

FOR SALE | INDUSTRIAL



2463 5TH AVE S. & ADJOINING LOT



JENNA MALOWANY
727-435-8839
JENNA@AXXOSCRE.COM

2463 5th Ave S.

PROPERTY DETAILS

ZONING: IT - Industrial Traditional

LAND: TWO LOTS TOTALING .30 ACRES - CORNER LOT

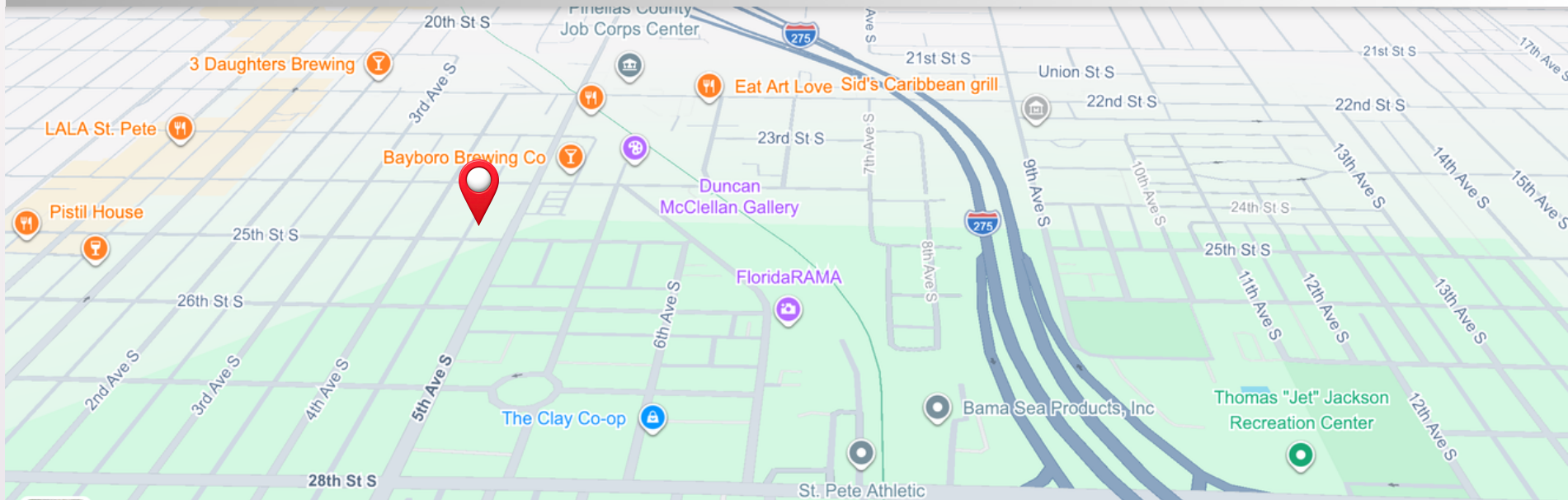
BUILDING: 1,280 SF - SEPARATELY METERED TO BE SPLIT INTO TWO 640 SF UNIT

2 BATHROOMS

3 COMPARTMENT SINK & COMMERCIAL KITCHEN HOOD

LOCATION: TEC OVERLAY* - WAREHOUSE ARTS DISTRICT - PALMETTO PARK

***Eligible manufacturing, office, laboratory, and research and development uses may qualify for up to a 100% intensity bonus, allowing substantially greater development potential than the underlying land use designation**



JENNA MALOWANY

727-435-8839

JENNA@AXXOSCRE.COM

2463 5th Ave S.

UNIQUE OPPORTUNITY

IT - Industrial Traditional



Images are AI generated for perspective



FOOD & BEVERAGE

- Commissary Kitchen
- Food Truck Hub
- Commercial Kitchen Incubator
- Catering & Meal Prep Facility
- Food Manufacturing & Distribution
- Brewery/Distillery
- Beverage Production
- Artisan Food Production
- Food Hall / Culinary Incubator
- Restaurant/Bar Accessory
- Retail - Grocery

2463 5th Ave S.

UNIQUE OPPORTUNITY

IT - Industrial Traditional



Images are AI generated for perspective



STUDIOS & FITNESS

- Sauna-Cold Plunge
- Pilates Studio
- Community Garden
- Outdoor Fitness
- Rooftop yoga garden
- Health Food Accessory
- Retail Accessory
- Wellness Practitioners
- Podcast studios
- Artist studios
- Rotating food trucks

Potential Live/Work Opportunity

2463 5th Ave S.

Industrial Traditional zoning may allow an accessory owner/manager dwelling unit in conjunction with a permitted business use, creating a unique opportunity for entrepreneurs, artists, makers, food operators, or wellness professionals to live and work on-site, subject to City approvals and verification by the purchaser.

5TH AVE S • ST. PETERSBURG, FL



COMMISSARY KITCHEN



LIVE / WORK INTERIOR

Images are AI generated for perspective

ABOUT THE PROPERTY

2463 5th Ave S presents a rare owner-user opportunity positioned in the Target Employment Center (TEC) and neighboring the SunRunner TEC Local Overlay corridor, placing it within one of St. Petersburg's most active redevelopment areas.

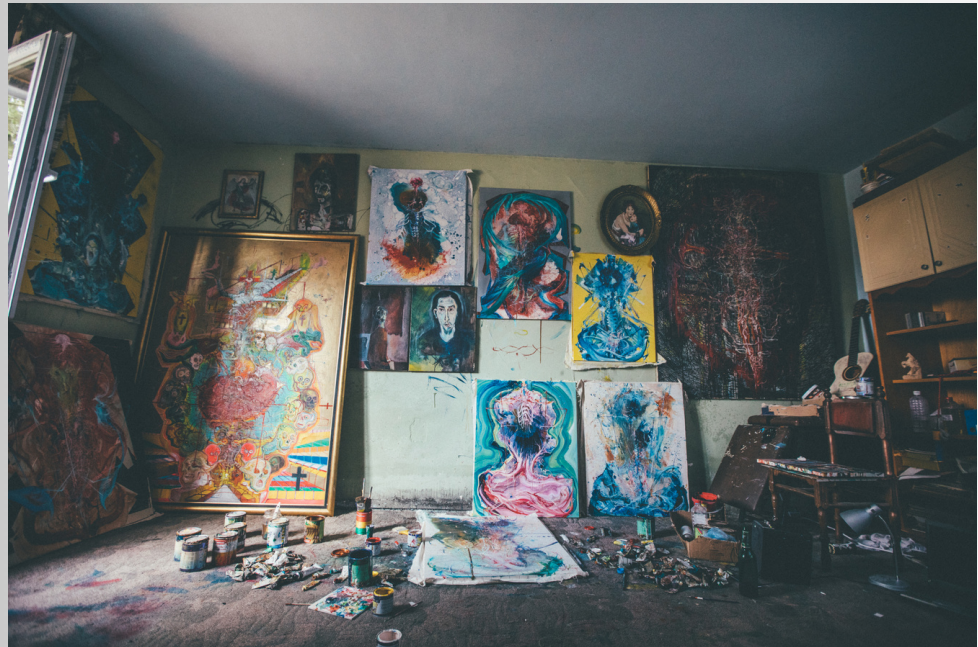
The property's flexible IT zoning, two-parcel configuration, and strategic location create an ideal opportunity for businesses seeking room to grow while serving the surrounding residential, commercial, and mixed-use developments.

- Target Employment Center (TEC) overlay. [Not the TEC Local overlay]
- Two contiguous parcels offered together
- Industrial Traditional (IT) zoning
- Ideal for commissary kitchen, catering, food truck headquarters, food production, and artisan manufacturing use.
- Potential for accessory retail or restaurant component
- Expansion & Redevelopment potential
- Convenient access to Downtown St. Petersburg
- Flood Zone X / Non-Evacuation Zone
- Rare owner-user opportunity.

2463 5th Ave S.

NEIGHBORHOOD - PALMETTO PARK & WAREHOUSE ARTS DISTRICT

Positioned in the rapidly evolving Palmetto Park neighborhood and the Warehouse Arts District, this property benefits from its proximity to Downtown St. Petersburg, the Grand Central District, the South St. Petersburg CRA, and the transformative redevelopment occurring throughout the Historic Gas Plant District. Ongoing public and private investment continues to enhance infrastructure, amenities, and long-term redevelopment potential throughout the surrounding area. Average home price at \$450K and over \$1MM.



JENNA MALOWANY

727-435-8839

JENNA@AXXOSCRE.COM

FOR SALE | INDUSTRIAL



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from AXXOS its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither AXXOS its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. AXXOS will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. AXXOS makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. AXXOS does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AXXOS in compliance with all applicable fair housing and equal opportunity laws.



JENNA MALOWANY
727-435-8839
JENNA@AXXOSCRE.COM

2463 5th Ave S.

CONTACT



Jenna Malowany is a commercial real estate advisor with Axxos St. Pete specializing in investment sales, development opportunities, tenant representation, and off-market acquisitions throughout the Tampa Bay region. Known for her proactive approach and extensive local network, Jenna helps clients identify strategic opportunities that create long-term value and wealth.



The Word for Commercial

SALES

TENANT & LANDLORD REP

INVESTMENT

ADVISORY

CAPITAL

SITE SELECTION

DEVELOPMENT

OFF-MARKET



The Word for Commercial™

JENNA MALOWANY

727-435-8839

JENNA@AXXOSCRE.COM