

Industrial Building For Lease

13311 60th St N
Clearwater, FL 33760

For More Information Contact:

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01 Executive Summary

John Burpee & Associates is pleased to present for lease Unit A at 13311 60th St N, an approximately 3,000-square-foot industrial suite within a free-standing, 6,000-square-foot metal warehouse building in the heart of Clearwater's established 60th Street industrial corridor. Built in 1984, the building is a slab-on-grade, pre-finished metal structure that has been split into two leasable units, of which Unit A is now being offered for lease.

The suite features approximately 14-foot clear height, a grade-level 10x12-foot front-load door, and a newly renovated, air-conditioned office with a private bathroom. a valuable upgrade in this submarket that few comparable spaces offer. On-site paved parking, a functional layout, and immediate access to Ulmerton Road (SR 688), US-19, and I-275 round out a highly usable, well-located space for owner-occupants and tenants alike.

Available for lease at \$18.00 per square foot NNN, offering a tenant the opportunity to secure freshly upgraded space at a competitive market rate in a corridor that continues to see limited availability and steady demand.

Ideal Uses

- Light industrial, assembly, or fabrication users
 - Warehousing, storage, and distribution operations
 - Trade contractors (electrical, plumbing, HVAC, low-voltage, etc.)
 - Service-based businesses needing warehouse plus office
 - Owner-users or growing tenants outgrowing a smaller space
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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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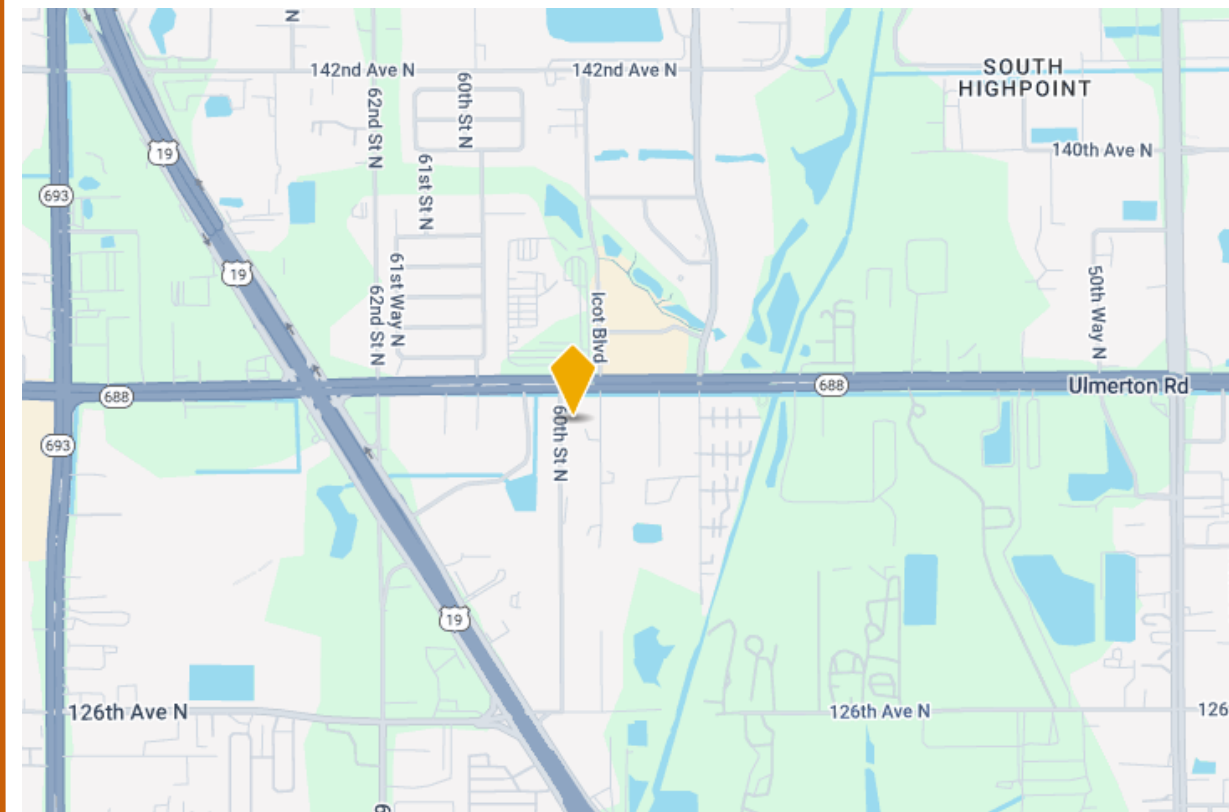
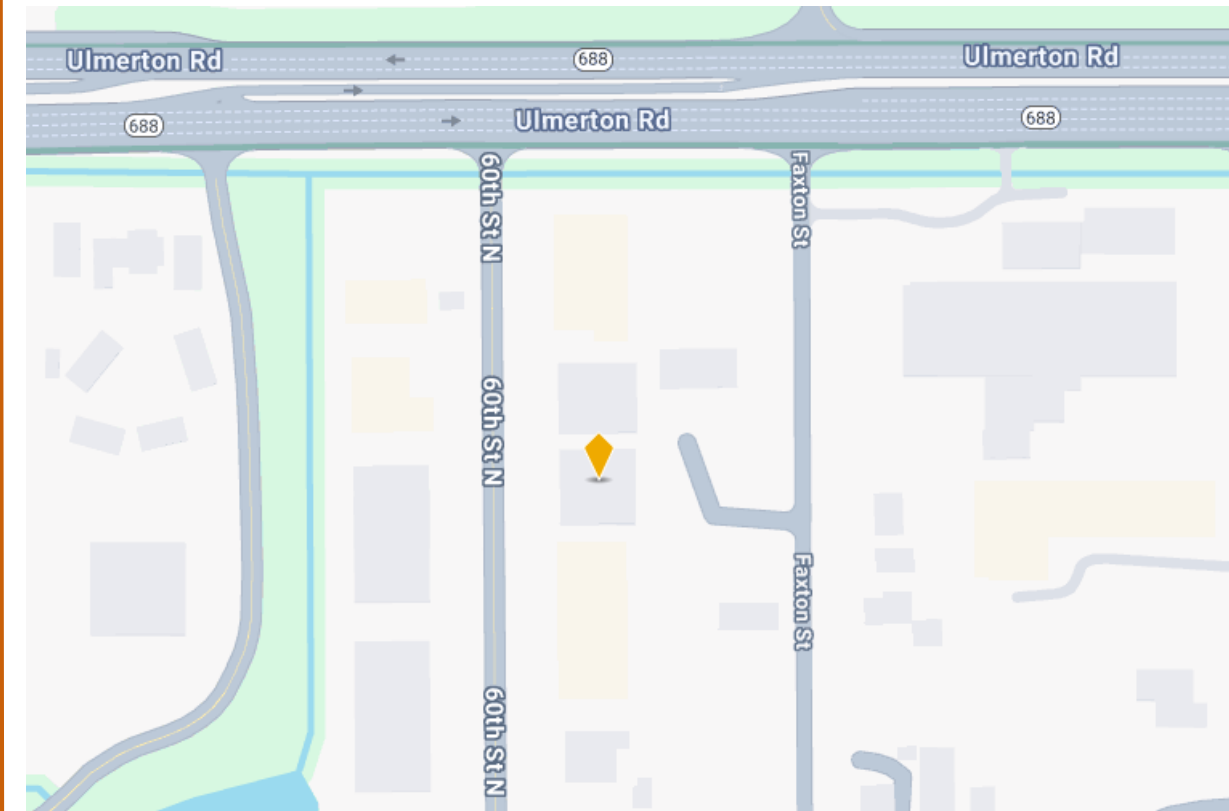
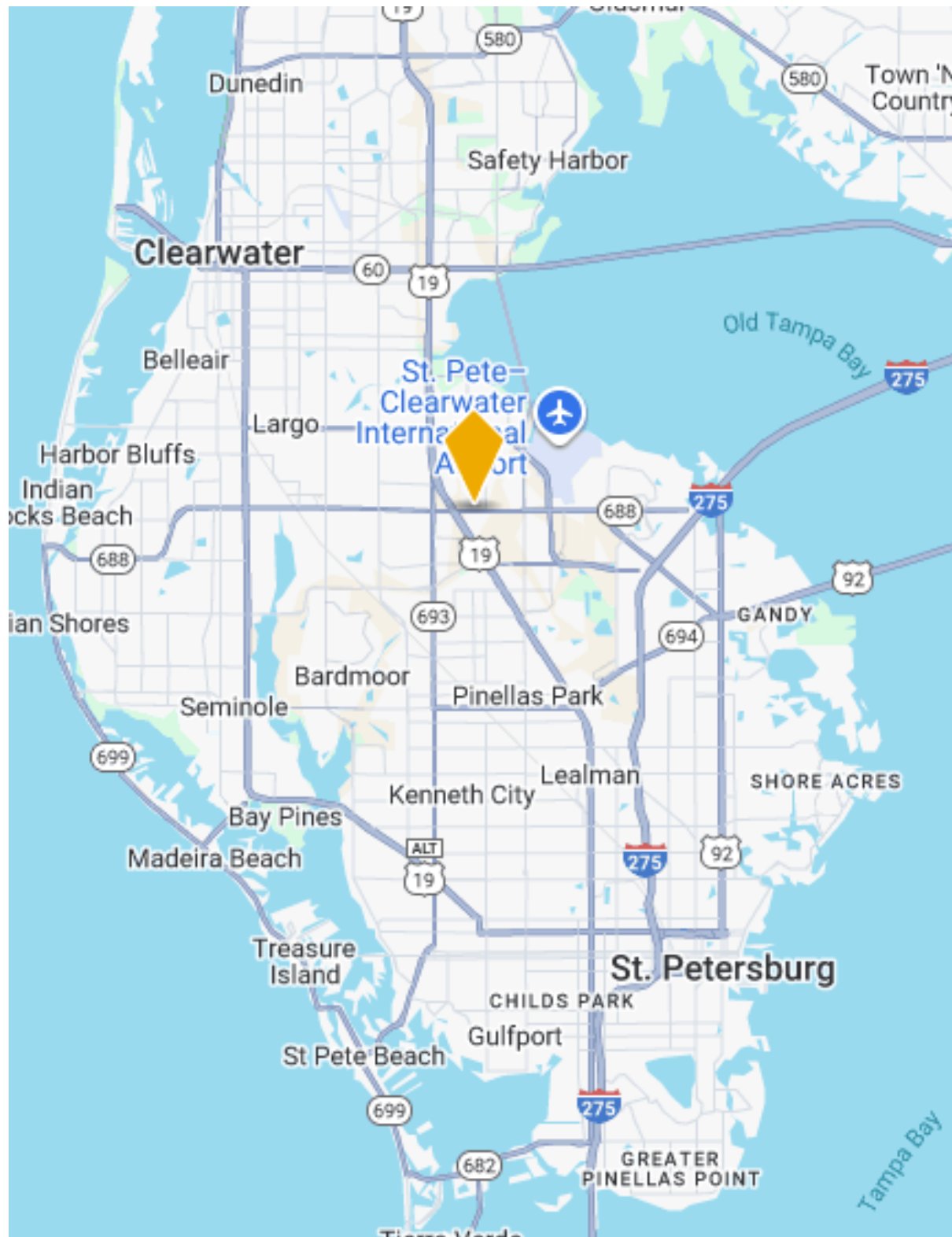
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Paid 12/08/2025 Receipt # 1665-25-TAX-087070\$2,081.60



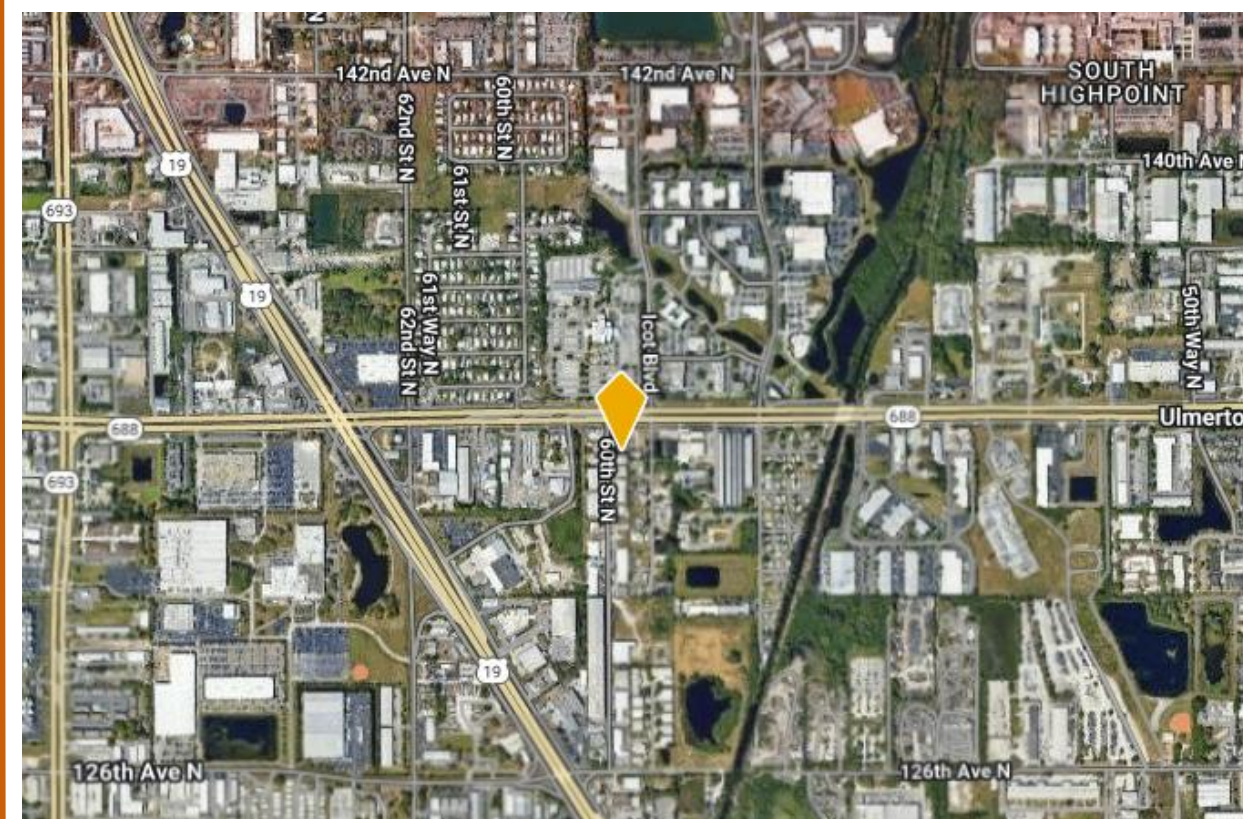
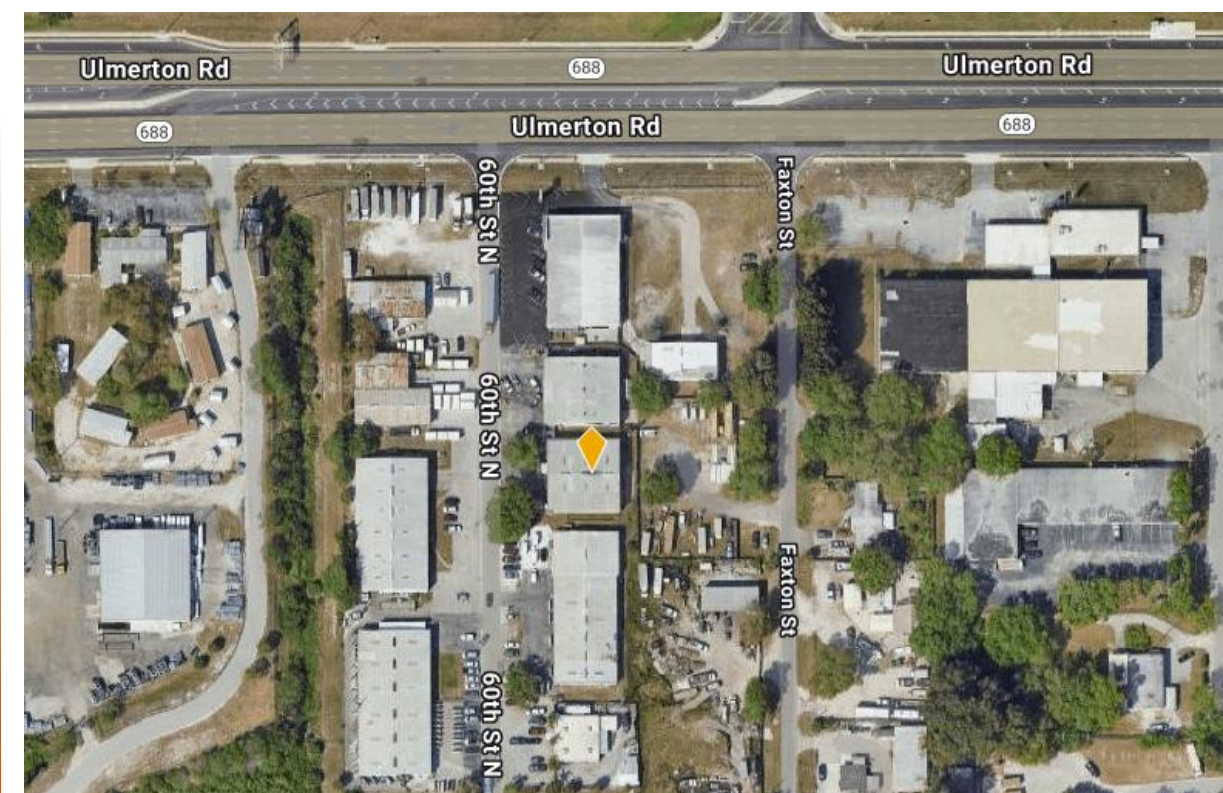
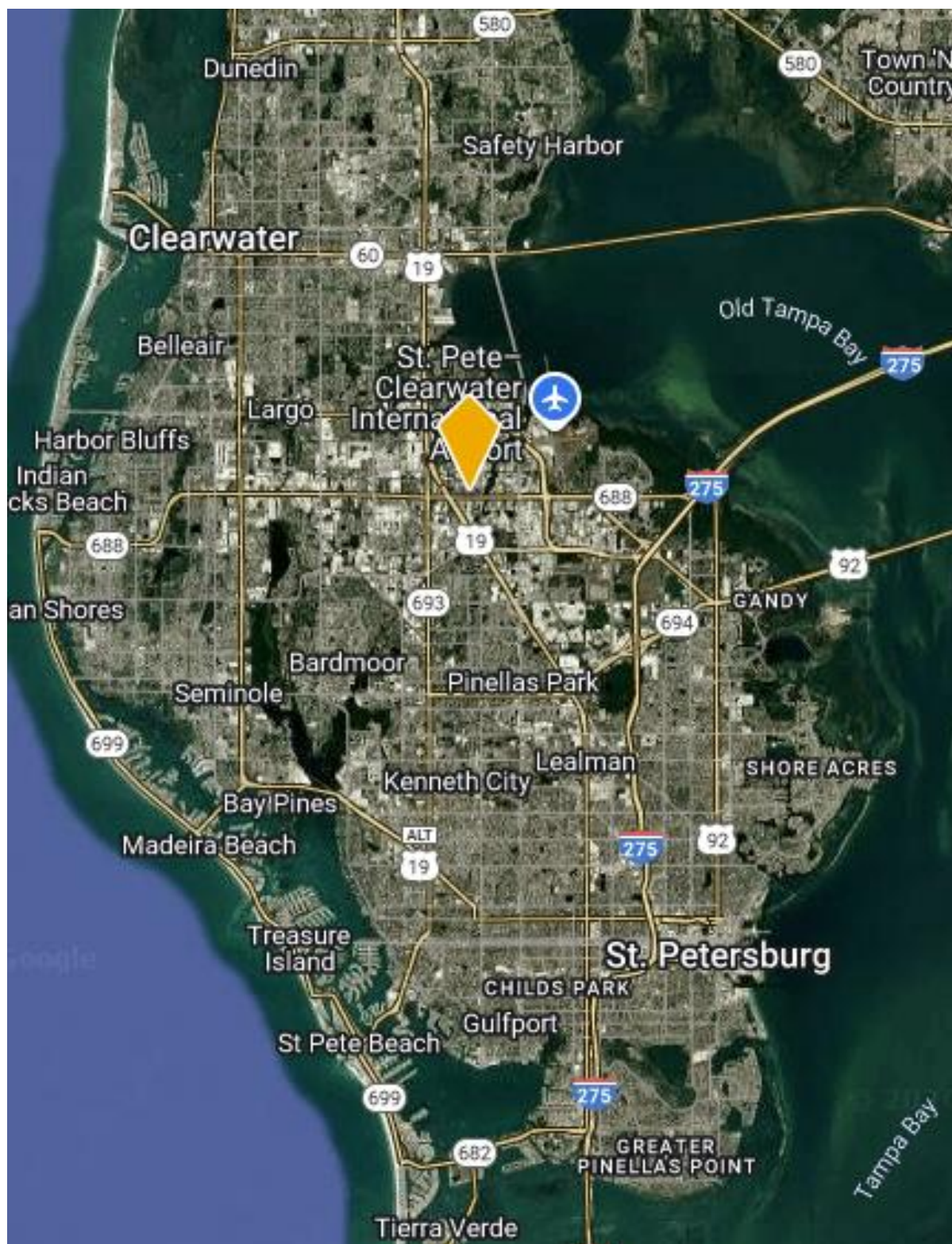


03 Location Overview





03 Location Overview



04 Photo Gallery







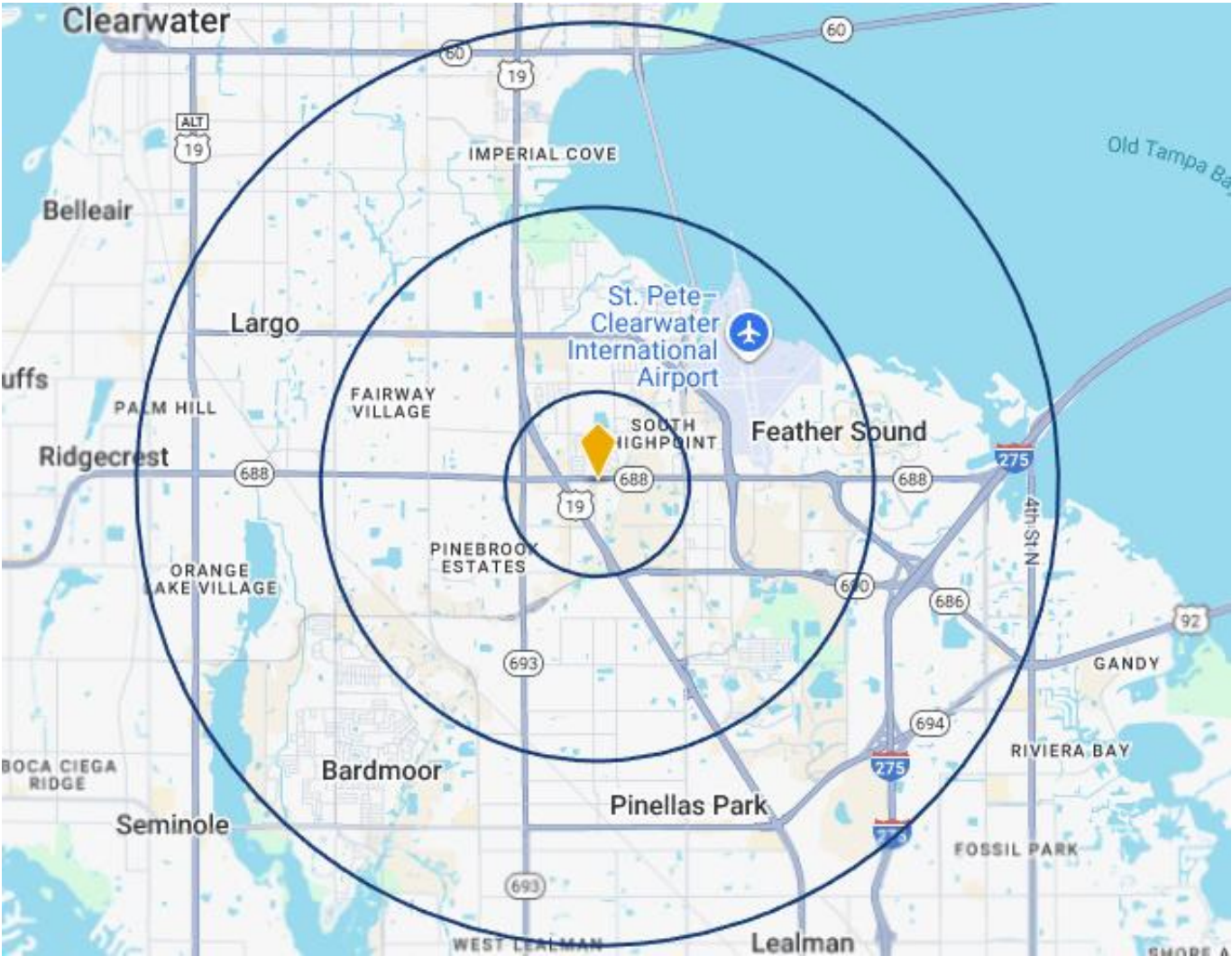
05 Property Comps – Lease





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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