

5400

140th AVE N

CLEARWATER, FL



For Sale
73,500 SF

 CUSHMAN &
WAKEFIELD

// PROPERTY FEATURES



30' CLEAR HEIGHT



13,964 SF OFFICE SPACE



5 LOADING DOCKS



97+ PARKING SPACES



HEAVY POWER (480v / 4500 amp)



UPDATED LED LIGHTING



GROUND LEASE INFO:

- Ground Lease expires 3/3/2027 with three 10-year renewal options remaining through 3/3/2057
- Current annual payments for the ground lease are \$81,852



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CLEARWATER, FL 33760



// BUILDING SPECS

BUILDING SIZE

73,500 SF

SITE SIZE

4.78 Acres

CLEAR HEIGHT

30'

LOADING DOCKS

3 Dock High
2 Panel-Truck Level

DRIVE-IN DOORS

1 Grade-Level

PARKING

97+ Paved Spaces
(1.3+ / 1,000 SF)

YEAR BUILT

1999

ROOF

Pitched Metal Roof

FLOOR

Concrete Slab

SPRINKLERS

100% Wet System

LIGHTING

Updated LED Lighting

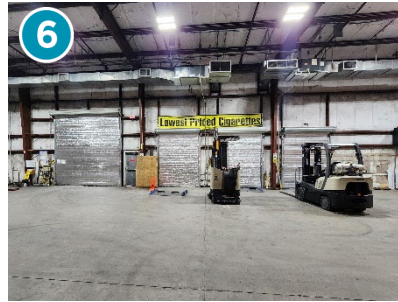
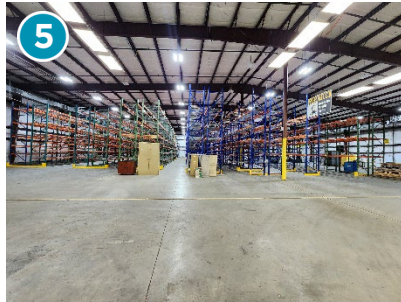
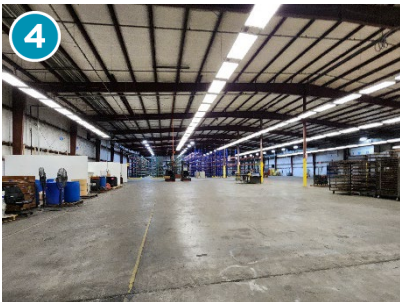
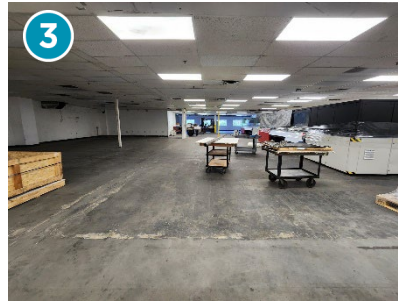
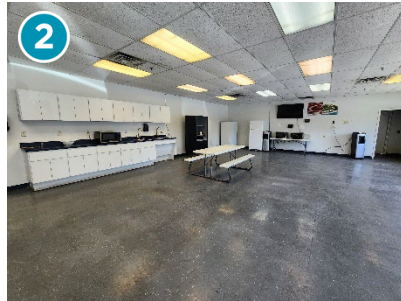
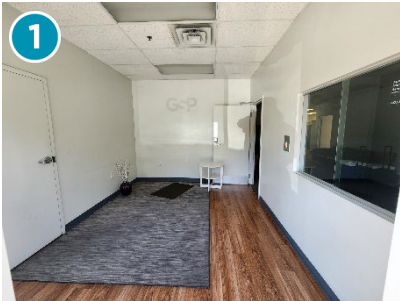
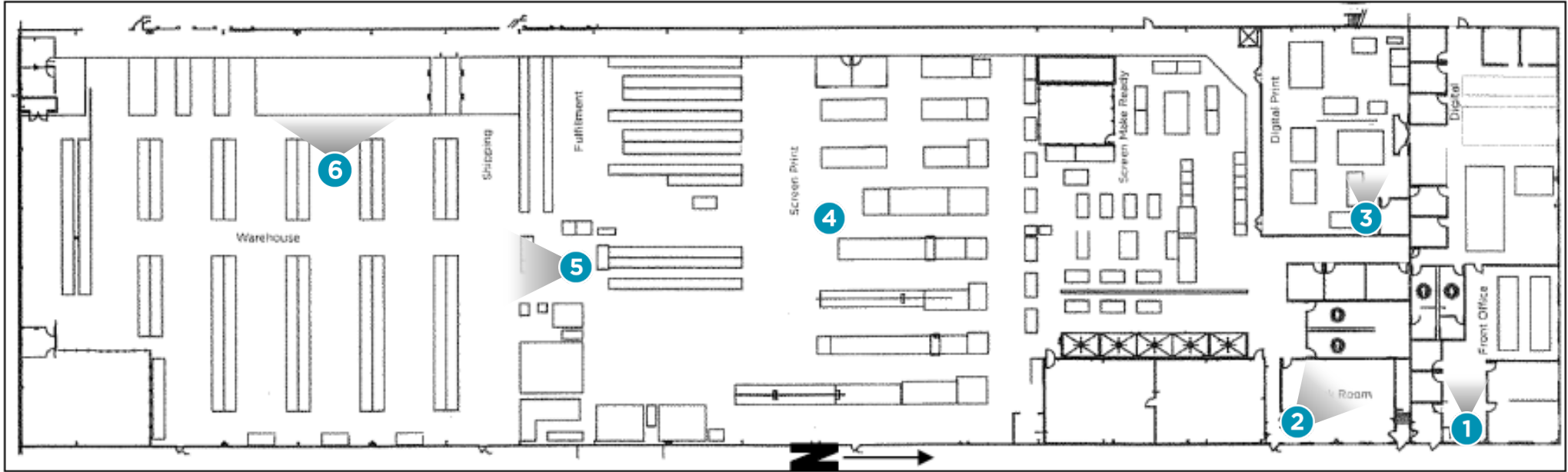
ZONING

E1 (Employment 1)



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// FLOOR PLANS



CURRENT USE	RSF	% BREAKDOWN
WAREHOUSE	59,536 RSF	81%
OFFICE	13,964 RSF	19%
TOTAL	73,500 RSF	100%

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// PROPERTY AERIAL



St. Pete-Clearwater International Airport



DISTANCE: 1.6 mi.
DRIVE TIME: Approx. 6 min.

Tampa International Airport



DISTANCE: 13.1 mi.
DRIVE TIME: Approx. 20 min.



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// PROPERTY AERIAL



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Toll rates may be subject to change.

Gateway Expressway Toll

7 days a week, 24 hours per day

WB Roosevelt Airport Bypass Toll

7 days a week, 24 hours per day

Tolled Express Lane

7 days a week, 24 hours per day

Tolled Express Lane

7 days a week, 24 hours per day



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// GALLERY



BUILDING EXTERIOR



LOADING BAY



PRODUCTION SPACE



WAREHOUSE SPACE



**5400 140th AVE N
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// GALLERY



POWER / ELECTRIC



PRODUCTION SPACE



PRODUCTION / WAREHOUSE SPACE



OFFICE SPACE



OFFICE SPACE



BREAK ROOM / KITCHEN



5400 140th AVE N
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// GALLERY



LOADING BAY / TRUCK COURT



LOADING BAY



LOADING BAY (INTERIOR VIEW)



MEZZANINE / STORAGE SPACE



ELECTRICAL



HVAC UNIT



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