

**INDUSTRIAL REALTY SOLUTIONS**

**ALL INDUSTRIAL...ALL THE TIME**



# 10,500 SQ. FT. OFFICE/WAREHOUSE

**4151 118TH AVENUE NORTH, CLEARWATER, FLORIDA 33762**



- **10,500 SQUARE FOOT OFFICE/WAREHOUSE OR MANUFACTURING FACILITY**
- **1,500± SQUARE FEET OFFICE**
- **9,000± SQUARE FEET WAREHOUSE**
- **CLEAR SPAN FACILITY**
- **13.7'-16' CLEAR HEIGHT**
- **4 GRADE LEVEL LOADING DOORS (3 MEASURING 14'H X 16'W)**
- **1 SHARED DOCK WELL**
- **FULLY SPRINKLERED**
- **CONSTRUCTED IN 1980**
- **800± AMP 3-PHASE POWER**
- **E-1 ZONING, PINELLAS CO.**
- **10-15 PARKING SPACES**
- **FENCED OUTSIDE STORAGE**
- **.65± ACRE MOL SITE**
- **FOR LEASE**



**FOR ADDITIONAL INFORMATION CONTACT:**

**TYLER THOMAS, JD**

**CELL (727) 642-4384**

**DERON THOMAS, CCIM, SIOR**

**KYLE HARRIS**

**OFFICE (727) 724-3300**



**INDUSTRIAL REALTY SOLUTIONS, INC.**

**701 ENTERPRISE ROAD E., SUITE 701**

**SAFETY HARBOR, FL 34695**

**TY@INDUSTRIALREALTYSOLUTIONS.COM**

**WWW.INDUSTRIALREALTYSOLUTIONS.COM**

No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, rental or other conditions, and to special conditions imposed by our principals.

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