

FOR LEASE



13100-13191  
56<sup>TH</sup> COURT

## Waterside Business Center

Air-Conditioned Flex & Warehouse Space Available

13100-13191 56<sup>th</sup> Court, Clearwater, FL 33760

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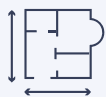
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## Property Highlights



8 Buildings Totaling  
±284,170 SF



Up to ±34,369 SF of  
Industrial and Flex  
Space Available



16.5' - 21.5' Clear Height



Immediate Access to  
Ulmerton Road, US-19  
and I-275



Parking Ratio of  
±1.81/1,000 SF



Dock High and  
Oversized Grade-Level  
Loading Doors (12'x14')



M-1 Zoning



Climate-Controlled  
Flex & Warehouse

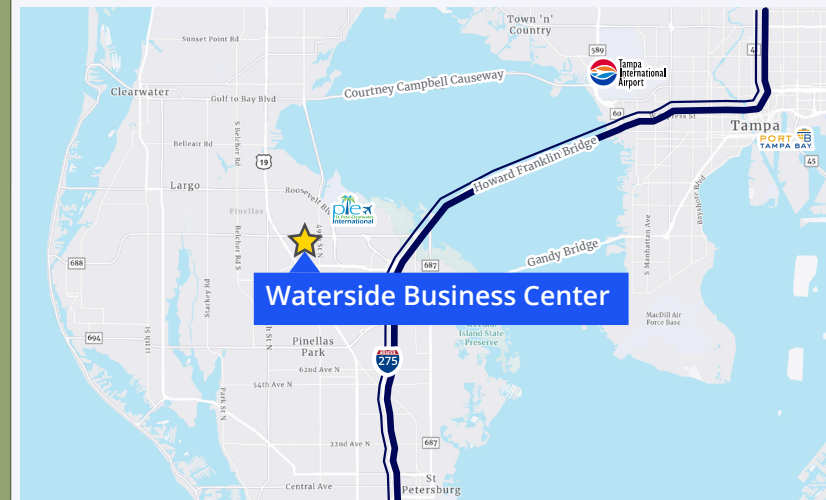
# Site Plan



# Availabilities

Suite	Size
Bldg 5, Suite 501-511	9,611 SF - 34,369 SF
Bldg 8, Suite 805-808	9,982 SF
Bldg 6, Suite 604-605	6,193 SF
Bldg 8, Suite 805-806	5,384 SF
Bldg 8, Suite 801-803	4,974 SF
Bldg 8, Suite 811-812	4,874 SF
Bldg 8, Suite 807-808	4,598 SF
Bldg 6, Suite 603	3,239 SF
Bldg 3, Suite 305	2,122 SF

# Location



Highway	Distance
Ulmerton Road	0.1 Mile
US-19	0.8 Mile
Gateway Expressway	1.2 Miles
I-275	4.0 Miles

# Interior Office Finishes



# Warehouse and Production Space



# Floor Plan

## BUILDING 5

### Suite 501 - 511

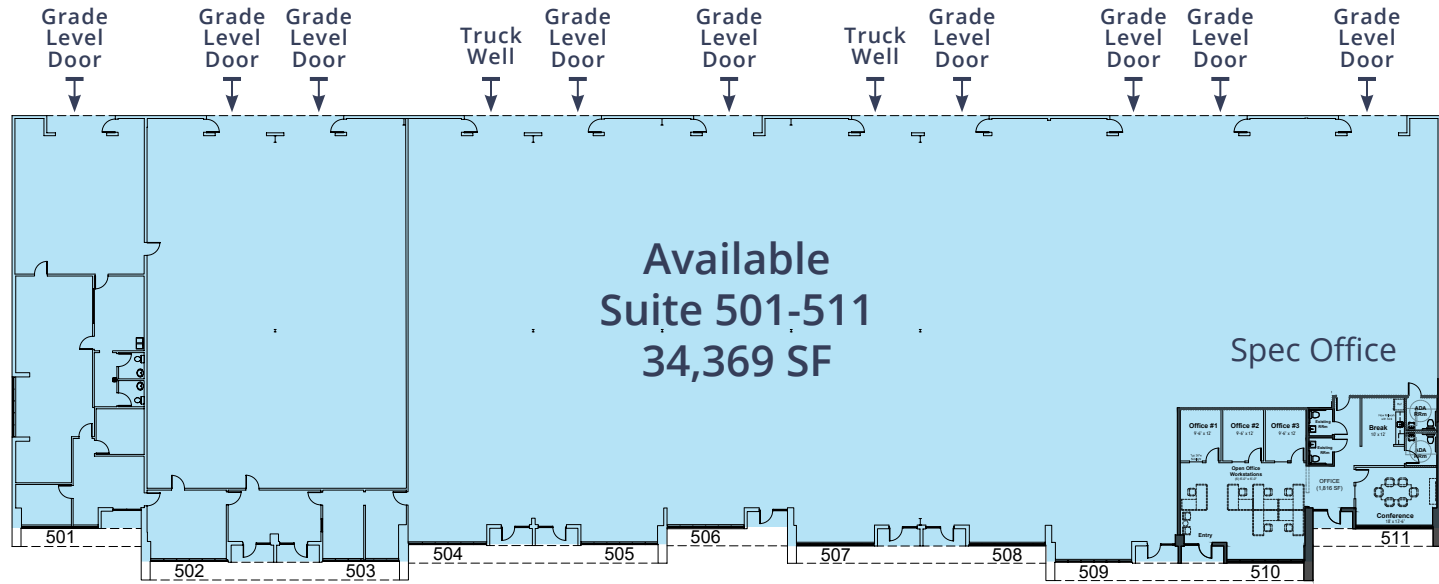
Available SF:	34,369 SF
Demisable:	9,611 SF - 34,369 SF
Office SF:	4,738 SF
Clear Height:	17.5'
Loading:	9 Oversized Grade Level Doors (12'x14') 2 Dock High Doors (Truck Wells)
Power:	3-Phase
Available:	Now

- \*Climate-controlled warehouse
- \*Ability to add additional dock high loading

**Climate-Controlled Warehouse**

**Demisable to 9,611 SF**

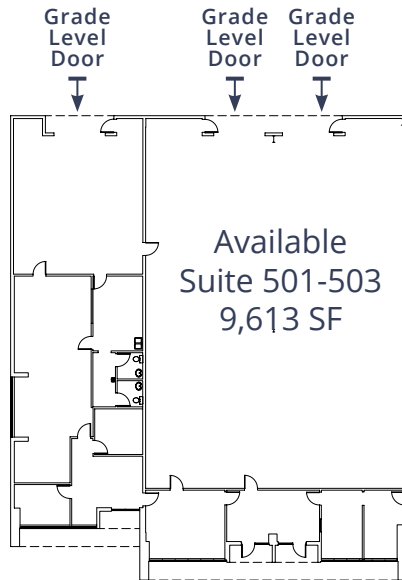
**Dock High Loading**



### Suite 501 - 503

Available SF:	9,613 SF
Warehouse:	6,690 SF
Office SF:	2,923 SF
Clear Height:	17.5'
Loading:	3 Oversized Grade Level Doors (12'x14')
Power:	3-Phase
Available:	Now

- \*Climate-controlled warehouse
- \*Ability to add dock high loading

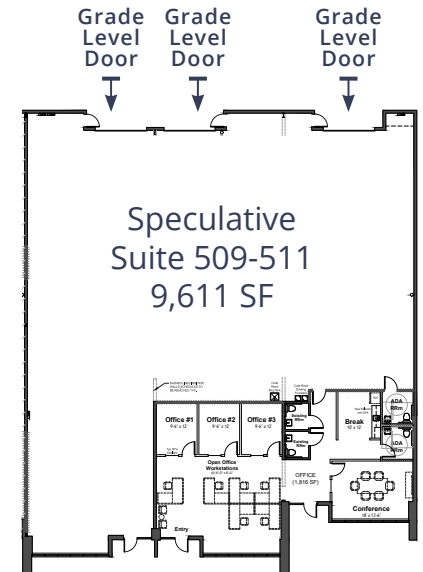


## SPECULATIVE SPACE

### Suite 509 - 511

Available SF:	9,611 SF
Warehouse:	7,796 SF
Office SF:	1,815 SF
Clear Height:	17.5'
Loading:	3 Oversized Grade Level Doors (12'x14')
Power:	3-Phase
Available:	August 1st

- \*Ability to add dock high loading

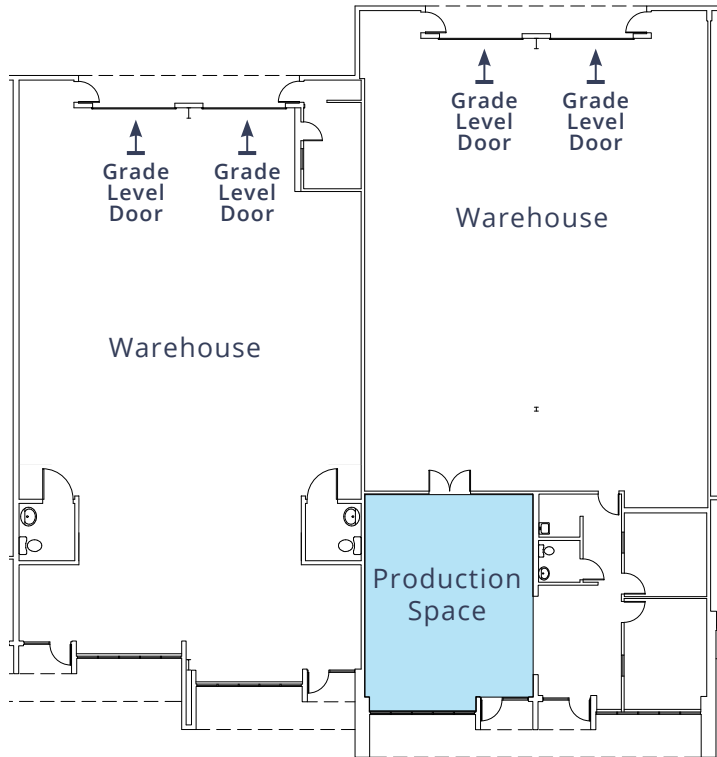


# Floor Plan

## BUILDING 8

### Suite 805-808

Available SF:	9,982 SF
Warehouse SF:	7,859 SF
Office SF:	2,132 SF
Clear Height:	16.5'
Loading:	4 Oversized Grade Level Doors (12'x14') 1 Dock High
Power:	3-Phase
Available:	Now



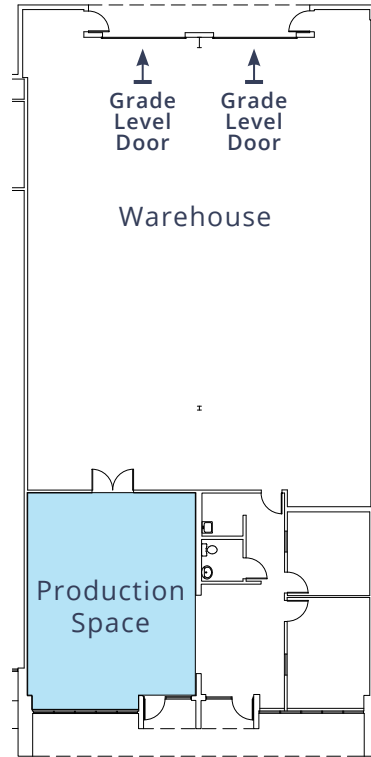
Shared Truck Well

Climate-Controlled Warehouse

## BUILDING 8

### Suite 805-806

Available SF:	5,384 SF
Warehouse SF:	3,511 SF
Office SF:	1,873 SF
Clear Height:	16.5'
Loading:	2 Oversized Grade Level Doors (12'x14') 1 Dock High
Power:	3-Phase
Available:	Now



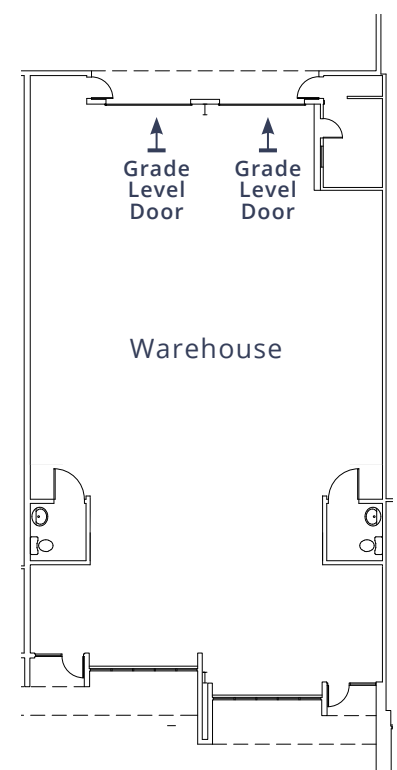
Shared Truck Well

Climate-Controlled Warehouse

## BUILDING 8

### Suite 807-808

Available SF:	4,598 SF
Warehouse SF:	4,348 SF
Office SF:	250 SF
Clear Height:	16.5'
Loading:	2 Oversized Grade Level Doors (12'x14') 1 Dock High
Power:	3-Phase
Available:	Now



Shared Truck Well

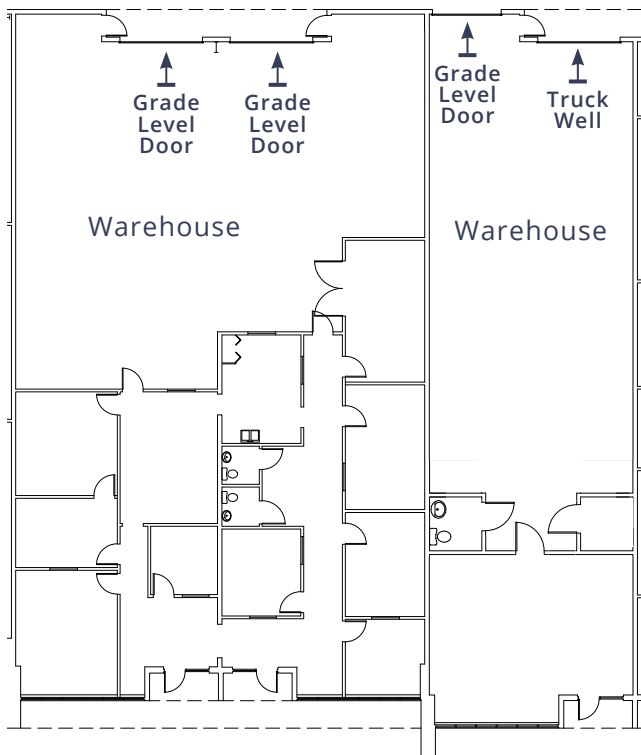
Climate-Controlled Warehouse

# Floor Plan

## BUILDING 6

### Suite 603-605

Available SF:	9,432 SF
Warehouse SF:	5,090 SF
Office SF:	4,342 SF
Clear Height:	17.5'
Loading:	1 Dock High Door 3 Oversized Grade Level Doors (12'x14')
Power:	3-Phase
Available:	September 1 <sup>st</sup>

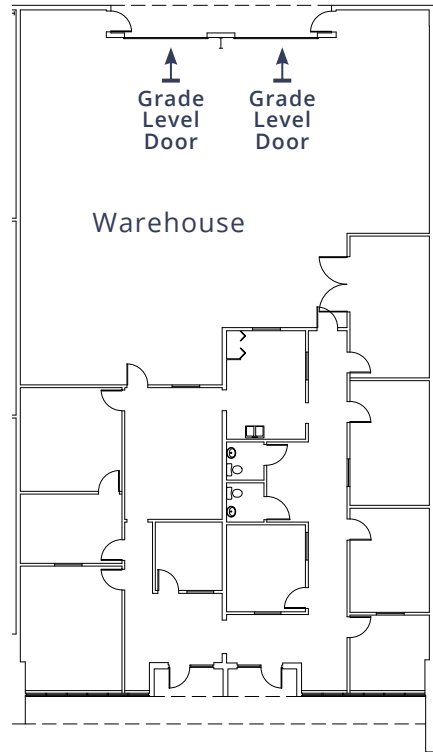


**Climate-Controlled Warehouse**

## BUILDING 6

### Suite 604-605

Available SF:	6,193 SF
Warehouse SF:	2,851 SF
Office SF:	3,342 SF
Clear Height:	17.5'
Loading:	2 Oversized Grade Level Doors (12'x14')
Power:	3-Phase
Available:	September 1 <sup>st</sup>



**Climate-Controlled Warehouse**

## BUILDING 6

### Suite 603

Available SF:	3,239 SF
Warehouse SF:	2,239 SF
Office SF:	1,000 SF
Clear Height:	17.5'
Loading:	1 Dock High Door 1 Oversized Grade Level Doors (12'x14')
Power:	3-Phase
Available:	September 1 <sup>st</sup>



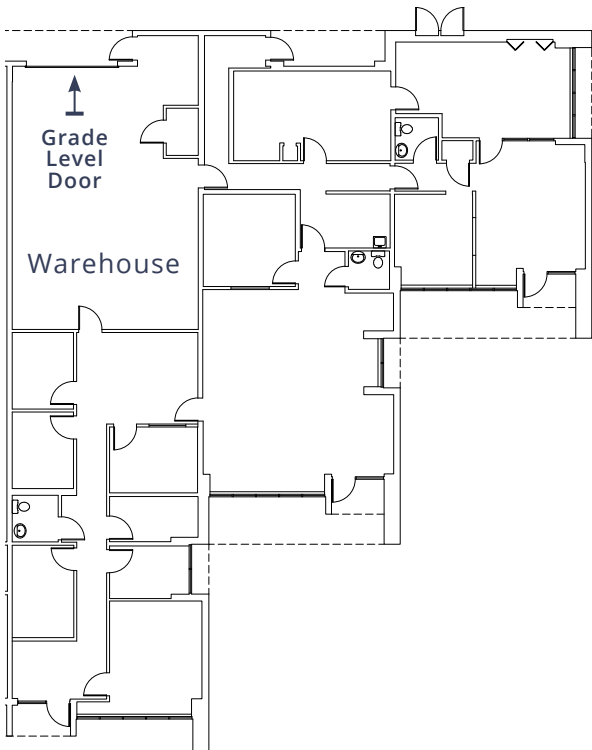
**Climate-Controlled Warehouse**

# Floor Plan

## BUILDING 8

Suite 801-803

Available SF:	4,974 SF
Warehouse SF:	965 SF
Office SF:	4,009 SF
Clear Height:	16.5'
Loading:	1 Oversized Grade Level Doors (12'x14') 1 Dock High
Power:	3-Phase
Available:	August 1 <sup>st</sup>

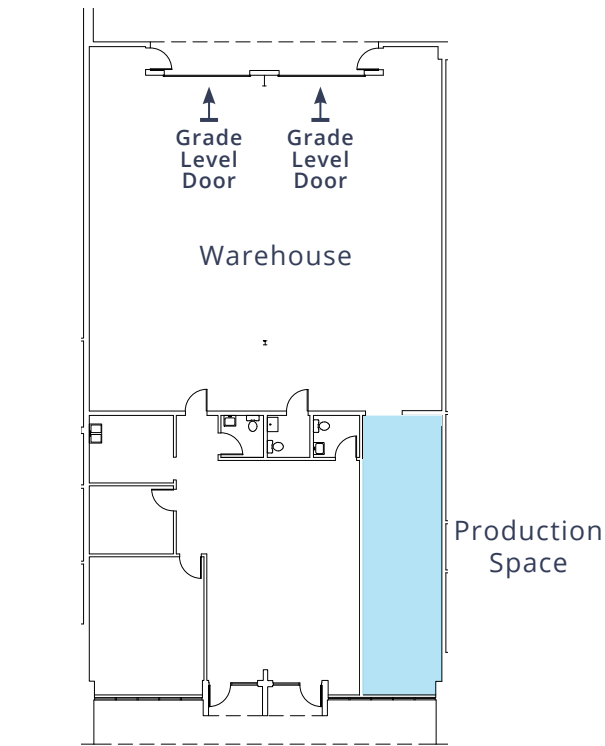


**Shared Truck Well**   **Climate-Controlled Warehouse**

## BUILDING 8

Suite 811-812

Available SF:	4,874 SF
Warehouse SF:	2,562 SF
Office SF:	2,312 SF
Clear Height:	16.5'
Loading:	2 Oversized Grade Level Doors (12'x14') 1 Dock High
Power:	3-Phase
Available:	Now



**Shared Truck Well**   **Climate-Controlled Warehouse**

## BUILDING 3

Suite 305

Available SF:	2,122 SF
Warehouse SF:	1,607 SF
Office SF:	515 SF
Clear Height:	16.5'
Loading:	1 Oversized Grade Level Door (12'x14')
Power:	3-Phase
Available:	Now





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Accelerating success.

For more information, contact:

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