

**MOTIVATED SUBLANDLORD:
RENT IS NEGOTIABLE**

FLEX SPACE FOR SUBLEASE

11701 S Belcher Rd Largo, FL 33773



OPEN AREA OFFICE



TOP OPEN WORK AREA IWHT
OFFICE



TWO SEPARATE
WAREHOUSE SPACES

PROPERTY DETAILS

- 5,271 SF (+/- 3,362 SF office & +/- 1,909 SF warehouse)
- Sublease through March 2027
- \$10.75 SF NNN Plus Op.
- 12 foot clear height Ex.
- Air conditioned warehouse
- 210 voltage and 200 amps
- 3 phase panel and single phase panel

PROPERTY LOCATION

- Located right off Bryan Dairy Road
- Minutes from I-275 and Gandy Blvd.
- 20 minutes from Tampa International Airport



Chelsea Drinkard, Broker Associate



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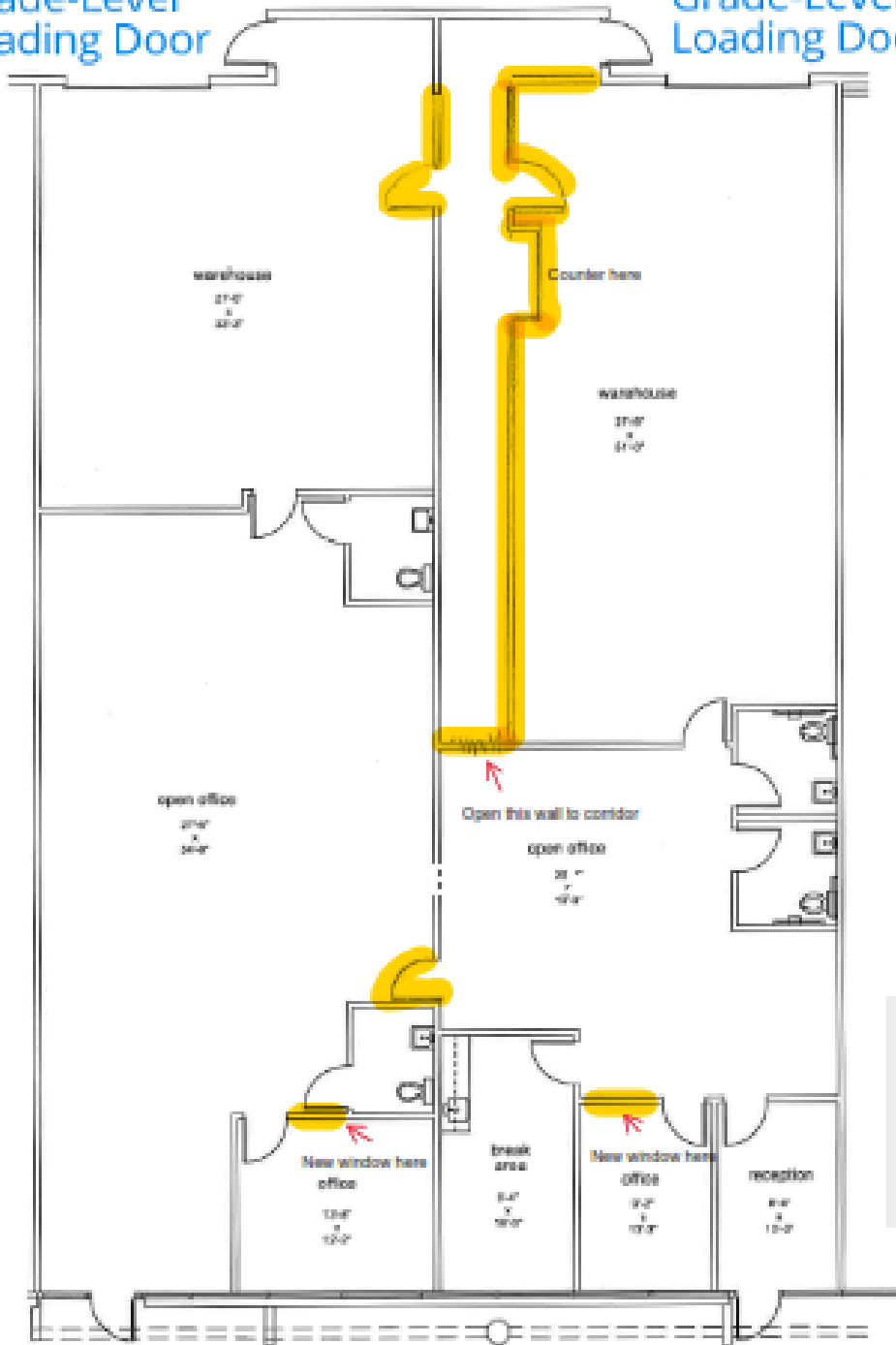
813-289-3700

FLOOR PLAN

11701 S BELCHER RD LARGO, FL 33773

Grade-Level
Loading Door

Grade-Level
Loading Door



- Reception
- 2 offices
- Kitchen
- 4 separate restrooms
- Two open areas
- Two separate warehouse spaces
- Two grade level roll up doors in air conditioned warehouse
- 3 phase power

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