

# 66th Street Industrial

12811 - 12841 66th Street North, Largo, Florida 33773

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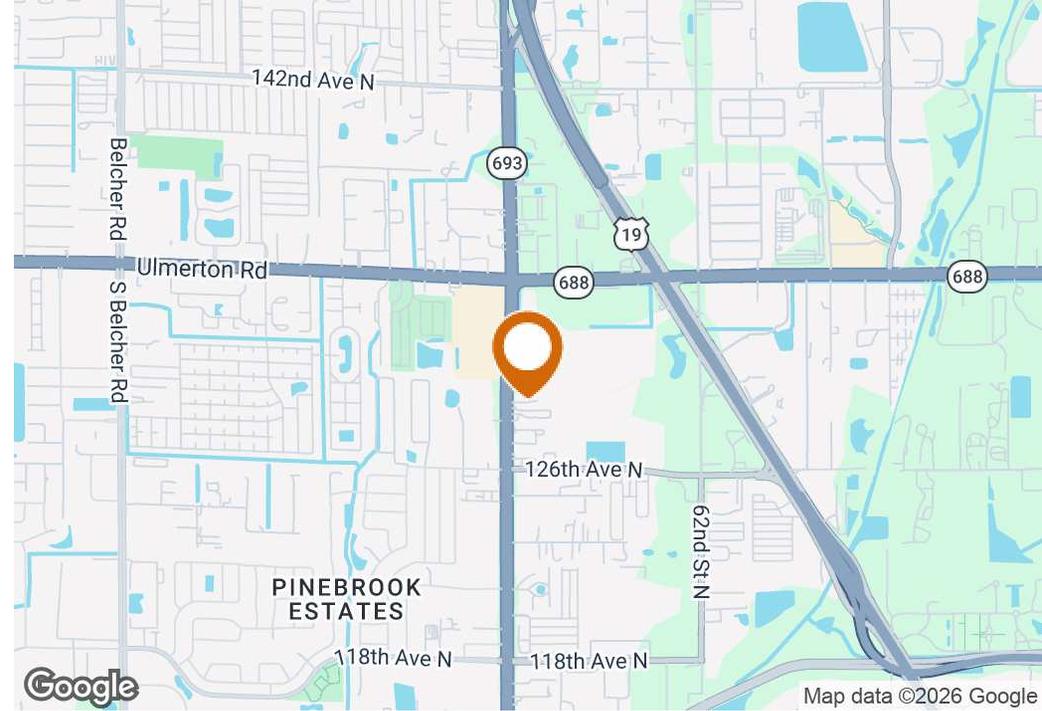
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## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$3,900,000
Combined Building Size:	20,729 SF
Lot Size:	3.67 Acres
Price / SF:	\$188.14
Zoning:	Light Manufacturing
PIN:	08-30-16-70974-200-0806 08-30-16-70974-200-0805
City:	Largo
County:	Pinellas
State:	Florida

## Property Overview

Prime, functional industrial property in the heart of Pinellas County. This 3.67 acre site features multiple buildings totaling 20,729 SF of rentable space. Zoned light manufacturing, the property supports a variety of industrial uses, including automobile rental, used car lot, trailer, truck and van rental. Currently 65% occupied, it offers immediate income with additional leasing upside for investors or flexibility for an owner -user.

With limited new supply in the South Pinellas market and sustained demand for small bay product, the property is well positioned for steady rent performance. Strategically located in the dynamic Largo area, the facility provides ample space for production, storage, and logistics - making it a compelling opportunity for investors seeking a well located asset with strong growth potential.

## PROPERTY DESCRIPTION



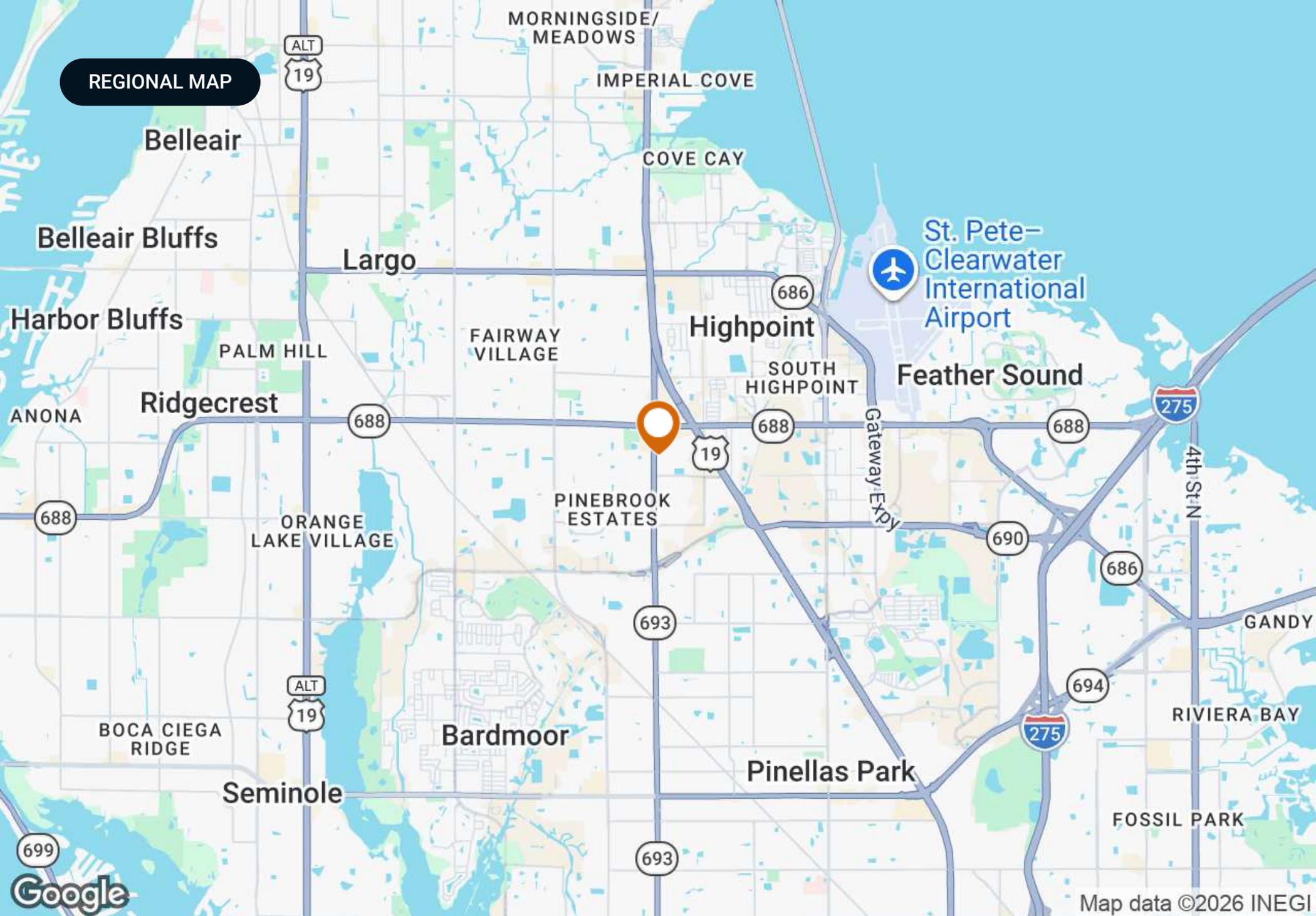
## Property Highlights

- 20,729 SF combined industrial buildings - (7,837 SF, 10,000 SF, 2,238 SF, 654 SF)
- Light Manufacturing zoning
- Strategic Largo location
- 65% occupancy
- Ideal for manufacturing operations
- Grade level roll up doors
- Ceiling Height: 15 FT (7,837 SF Building)

## Location Description

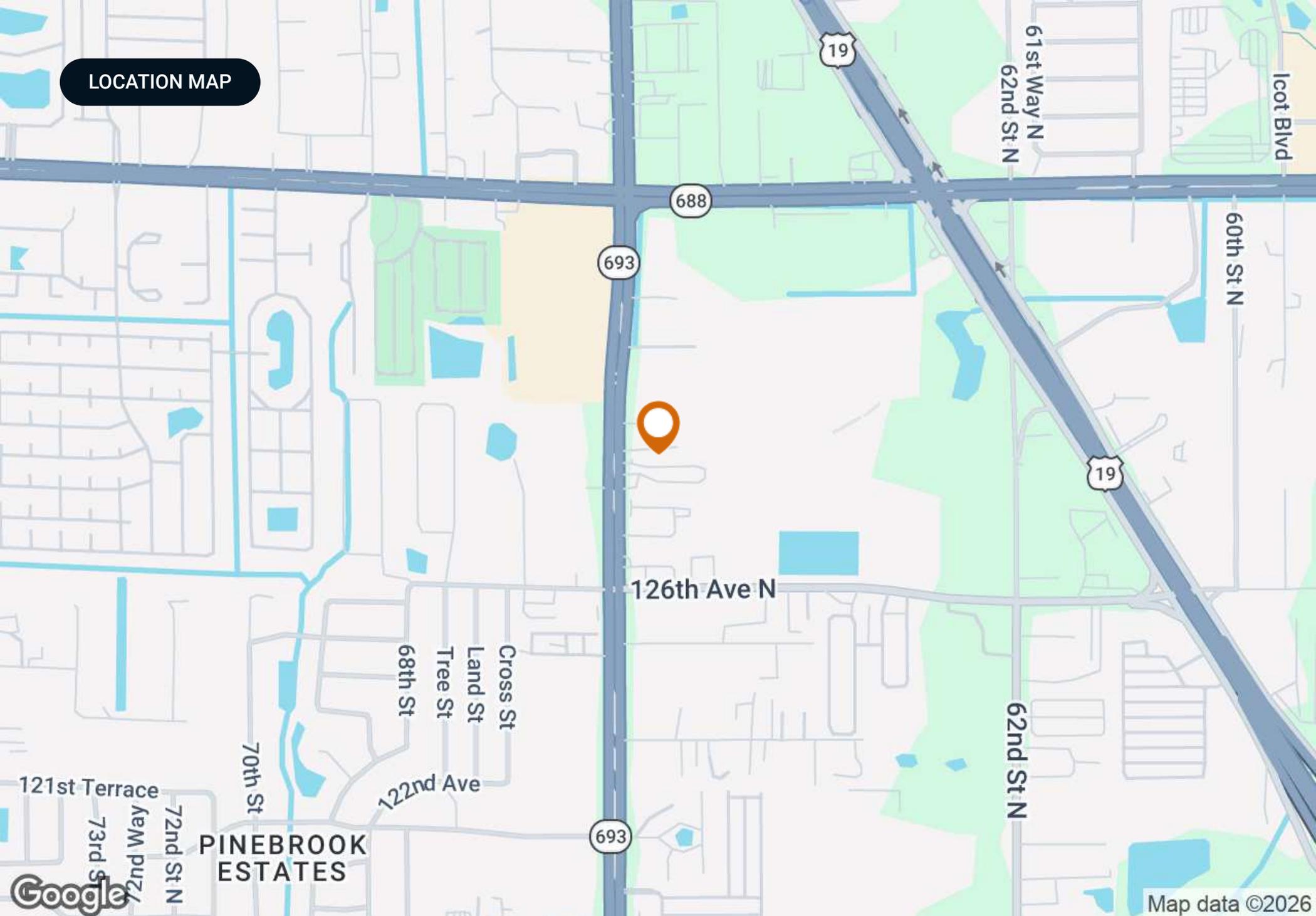
The property is located in the heart of Pinellas County, only a half mile from Ulmerton Road and less than one mile from US Highway 19. I-275 is approximately 5 miles away, and St. Pete-Clearwater Airport is 3.5 miles from the site. The location provides convenient access to major transportation routes and strong regional logistics connectivity. The property is also surrounded by a skilled labor force, with nearby training and educational institutions producing talent to support industrial and manufacturing businesses.



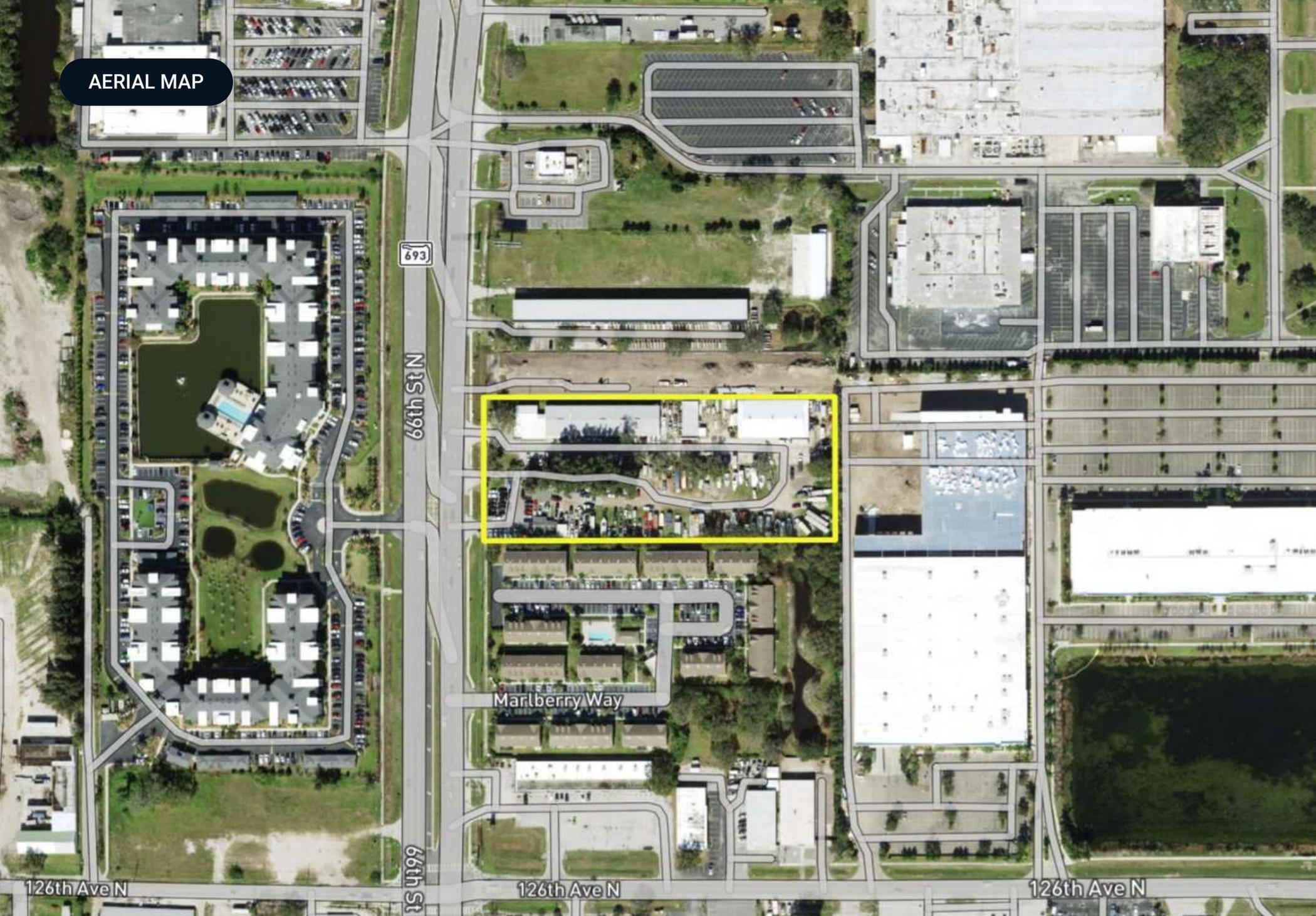


REGIONAL MAP

LOCATION MAP



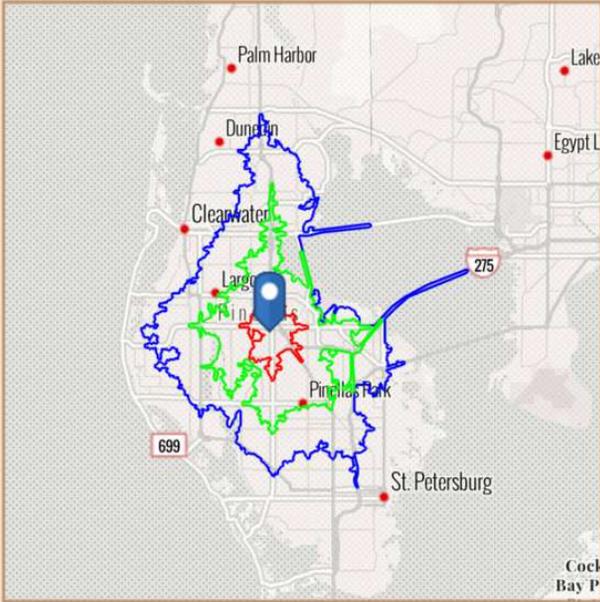
AERIAL MAP



# BENCHMARK DEMOGRAPHICS

66th St N, Largo, Florida, 33773

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

5 mins 10 mins 15 mins

## GEOGRAPHY

Counties CBSAs States  
Pinellas County Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area Florida USA

### AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Pinellas County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
0 - 4	3.94%	3.95%	3.91%	3.66%	4.70%	4.69%	5.39%
5 - 9	4.17%	4.18%	4.18%	4.00%	5.08%	5.03%	5.75%
10 - 14	3.88%	4.35%	4.33%	4.25%	5.40%	5.34%	5.98%
15 - 19	4.26%	4.52%	4.51%	4.60%	5.84%	5.84%	6.47%
20 - 34	19.71%	18.44%	17.38%	15.97%	18.51%	18.43%	20.33%
35 - 54	25.40%	24.47%	24.06%	23.77%	25.01%	24.41%	25.20%
55 - 74	29.09%	28.48%	28.91%	30.61%	25.41%	25.55%	22.82%
75+	9.55%	11.61%	12.77%	13.10%	10.06%	10.74%	8.05%

### HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Pinellas County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
<\$15,000	8.6%	7.9%	8.2%	7.5%	8.2%	8.0%	8.3%
\$15,000-\$24,999	4.2%	5.3%	6.2%	5.8%	5.8%	5.8%	5.9%
\$25,000-\$34,999	7.4%	7.0%	7.7%	7.1%	6.6%	6.7%	6.3%
\$35,000-\$49,999	14.2%	13.9%	13.8%	11.6%	10.4%	10.5%	9.8%
\$50,000-\$74,999	22.9%	19.2%	18.8%	17.3%	16.9%	16.9%	15.6%
\$75,000-\$99,999	12.1%	12.8%	12.7%	12.5%	12.8%	12.9%	12.5%
\$100,000-\$149,999	20.3%	18.7%	18.0%	18.0%	18.3%	18.4%	17.8%
\$150,000-\$199,999	7.0%	8.2%	7.9%	9.0%	8.8%	8.7%	9.8%
\$200,000+	3.3%	6.9%	6.8%	11.0%	12.0%	12.1%	14.0%

### KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Pinellas County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Population	16,262	137,301	372,618	967,161	3,385,153	23,027,836	339,887,819
Daytime Population	25,155	171,664	408,134	986,182	3,364,494	22,846,618	338,218,372
Employees	8,791	72,047	190,858	489,233	1,636,712	10,832,721	167,630,539
Households	7,690	62,315	173,358	455,657	1,406,545	9,263,074	132,422,916
Average HH Size	2.08	2.13	2.10	2.08	2.36	2.43	2.50
Median Age	45.8	46.7	48.0	50.0	43.2	43.6	39.6

### HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Pinellas County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median Home Value	252,535	337,566	337,147	425,333	404,577	416,969	370,578
Owner Occupied %	57.4%	63.0%	64.1%	66.9%	67.0%	67.2%	64.2%
Renter Occupied %	42.6%	37.0%	35.9%	33.1%	33.0%	32.8%	35.8%
Total Housing Units	8,681	69,581	194,564	526,481	1,564,169	10,635,372	146,800,552

### INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Pinellas County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
Median HH Income	\$65,765	\$70,002	\$68,124	\$75,857	\$78,083	\$78,205	\$81,624
Per Capita Income	\$38,832	\$42,147	\$42,657	\$51,355	\$45,617	\$44,891	\$45,360
Median Net Worth	\$132,759	\$191,386	\$190,538	\$255,903	\$245,761	\$253,219	\$228,144

MARKET AREA MAP

Advance  
Auto Parts

SK  
STONE KING

Honeywell GXO

PARALLON  
HCA Healthcare

WENDOVER  
ART GROUP

LEADERS  
FLORIDA LIVING

126th Ave N

126th Ave N

126th Ave N

Map data ©2026 Imagery ©2026 Airbus,  
Maxar Technologies

**RETAILER MAP**



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Liz Menéndez, CCIM

Senior Advisor

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## Professional Background

Liz Menéndez, CCIM is a Senior Advisor at Saunders Real Estate.

Operating out of Tampa, Florida, Liz expertly serves her commercial real estate clients by providing superior service and thoughtful knowledge throughout every stage of the real estate process. Her personal approach and service commitment to clients enables Liz to create meaningful, positive relationships with clients while helping them close on successful real estate transactions.

She has been a REALTOR® since 2005. Her experience in both residential and commercial sales and leasing provides Liz with a wealth of knowledge capable of tackling any transaction. In her previous roles, Liz has served as a Certified Short Sales Specialist, Commercial Leasing Agent, Commercial Sales Agent, and a Residential Sales Agent.

Liz also earned the designation of Certified Commercial Investment Member (CCIM) in 2008. Prior to working in real estate, her seventeen-year career in banking included: financial areas of banking administration, commercial and consumer lending, business banking, and financial consulting - Series 6 and 63 licenses. She also graduated from the University of South Florida with her BA in Finance.

She is a proud, lifetime resident of South Tampa and is very familiar with the entire Tampa Bay region. As a full-time professional real estate advisor, it is more than just her career, it is her passion.

Liz specializes in:

- Office
- Industrial
- Retail
- Leasing & Tenant Representation
- Medical Office

## ADVISOR BIOGRAPHY



### Kim Lohry

Senior Advisor

[kim@saundersrealestate.com](mailto:kim@saundersrealestate.com)

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## Professional Background

Kim Lohry is a licensed sales professional with over 35 years of industry experience. She has a long record of successfully guiding private clients, public corporations, and international investors through commercial real estate acquisitions, dispositions, and lease negotiations.

Before joining Saunders Real Estate, Kim worked as a senior director at Berkshire Hathaway's commercial division, specializing in hospitality, multi-family, assisted living facilities, and mixed-use sales and leasing while consistently ranking in the top 5% of agents nationwide. In addition, she was responsible for the representation and disposition of bank-owned assets, as well as performing and non-performing notes.

Kim is embracing the rising prevalence of technology in this industry and recognizes how artificial intelligence helps her access the market in real time. This, along with her deep knowledge of area growth and a blend of practical experience, gives her a competitive edge and a strategic approach that is targeted and accurate to meet and exceed her clients' needs and expectations. Kim will continue to focus on site selection for mixed-use development, hospitality, retail, and office sales and leasing, primarily on the West Coast of Florida.

Kim serves as the Pasco County chairperson for CCIM (Certified Commercial Investment Member) for the West Coast District of Florida. She is an active member of professional real estate groups, including ICSC (International Council of Shopping Centers) and TBRA (Tampa Bay Retail Alliance), where she currently serves on the executive board as Secretary.

Kim specializes in:

- Mixed-Use Development
- Multifamily
- Hospitality
- Retail
- Office



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