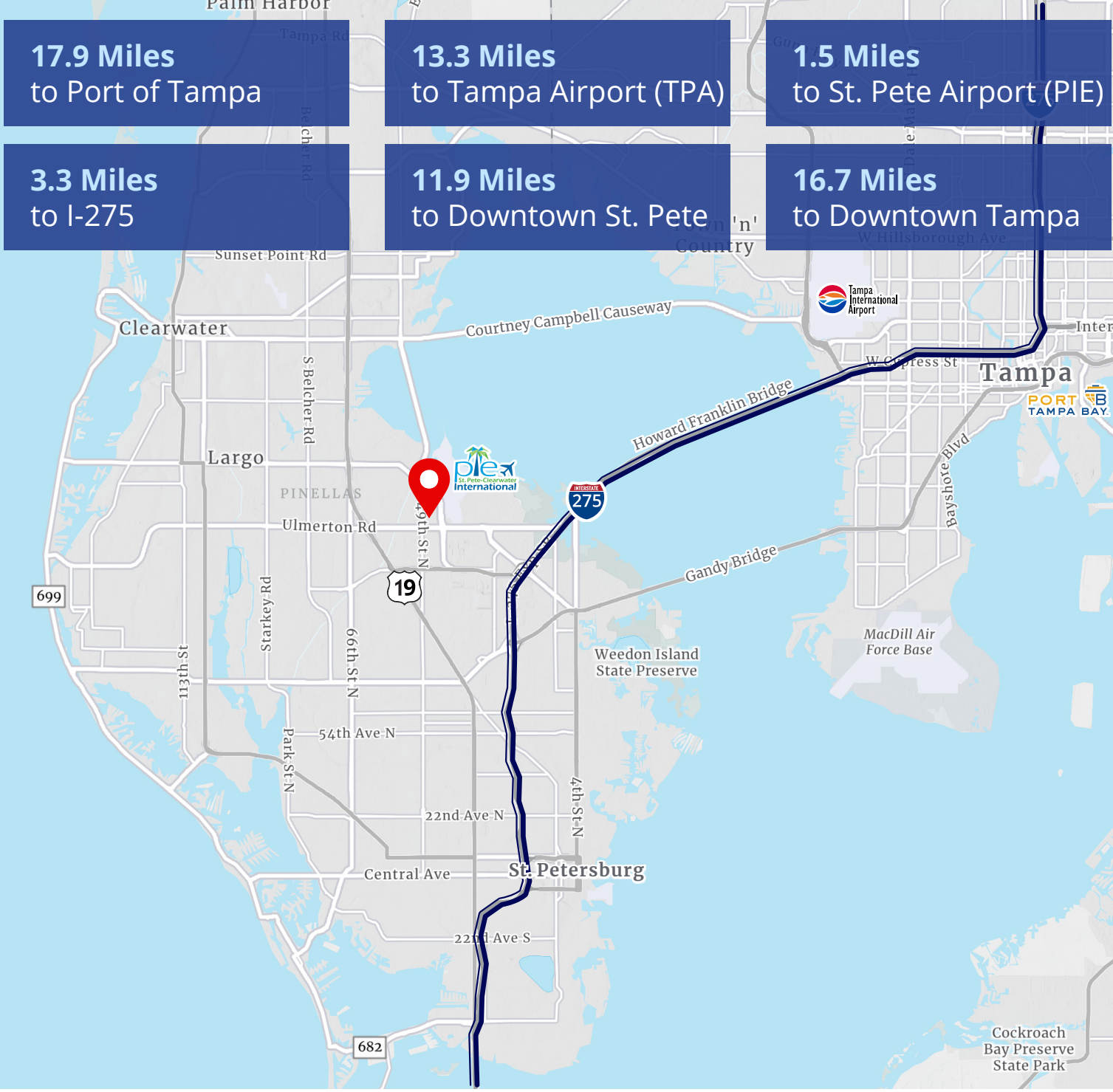




# Interior



# Location Overview



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