

Pinellas Park Flex Industrial Condo

4705 110th Ave N, Pinellas Park, Florida 33762

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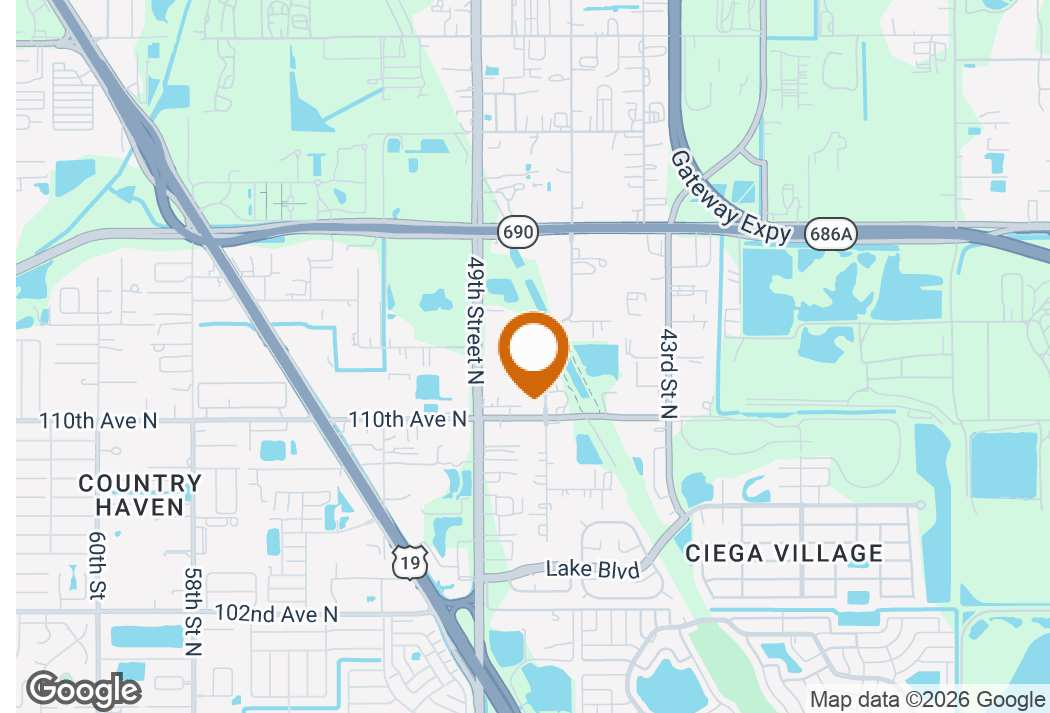
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PROPERTY SUMMARY



Offering Summary

Sale Price:	Price Not Disclosed (Recent Price Reduction)
Space Size:	15,092 SF
Lot Size:	0.87 ± Acres
Zoning:	M-1
PIN:	Portion of 16-30-16-63993-000-0001
Road Frontage	125 ± FT (110th Ave N)
City:	Pinellas Park
County:	Pinellas
State:	Florida

Property Overview

Position your business for growth at 4705 110th Ave N, Pinellas Park, Florida, a highly functional industrial opportunity designed for users seeking a blend of light manufacturing, warehouse/distribution capability, and professional office space. This property offers the flexibility today's owner-users and tenants need, with an efficient layout that can support a wide range of industrial and business operations.

Located in the heart of the Pinellas Park / Mid-Pinellas industrial corridor, the property provides convenient access to major thoroughfares, allowing for efficient movement of goods, employees, and customers throughout Pinellas County and the greater Tampa Bay market. Its central location makes it ideal for businesses serving local and regional distribution routes while maintaining a polished office presence.

The building is well-suited for a variety of uses including light manufacturing, assembly, showroom, e-commerce fulfillment, logistics, contractor operations, service-based businesses, and back-office support functions. The office component offers a professional environment for management, sales, administrative, or customer-facing operations, while the warehouse/distribution area delivers the utility and flexibility needed for inventory, production, and shipping. Existing warehouse racking is available as a separate sale upon request.

This is an excellent opportunity for companies looking to secure a strategic location in one of Pinellas County's most established business districts. Whether you are expanding, relocating, or investing in a property that can accommodate multiple operational needs under one roof, 4705 110th Ave N presents a compelling combination of functionality, accessibility, and versatility.

Disclaimer: Photos have been professionally edited



Location Description

Located at 4705 110th Avenue North in Pinellas Park, this property offers strong connectivity within one of the most accessible areas of Pinellas County. The site is just minutes from the Gateway Expressway (SR 690), providing a direct and efficient route to Interstate 275 and seamless access to both Tampa and St. Petersburg.

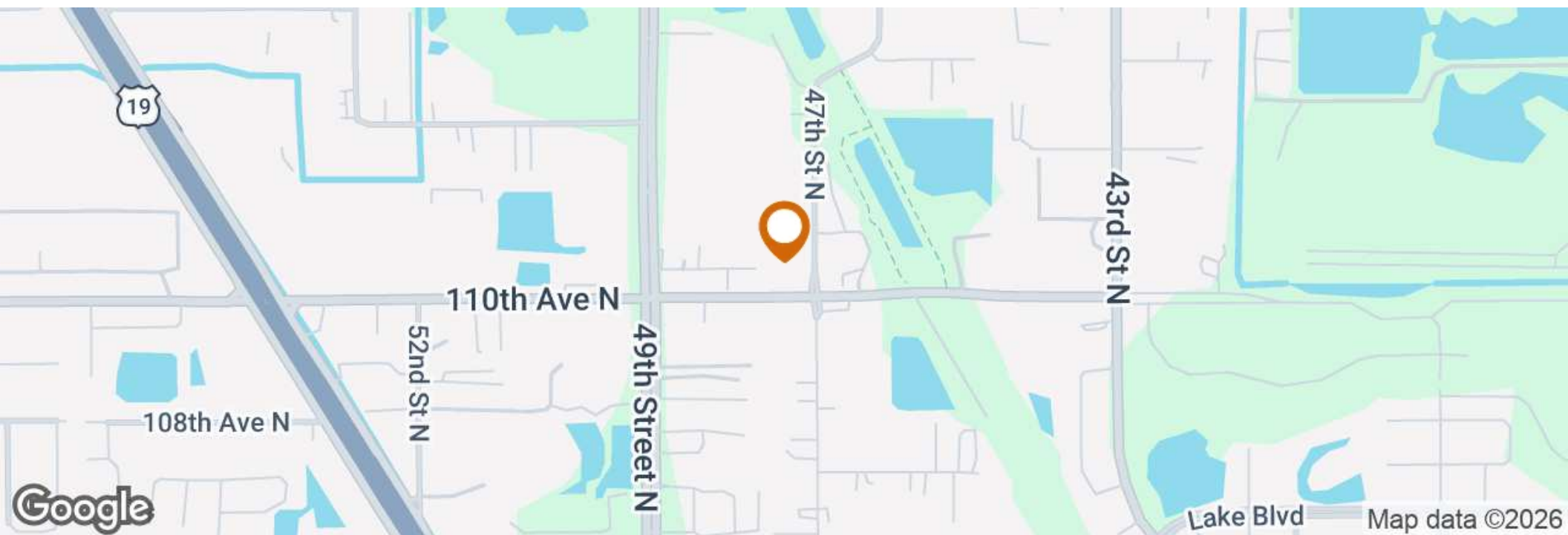
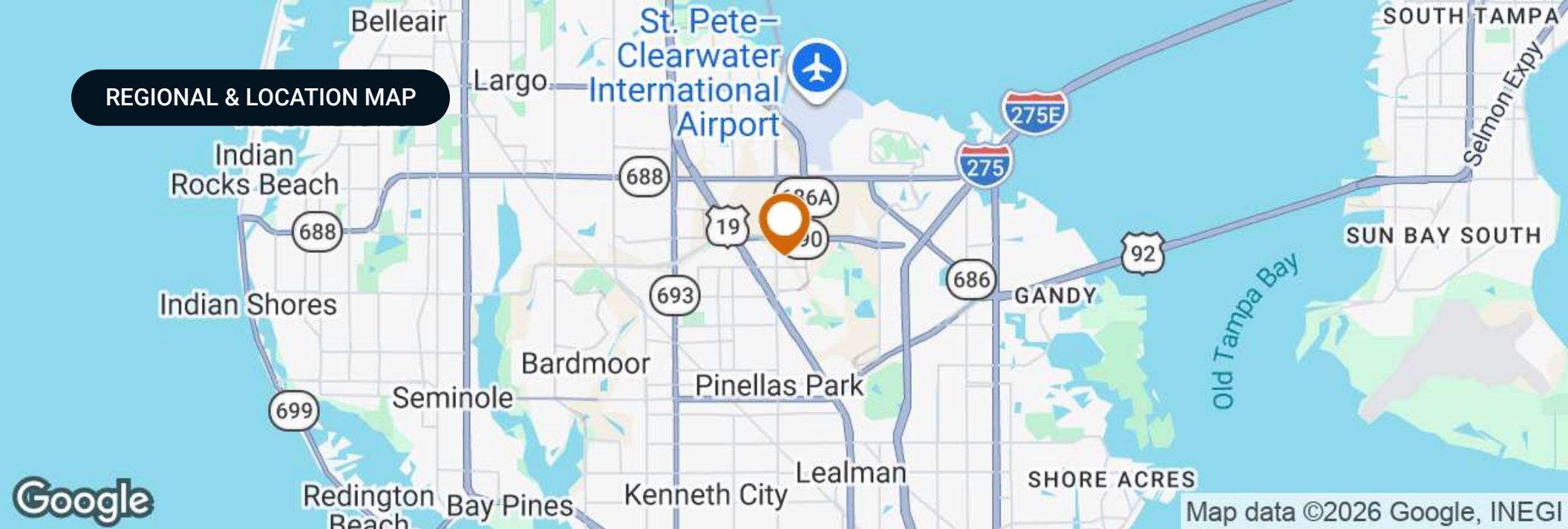
Positioned near U.S. Highway 19, a major north-south corridor, the property also benefits from convenient regional travel throughout Pinellas County and into Pasco. Its location within the Gateway submarket places it near a concentration of industrial, office, and commercial users, as well as St. Pete–Clearwater International Airport.

Property Highlights

- Functional flex industrial space supporting office, warehouse, and light manufacturing uses
- Efficient layout suited for distribution, logistics, showroom, or service-based operations
- Centrally located in the Pinellas Park / Mid-Pinellas industrial corridor
- Strong access to major roadways for regional connectivity throughout Tampa Bay
- Entire warehouse is air conditioned
- Existing warehouse racking is available as a separate sale upon request

AERIAL





OUTLINE MAP



Pinellas Park Flex Industrial Condo

 Polygon



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NEIGHBORHOOD MAP

Mercury Medical
Superior Solutions

113th Ave N

Victor
Distributing Company

GOODYEAR
RUBBER PRODUCTS, INC.

Future
OPTICS INC
SEEING TOMORROW TODAY

JOHNSTONE
SUPPLY

The Glass House

ABC
Supply Co. Inc.

FleetPride
HEAVY DUTY PARTS & SERVICE

110th Terrace N

110th Ave N

110th Ave N

110th Ave N

DOUGLAS
WASHING AND SANITIZING SYSTEMS
A SANI-MATIC COMPANY

NORRIS
PRECISION
MANUFACTURING

107th Cir N

107th Cir N

QXO

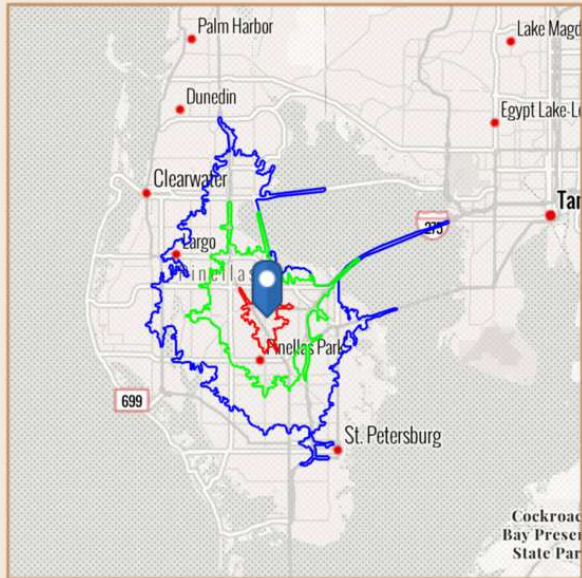
Google

Map data ©2026 Imagery ©2026 Airbus,
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BENCHMARK DEMOGRAPHICS

4705 110th Ave N, Clearwater, Florida, 33762

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



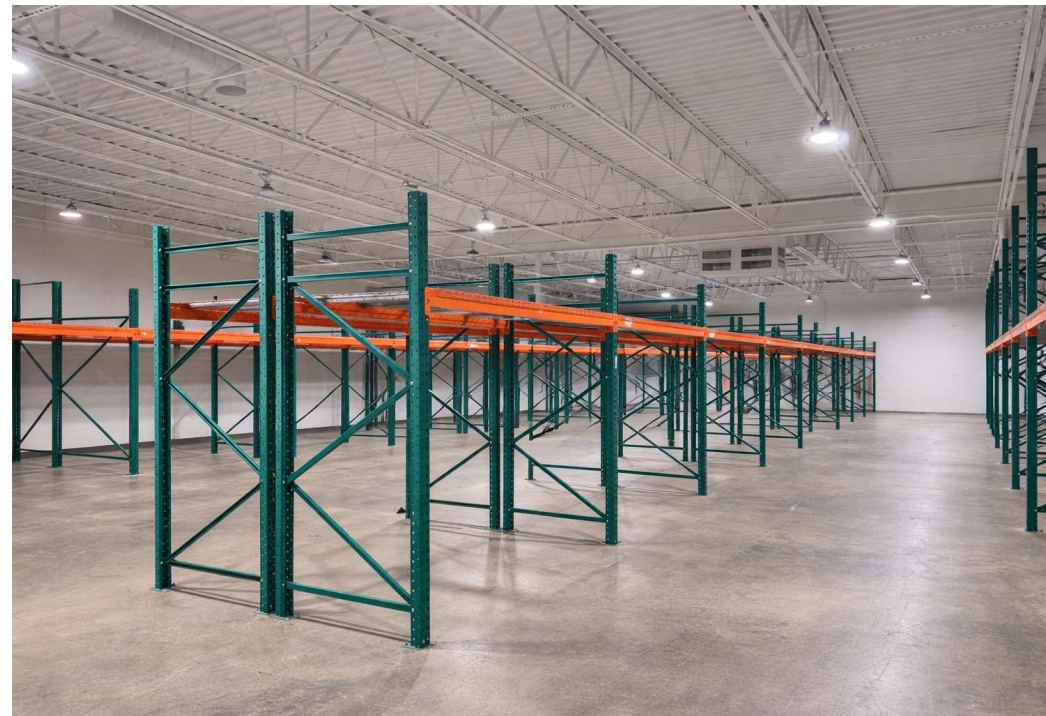
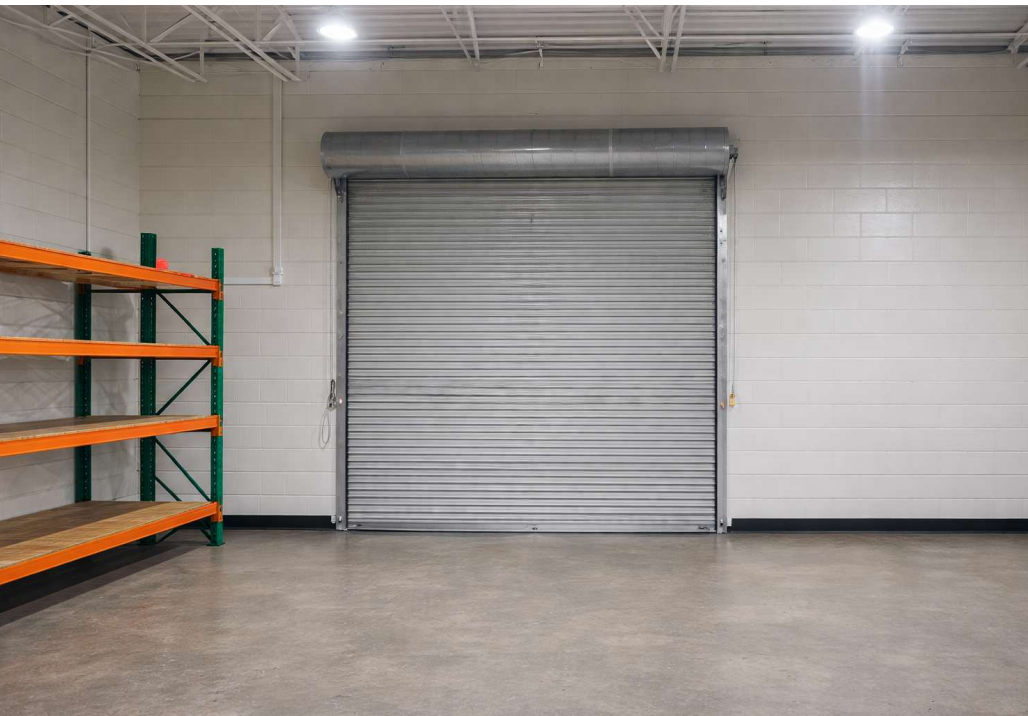
	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Pinellas County	CBSAs Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	States Florida	USA
AGE SEGMENTS							
0 - 4	4.04%	4.25%	4.06%	3.66%	4.70%	4.69%	5.39%
5 - 9	4.21%	4.43%	4.32%	4.00%	5.08%	5.03%	5.75%
10 - 14	4.47%	4.38%	4.34%	4.25%	5.40%	5.34%	5.98%
15 - 19	4.26%	4.66%	4.48%	4.60%	5.84%	5.84%	6.47%
20 - 34	15.23%	19.86%	18.74%	15.97%	18.51%	18.43%	20.33%
35 - 54	22.65%	25.46%	25.31%	23.77%	25.01%	24.41%	25.20%
55 - 74	31.16%	26.93%	27.83%	30.61%	25.41%	25.55%	22.82%
75+	13.99%	10.05%	10.87%	13.10%	10.06%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	11.4%	8.8%	8.1%	7.5%	8.2%	8.0%	8.3%
\$15,000-\$24,999	5.8%	5.8%	5.7%	5.8%	5.8%	5.8%	5.9%
\$25,000-\$34,999	6.5%	7.6%	7.3%	7.1%	6.6%	6.7%	6.3%
\$35,000-\$49,999	14.7%	14.1%	13.6%	11.6%	10.4%	10.5%	9.8%
\$50,000-\$74,999	18.9%	18.0%	18.7%	17.3%	16.9%	16.9%	15.6%
\$75,000-\$99,999	13.9%	12.9%	13.2%	12.5%	12.8%	12.9%	12.5%
\$100,000-\$149,999	18.2%	19.7%	18.4%	18.0%	18.3%	18.4%	17.8%
\$150,000-\$199,999	6.4%	7.7%	8.0%	9.0%	8.8%	8.7%	9.8%
\$200,000+	4.2%	5.4%	6.9%	11.0%	12.0%	12.1%	14.0%
KEY FACTS							
Population	9,573	87,391	309,983	967,161	3,385,153	23,027,836	339,887,819
Daytime Population	15,418	130,672	336,656	986,182	3,364,494	22,846,618	338,218,372
Employees	4,234	44,772	163,840	489,233	1,636,712	10,832,721	167,630,539
Households	4,584	38,566	142,755	455,657	1,406,545	9,263,074	132,422,916
Average HH Size	2.05	2.17	2.12	2.08	2.36	2.43	2.50
Median Age	50.8	44.1	45.7	50.0	43.2	43.6	39.6
HOUSING FACTS							
Median Home Value	312,345	303,479	343,051	425,333	404,577	416,969	370,578
Owner Occupied %	65.9%	57.8%	62.0%	66.9%	67.0%	67.2%	64.2%
Renter Occupied %	34.1%	42.2%	38.0%	33.1%	33.0%	32.8%	35.8%
Total Housing Units	4,859	42,816	158,194	526,481	1,564,169	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$64,908	\$68,322	\$69,731	\$75,857	\$78,083	\$78,205	\$81,624
Per Capita Income	\$37,611	\$38,745	\$42,826	\$51,355	\$45,617	\$44,891	\$45,360
Median Net Worth	\$173,889	\$147,405	\$175,270	\$255,903	\$245,761	\$253,219	\$228,144

ADDITIONAL PHOTOS





INTERIOR PHOTOS



INTERIOR PHOTOS



ADVISOR BIOGRAPHY



Ryan McGimsey

Advisor

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Professional Background

Ryan McGimsey serves as an Advisor at Saunders Real Estate. He is a Florida native who was raised in Plant City.

Prior to joining Saunders, Ryan navigated the diverse world of real estate, wearing multiple hats as an active mortgage loan originator for residential properties, while negotiating clients' needs in commercial real estate transactions. In his earlier professional life, he served as a freight broker, collaborating with companies nationwide in the intricate web of shipping and closely working with warehousing and 3PL companies.

Ryan's passion for real estate was further fostered when he embarked on a transformative project during the pandemic: purchasing and refurbishing a historic commercial building from the 1920s in Downtown Plant City.

A graduate of the University of South Florida, Ryan received his degree in Finance. Outside of work, he holds dear the moments spent with his wife and two children, whether on or off the ball field.

Ryan specializes in:

- Commercial Development
- Industrial
- Medical
- Office

Education

- Q3 CoStar Power Broker Recipient (2025)

ADVISOR BIOGRAPHY



Jerrod Parker

Advisor

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Professional Background

Jerrod Parker is an Advisor at Saunders Real Estate, operating out of the firm's Lakeland headquarters while specializing in development land and investment properties throughout Central Florida.

A 7th-generation Floridian, Jerrod comes from a family deeply rooted in the region's agricultural and civic communities. His family is well known throughout Central Florida. Jerrod's father serves as the Director of the Florida Strawberry Growers Association, and his grandfather served on the Hillsborough County School Board for more than twenty years. Members of his immediate family are also active board members for the Florida Strawberry Festival, reflecting a long-standing connection to Florida agriculture and community leadership.

After earning his bachelor's degree from Florida Southern College, Jerrod began his professional career in Hillsborough County's public education system. He later transitioned into the agricultural industry, where he worked as a Certified Crop Advisor providing consulting services to farmers and ranchers throughout Central Florida. This experience gave him firsthand knowledge of the region's agricultural operations, land use considerations, and the economic factors shaping rural property ownership.

Today, Jerrod focuses on commercial development land, public infrastructure sites, and investment properties positioned within Central Florida's fastest-growing corridors. His work frequently involves identifying and marketing land opportunities near expanding residential communities, major transportation routes, and institutional anchors such as hospitals, schools, and municipal facilities.

With active development occurring along the Tampa-to-Orlando corridor, Jerrod works with landowners, developers, and investors to position properties for uses including medical offices, commercial projects, residential communities, and public infrastructure facilities. His background in agriculture, combined with his understanding of regional growth patterns and development entitlements, allows him to accurately evaluate both current land use and future development potential.

Living in Polk County, Jerrod remains actively engaged in the local business and development community. In his free time, he enjoys hosting dinners with family and friends, serving his local church, and outdoor activities.

Jerrod specializes in:

- Commercial Development
- Residential Development
- Transitional Development
- Farms and Cropland

ADVISOR BIOGRAPHY



Keaton Greene

Associate Advisor, Research Analyst

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FL # SL3616134

Professional Background

Keaton Greene is an Associate Advisor and Research Analyst at Saunders Real Estate. Based in Tampa, he is active across Florida and North Georgia

Keaton has contributed to projects ranging from \$300 thousand to over \$65 million, including more than 25 ground-up and redevelopment assignments, as well as numerous industrial, retail, and office investment sales and lease transactions during his time at Avison Young. He began his career on the analytical side of the business, where he built a strong foundation in underwriting, market research, and deal execution before transitioning into brokerage, where he now represents clients in land and development opportunities.

His expertise lies in building thoughtful, high-impact marketing strategies that maximize property exposure, elevate media quality, and accelerate speed to market. Keaton leverages detailed demographic, political, and financial data to inform positioning, market entry, and investment strategy tailored to each property.

Keaton's introduction to real estate began at age 15, working alongside his father on build-to-suit retail and office construction projects throughout the greater Atlanta area. That early exposure, combined with his analytical background and client-facing experience, has shaped a well-rounded approach to the business as he continues to grow his brokerage platform. He is an alumnus of the University of North Georgia's Mike Cottrell College of Business and a licensed real estate professional.

Keaton specializes in:

- Commercial Development

Memberships

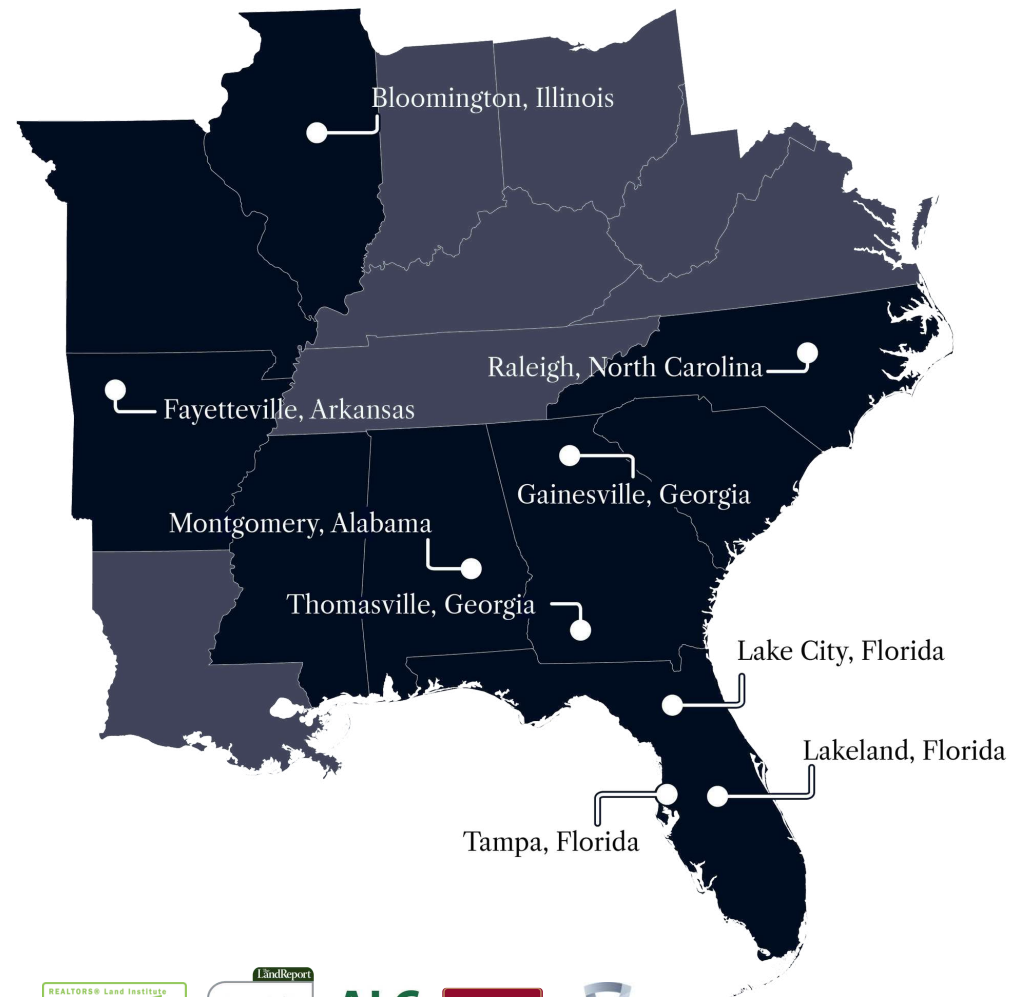
- Society of Real Estate Professionals (SOREP)



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