

VIDEO TOUR



Industrial | For Sale | 4,720 SF

Asking Price: \$1,100,000

OFFERING MEMORANDUM | 1060 HARBOR LAKE DRIVE | SAFETY HARBOR, FL

Exclusively Listed by

Alex Lucke, CCIM - Commercial Director | (727) 410-2896 | AlexLucke@KWCommercial.com | #SL3351552

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KW COMMERCIAL TAMPA PROPERTIES
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Table of Contents



01 - Property Information

Disclaimer	4
Executive Summary	5
Property Photos	6

02 - Location Information

Regional Map	11
Location Maps	12
Demographics	13

03 - Agent Profile

Professional Bio	15
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Disclaimer

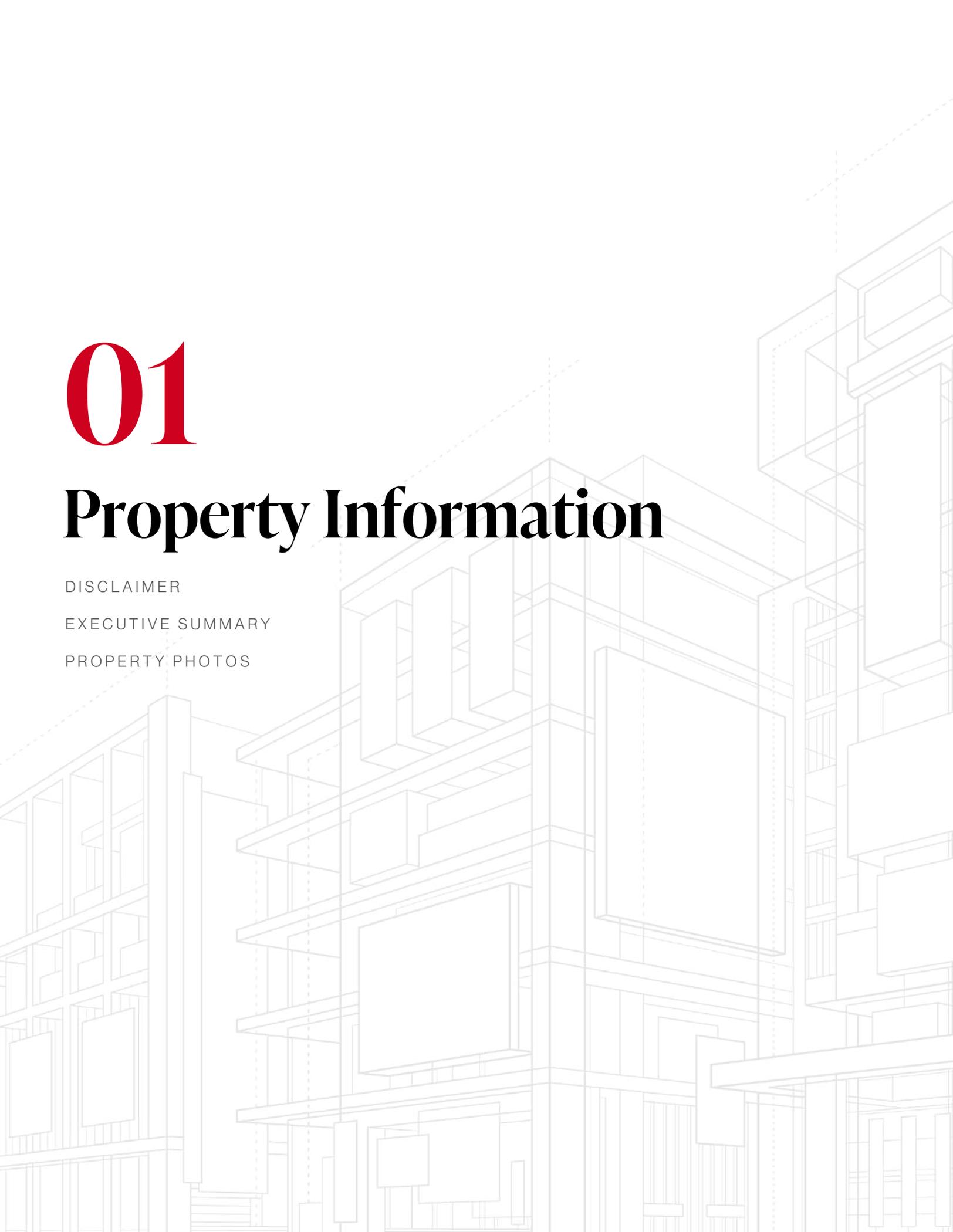
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The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a complex, three-dimensional grid of rectangular shapes, representing the structure of a multi-story building. The perspective is from a low angle, looking up at the building's facade. The wireframe is composed of solid lines for the main structure and dashed lines for hidden or receding edges, giving it a technical, blueprint-like appearance.

01

Property Information

DISCLAIMER

EXECUTIVE SUMMARY

PROPERTY PHOTOS

Disclaimer



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Executive Summary



Property Description

KW Commercial Tampa Properties is pleased to present 1060 Harbor Lake Drive, Safety Harbor, FL 34695 (the "Property"). This is a rare opportunity to acquire a freestanding industrial warehouse located within the highly desirable Harbor Lake Industrial Park in Safety Harbor.

The Property consists of approximately 4,720 square feet (40' x 118') of pre-engineered metal construction built in 1985. Constructed with steel truss and purlin roof framing, slab-on-grade foundation, spread/monolithic footings, and corrugated metal roofing, the building offers durable, functional industrial design suited for long-term operational use.

The building is approximately 100% warehouse space with no built-out office area, aside from a single restroom, allowing for maximum usable square footage and operational flexibility. The open-span interior provides an efficient layout ideal for fabrication, manufacturing, storage, or contractor-based businesses that prioritize production space over administrative build-out.

The warehouse features two 14-foot grade-level roll-up doors, 16-foot clear heights, and robust electrical service including two panels: one 150-amp panel and one 250-amp, 3-phase panel. The building is equipped with a substantial mechanical ventilation system consisting of three 10 HP, 36-inch Hartzell ceiling exhaust fans with interior air plenum distribution, along with five 3 HP, 36-inch Hartzell intake fans positioned along the south wall. This system provides significant airflow capacity for operations requiring heat dissipation, air exchange, or industrial ventilation.

The property includes a wide concrete apron for parking, loading, and maneuverability, along with additional exterior area suitable for equipment staging or material storage. Located within a stable industrial park environment with limited turnover, buildings of this size and functionality in Safety Harbor are increasingly difficult to find.

For owner-users seeking efficient industrial space with strong fundamentals and upgraded mechanical infrastructure, 1060 Harbor Lake Drive represents a practical opportunity in one of Pinellas County's most supply-constrained submarkets.

Offering Summary

Asking Price:	\$1,100,000
Total SF:	4,720 SF
Price per foot:	\$233/ft
Lot Size:	0.44 Acres
Zoning:	M-1 (Light Industrial - City of Safety Harbor)
Clear Heights:	16'
Grade Level Doors:	(2) 14' Doors
Year Built:	1985
APN:	33-28-16-36225-000-0370

Property Photos



Property Photos

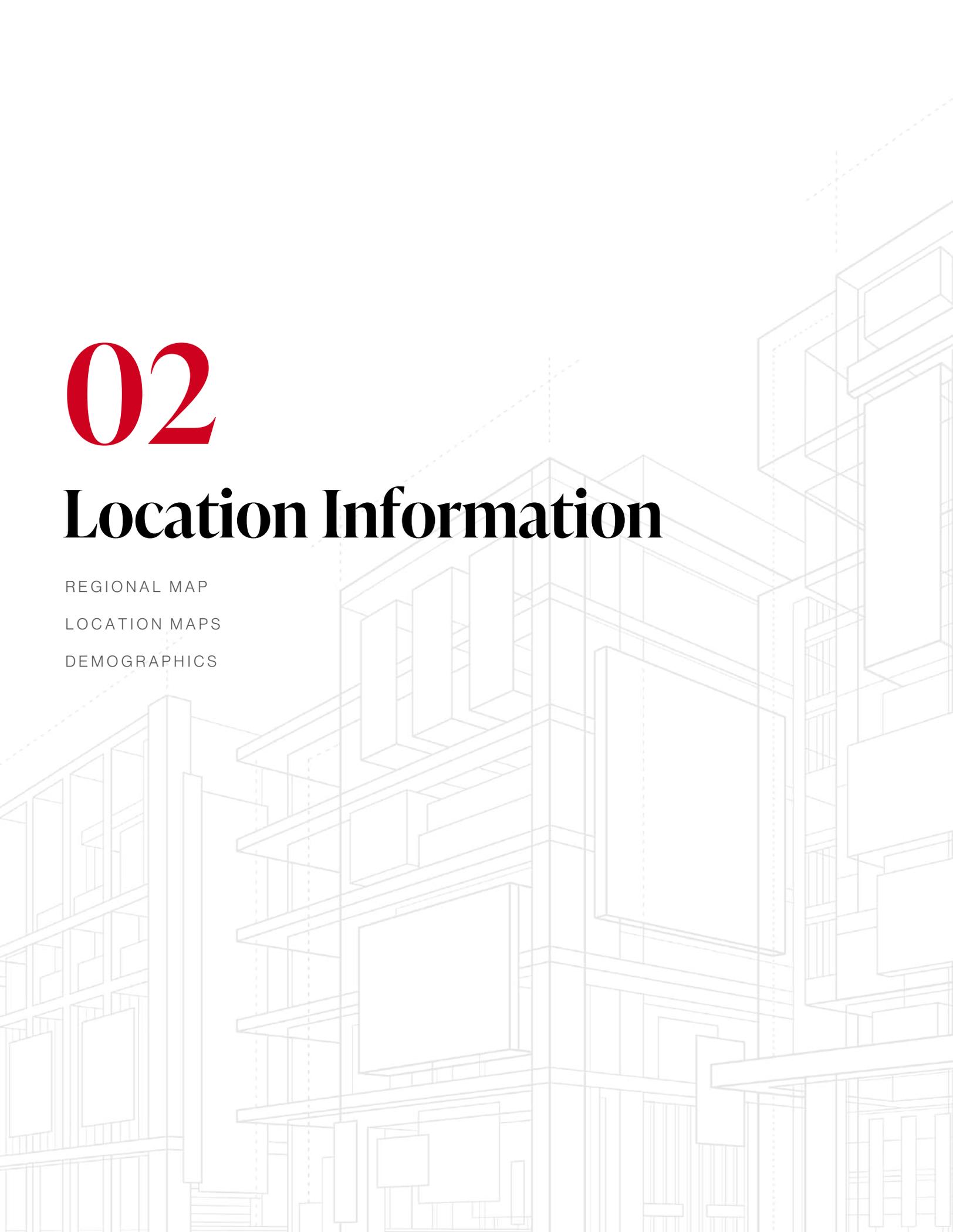


Property Photos



Property Photos



The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, balconies, and rectangular window openings, all rendered as thin lines. The perspective is from a low angle, looking up at the structure. Dotted lines are also visible, suggesting a grid or structural alignment.

02

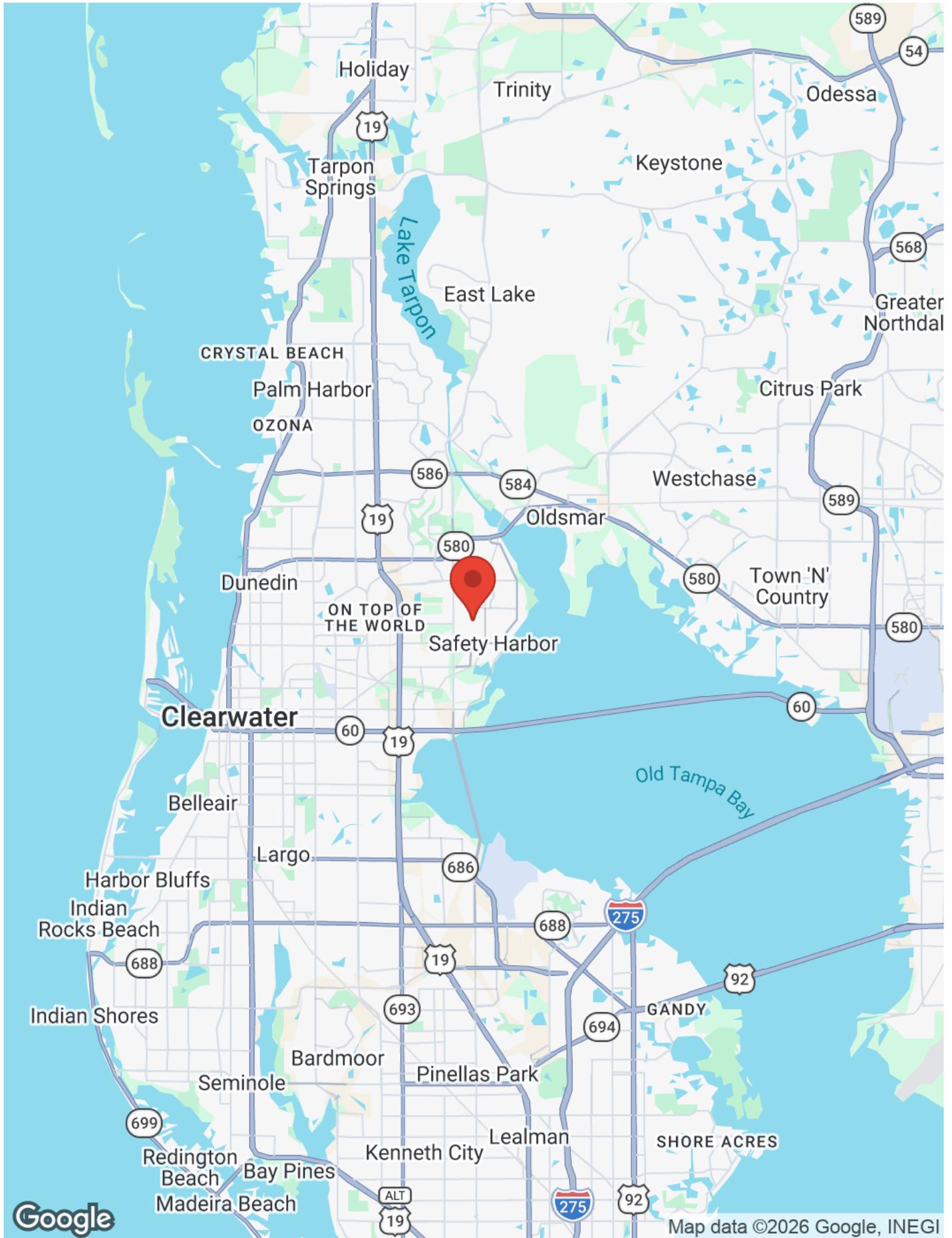
Location Information

REGIONAL MAP

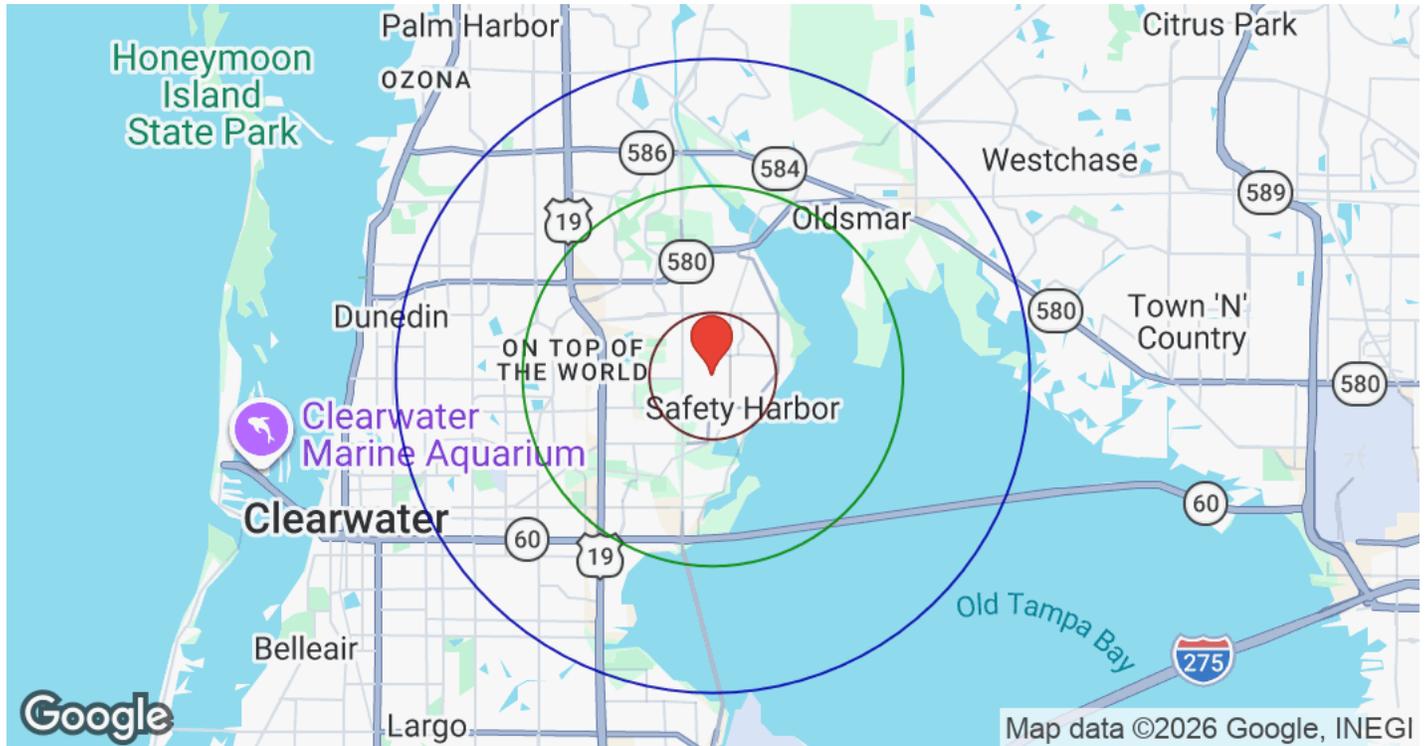
LOCATION MAPS

DEMOGRAPHICS

Regional Map



Demographics



Distance: ○ 1Mile ○ 3Miles ○ 5Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,442	31,099	89,417
	Female	4,658	33,910	93,947
	Total Population	9,100	65,009	183,363
Race / Ethnicity	White	6,859	48,126	133,525
	Black	633	4,330	12,615
	Am In/AK Nat	15	91	238
	Hawaiian	1	20	110
	Hispanic	1,031	8,568	25,616
	Asian	359	2,412	6,913
	Multiracial	189	1,365	3,961
	Other	14	104	385
Housing	Total Units	4,429	35,423	96,748
	Occupied	3,939	31,097	85,088
	Owner Occupied	3,029	21,071	55,887
	Renter Occupied	910	10,026	29,201
	Vacant	490	4,327	11,661
Age	Ages 0 - 14	1,236	7,766	22,776
	Ages 15 - 24	803	5,569	16,059
	Ages 25 - 54	3,175	21,698	66,436
	Ages 55 - 64	1,596	9,635	27,287
	Ages 65+	2,289	20,342	50,804
Income	Median	\$110,896	\$73,430	\$74,789
	Under \$15k	288	2,561	6,650
	\$15k - \$25k	168	2,301	5,967
	\$25k - \$35k	235	2,335	6,148
	\$35k - \$50k	294	3,576	9,544
	\$50k - \$75k	472	5,084	14,354
	\$75k - \$100k	348	3,428	10,548
	\$100k - \$150k	681	5,173	15,168
	\$150k - \$200k	444	2,786	7,408
	Over \$200k	1,010	3,854	9,300

The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, balconies, and window openings, rendered in a clean, minimalist line-art style. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

03

Agent Profile

PROFESSIONAL BIO

Professional Bio



ALEX LUCKE, CCIM

Commercial Director

AlexLucke@KWCommercial.com

Direct: (727) 410-2896 | **Cell:** (727) 410-2896

#SL3351552

Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast—delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation—an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.

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