

Sublease Opportunity

Manufacturing Facility
with Divisible 35,800 SF
and up to 4.72-Acre Lot
5250 140th Avenue N., Clearwater, FL

Pat Marzulli, CCIM, SIOR

Executive Managing Director
Direct: +1 727 442 7187
pat.marzulli@colliers.com

Colliers

311 Park Place Blvd., #600
Clearwater, FL 33759
colliers.com



Accelerating success.



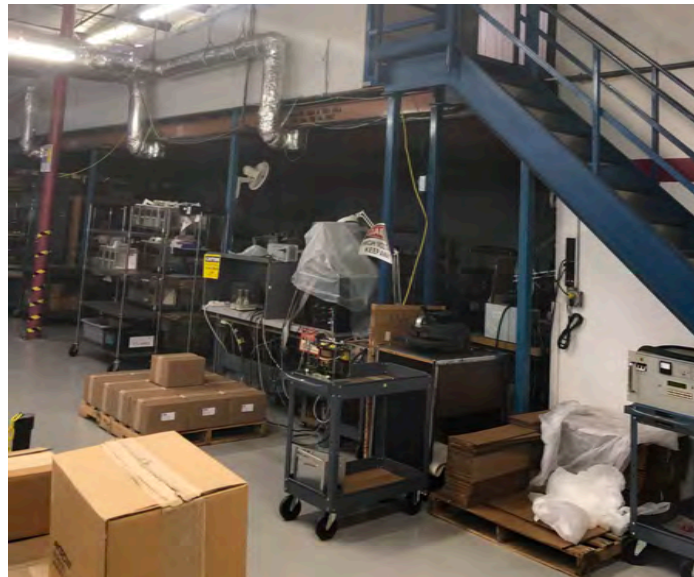
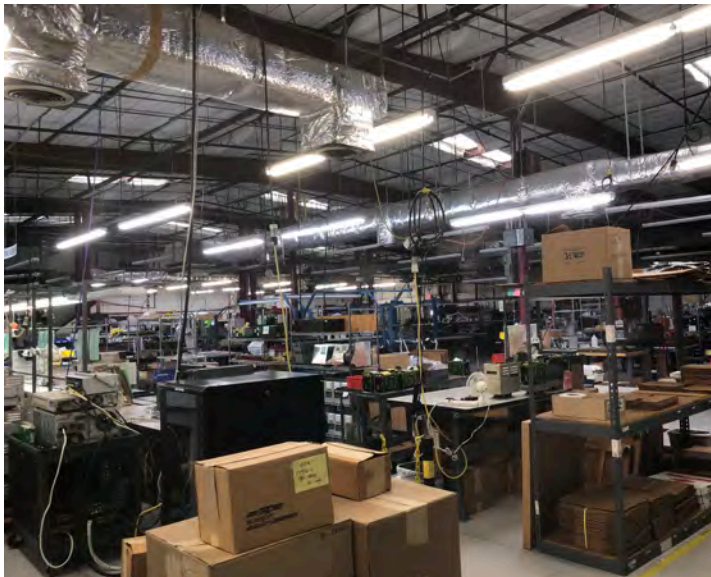
The Offering

Hard to find industrial facility with extra land which provides opportunities for additional parking and storage. The facility consists of a 35,800 SF industrial manufacturing space on the first floor and will include 2.8± acre (site #1) as shown on page 4 providing ample parking. Additional land shown as sites #2 and #3 can be leased separately. In addition, the property is well located off 49th street, between Roosevelt Road and Ulmerton Road. This location provides convenient access to the entire Tampa Bay area.

Located in airport free trade zone:

- Sublease opportunity.
- Room for expansion and growth.
- 25,800 SF - 35,800 SF, first floor available Space.
- Occupancy - July 2024, sublease expiration date- 11/8/32.
- Sublease rate based on 35,800 SF, on first floor.

CALL BROKER FOR PRICING



Property Features

Address: 5250 140th Avenue
Clearwater, FL 33760

Total SF: 42,050 SF

1st Floor SF: 35,800± SF
6,250± SF - Office
19,550± SF - Production/
10,000 SF Warehouse/
shipping

2nd Floor SF: 6,250± SF - Mezzanine/
office (*not included in
rental calculations*)

Year Built: 1982 & 1993

Loading: 2 high-bay grade
level doors,
2 truck well doors

Electric: 3 separate services - 240 3
phase, total of 1200 Amp

HVAC: Manufacturing and office
area fully air-conditioned

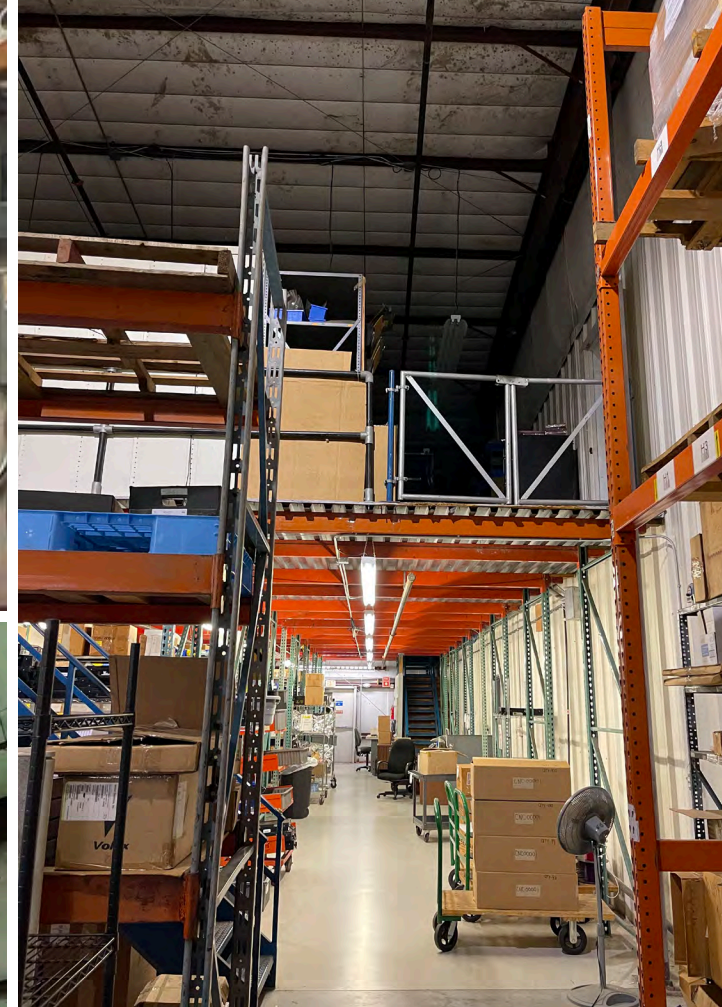
Construction: Pre-engineered steel

Zoning: M1, Pinellas County

Use: Manufacturing

Land Size 4.72± Acres, Low FAR.
Room for expansion/
storage/vehicle Park

APN: 04-30-16-00117-000-0050



 Main Sublease

 Additional Land Lease

PARCEL #2
14,210± SF

PARCEL #3
35,140± SF

PARCEL #1
121,968± SF (2.8 Acres)

Parking

Parking

Sublease Site Plan

5-Mile Radius Demographics



198,896
Current Total
Population



\$213,002
Median
Home Value



235,906
Daytime
Population



11,075
Businesses



\$54,143
Median
Household Income



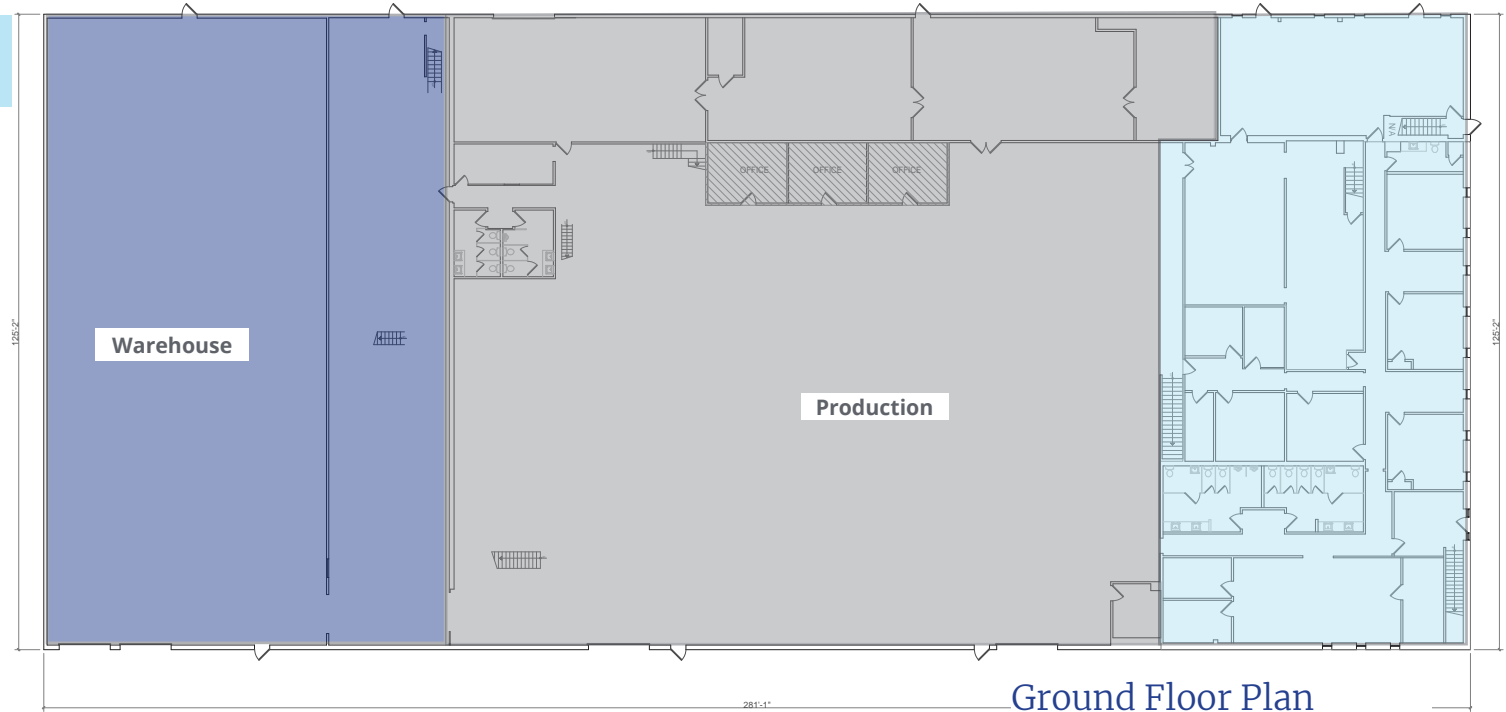
0.8%
2010-2019
Pop. Growth Rate

Collection Street	Cross Street	Traffic Volume	Dist./Miles
49th St., N.	144th Ave N. N	40,110	0.37
49th St., N.	145th Ave N. N	42,456	0.49
Ulmerton Rd.	49th St. N. W	47,405	0.49
Ulmerton Rd.	158th St N. W	46,703	0.49
49th St., N.	145th Ave N. S	40,638	0.69
Roosevelt Blvd.	140th Ave N. N	47,199	0.77

Pat Marzulli, CCIM, SIOR

Executive Managing Director
+1 727 442 7187
pat.marzulli@colliers.com

311 Park Place Boulevard
Suite 600
Clearwater, FL 33759
P: +1 727 442 7184
F: +1 727 449 2428
colliers.com



Ground Floor Plan

- 10,000 SF Warehouse (can be leased separately)
- 19,550 SF Manufacturing
- 6,250 SF Office

