

# SMALL BAY WAREHOUSE SPACE FOR LEASE

12485-12555 44TH ST. N. | CLEARWATER, FL 33762

**Available  
Now**

## PROPERTY OVERVIEW

AVAILABLE SPACES:

**3,729 SF**

**SUITE E:** Fully Air-Conditioned, 2 Story

**LOADING:** (3) Grade-Level, Cross-Dock Loading

**CLEAR HEIGHT:** 18'

**POWER:** 3-Phase

**ZONING:** Industrial Heavy (IH)

**PARKING:** 1/1,000 SF - Unreserved Vehicle  
Parking Spaces

**SPRINKLERS:** Non-Sprinklered Buildings

## CAPITAL IMPROVEMENTS

- Parking Lot Restriped
- New Roofs on All Buildings
- Exterior Facade Repainted on All Buildings
- All Availabilities are Move-In Ready with New Paint and Flooring in the Offices



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COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY

## BUILDING 12485

### SUITE E | 3,729 SF

AVAILABLE: Within 30 Days Notice

MAX DIVISIBLE: 3,729 SF

OFFICE SPACE: Air-Conditioned, 1-Story

LOADING: (3) 10'x12' Grade-Level, Cross-Dock Doors

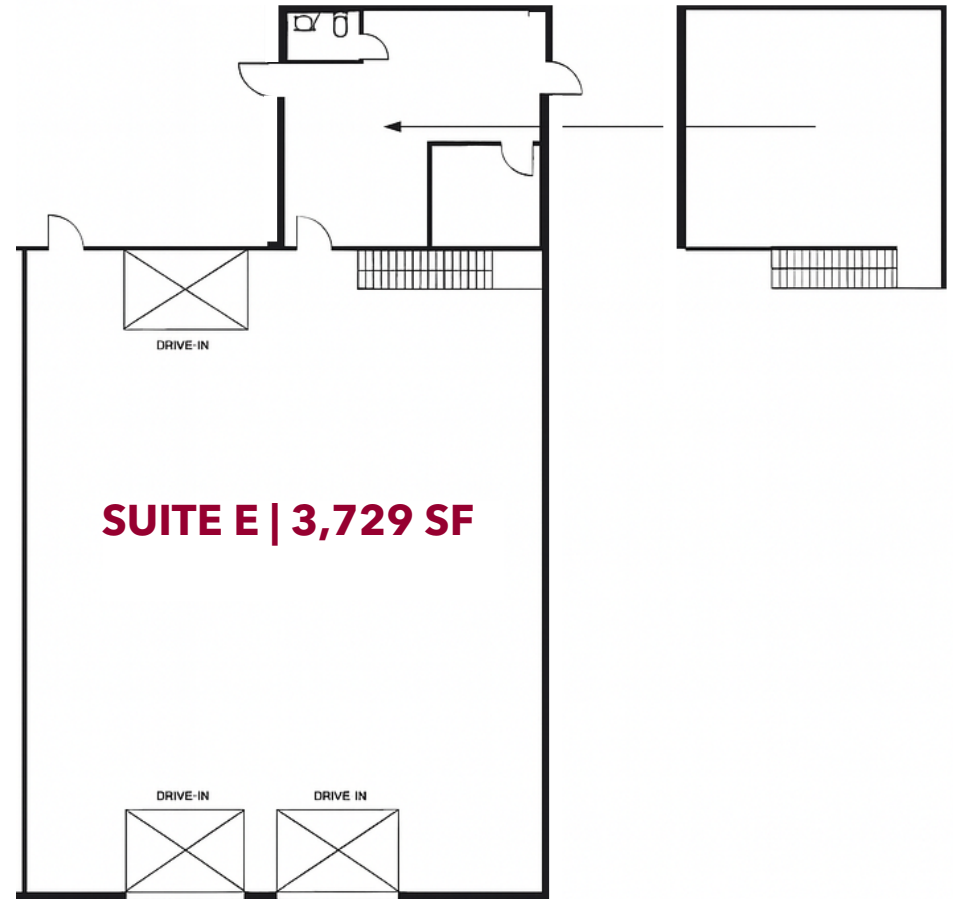
CLEAR HEIGHT: 18'

POWER: 3-Phase

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Spaces



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## DISTANCES

ST. PETE-CLEARWATER INT'L AIRPORT: 2.1 MILES

TAMPA INT'L AIRPORT: 12.6 MILES

PORT OF TAMPA: 18.8 MILES

U.S. 19: 2.2 MILES

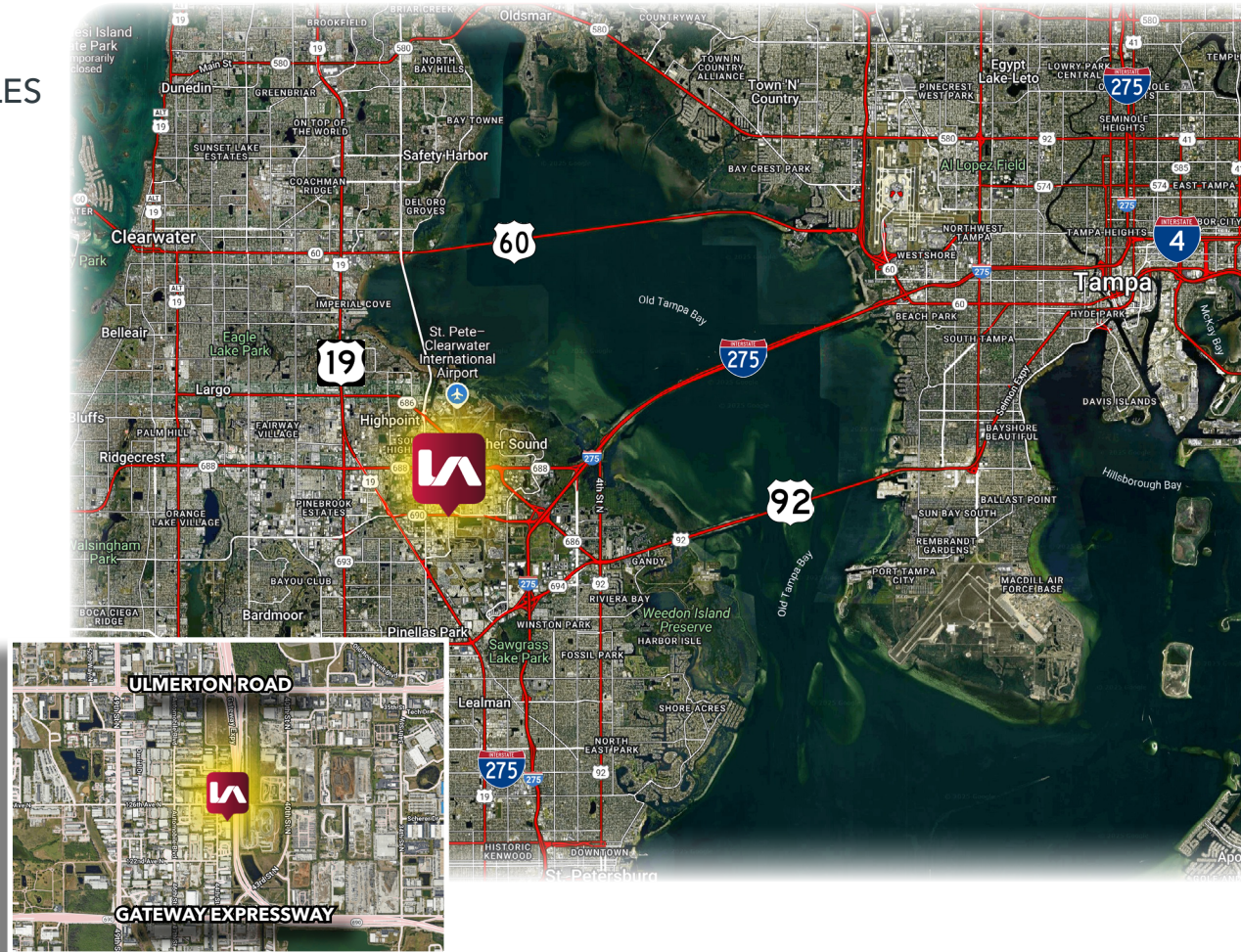
I-275: 3.5 MILES

U.S. 92: 4.8 MILES

S.R. 60: 5.5 MILES

## LOCATION OVERVIEW

Situated in the well-established Clearwater industrial corridor, the property offers close proximity to major transportation routes, including U.S. Highway 19 and Interstate 275, as well as major distribution hubs; St. Pete-Clearwater International Airport, Tampa International Airport, and the Port of Tampa.



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