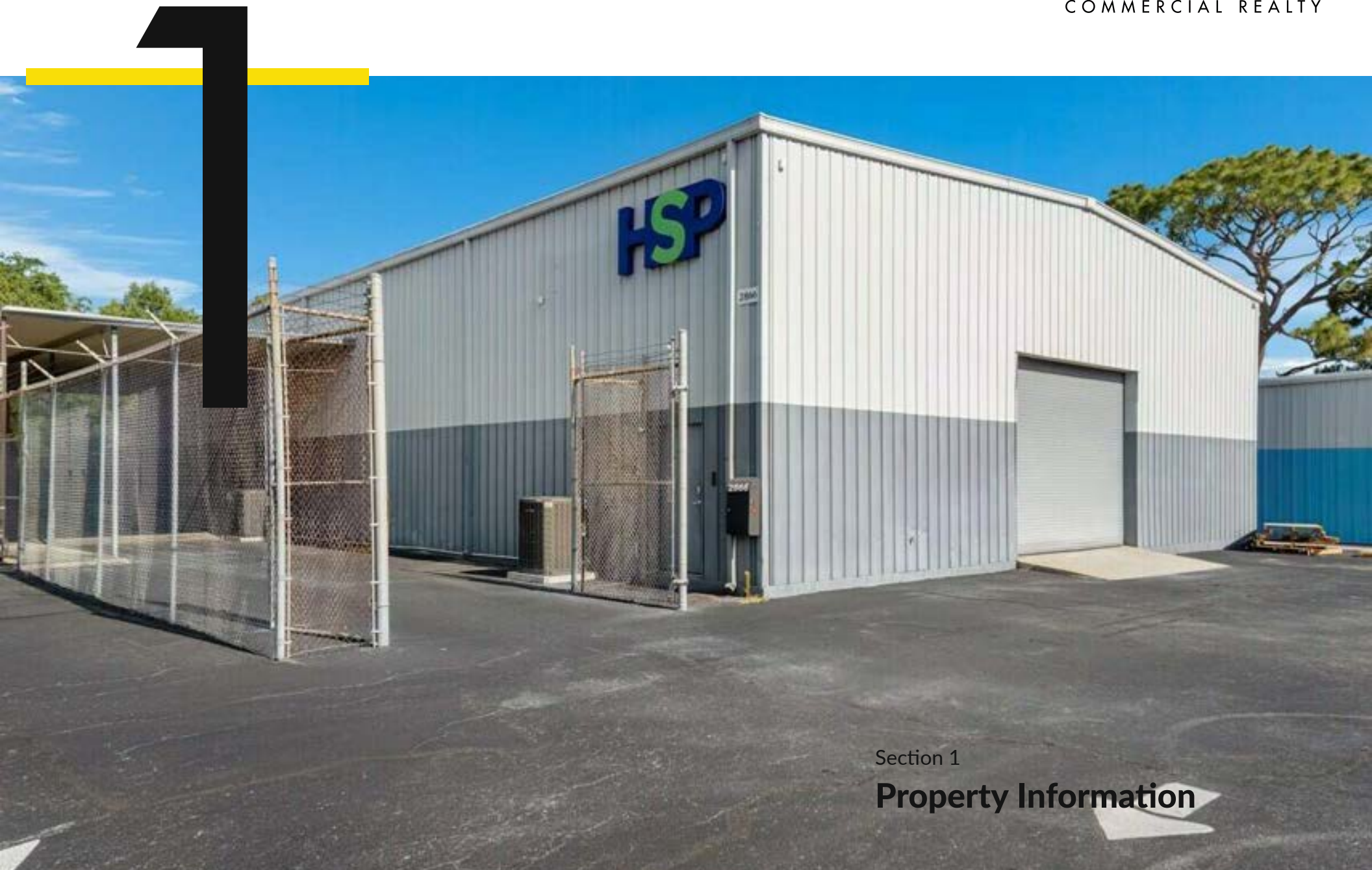


**FOR SALE**  
INDUSTRIAL  
PROPERTY

**Fully AC'd Upgraded Video  
Production Building**

2866 Roosevelt Blvd Clearwater, FL 33760  
PRESENTED BY:

GEORGIA WATSON  
Founder/CEO & Managing Broker  
813.908.1560 x1  
[georgia@yellowtailcommercial.com](mailto:georgia@yellowtailcommercial.com)



Section 1

## Property Information



# PROPERTY DESCRIPTION

## PROPERTY DESCRIPTION

Fully Renovated Office/Warehouse – Turnkey Industrial Asset in Largo, FL

2866 Roosevelt Blvd, Largo, FL 33760

A rare opportunity to own a 6,000 SF, fully air-conditioned, 60' x 100' industrial/commercial flex building with premium upgrades and rental income in the heart of Pinellas County. Located just 0.4 miles east of US Highway 19, this property sits on the “going home” side of Roosevelt Boulevard—offering unbeatable visibility and access.

Part of a professionally managed 5-building association, the property features Industrial Commercial zoning, abundant on-site parking, and is 100% move-in ready. Currently home to Hit Show Productions, a full-scale video production company, the space is ideal for creative industries, showrooms, high-tech operations, or light manufacturing.

Current income: \$7,000/month from a tenant sharing the space for video production under a short-term lease expiring Sept 2025

Property taxes paid (2024): \$11,392

Association dues: \$500/month – includes water, sewer, trash, parking, and common area maintenance

### Property Features:

6,000 SF metal-framed building (60x100); 1,800 SF of newly finished office space with Ceilume Dart drop ceilings (for Class A Fire Safety) and polished concrete floors; 4,200 SF of warehouse/showroom with 18'-20' clear height and painted epoxy heavy-traffic flooring

Fully air-conditioned with a custom-designed, low-velocity HVAC system ideal for video/audio production—over 20 tons of cooling capacity

Fully networked throughout with CAT 5 cabling; Fully wired for closed-circuit security system

Spray-foam insulated roof and walls with 15-year roof warranty

100% LED lighting throughout; Porcelain-finished bathrooms with ceramic floors and full-height wall tile

Fresh paint (interior/exterior) completed during the 2019–2020 full renovation

Chain link fenced property with a fully fenced carport; Covered front entry with wood deck, metal awning, and additional awning over the main entrance

Signage directly on Roosevelt Boulevard for prime visibility

With Industrial Commercial zoning, high-end finishes, built-in infrastructure, and income in place, this property is ideal for an owner-user, creative firm, or investor looking for a versatile and impeccably maintained asset in a strategic Florida location. Schedule a private tour today and see why 2866 Roosevelt Blvd stands out in today's industrial market.

# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- Fully ACd Warehouse
- Sound Proofed for Video Production Use
- Fully Networked
- 3 Phase Power
- Upgrades throughout

## LOCATION DESCRIPTION

The property sits just 0.4 miles east of US Highway 19, less than 3 miles from the St. Pete-Clearwater International Airport (PIE), and under 20 minutes to Tampa International Airport (TPA)—making it ideal for businesses requiring logistical ease or frequent travel. Positioned along the bustling Roosevelt Blvd corridor, the site benefits from high visibility and convenient proximity to the Carillon Office Park, Largo Mall, and Bay Vista Business Park. With nearby connections to I-275, Ulmerton Road, and the Bayside Bridge, this location offers seamless access to Clearwater, St. Petersburg, and Tampa, placing it at the center of commerce for the entire Tampa Bay region.

## OFFERING SUMMARY

Sale Price:	\$1,780,000
Building Size:	6,000 SF

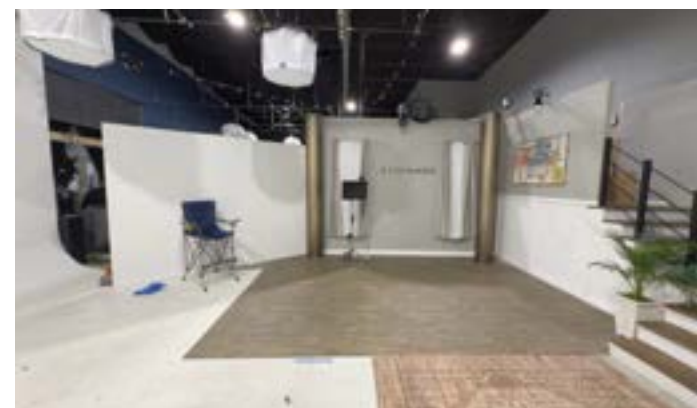


# AERIAL PHOTOS



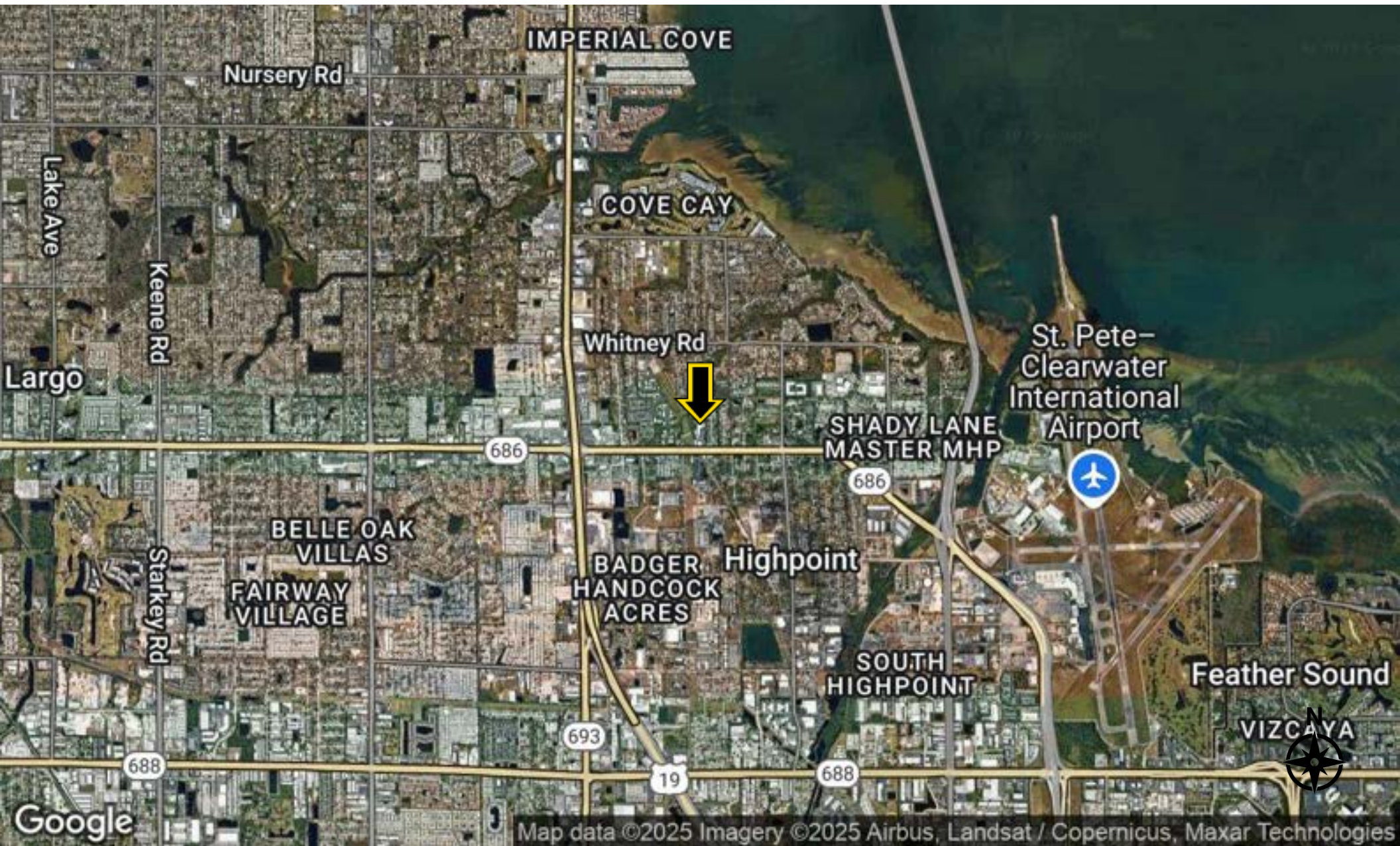


# STUDIO AND OFFICE PHOTOS



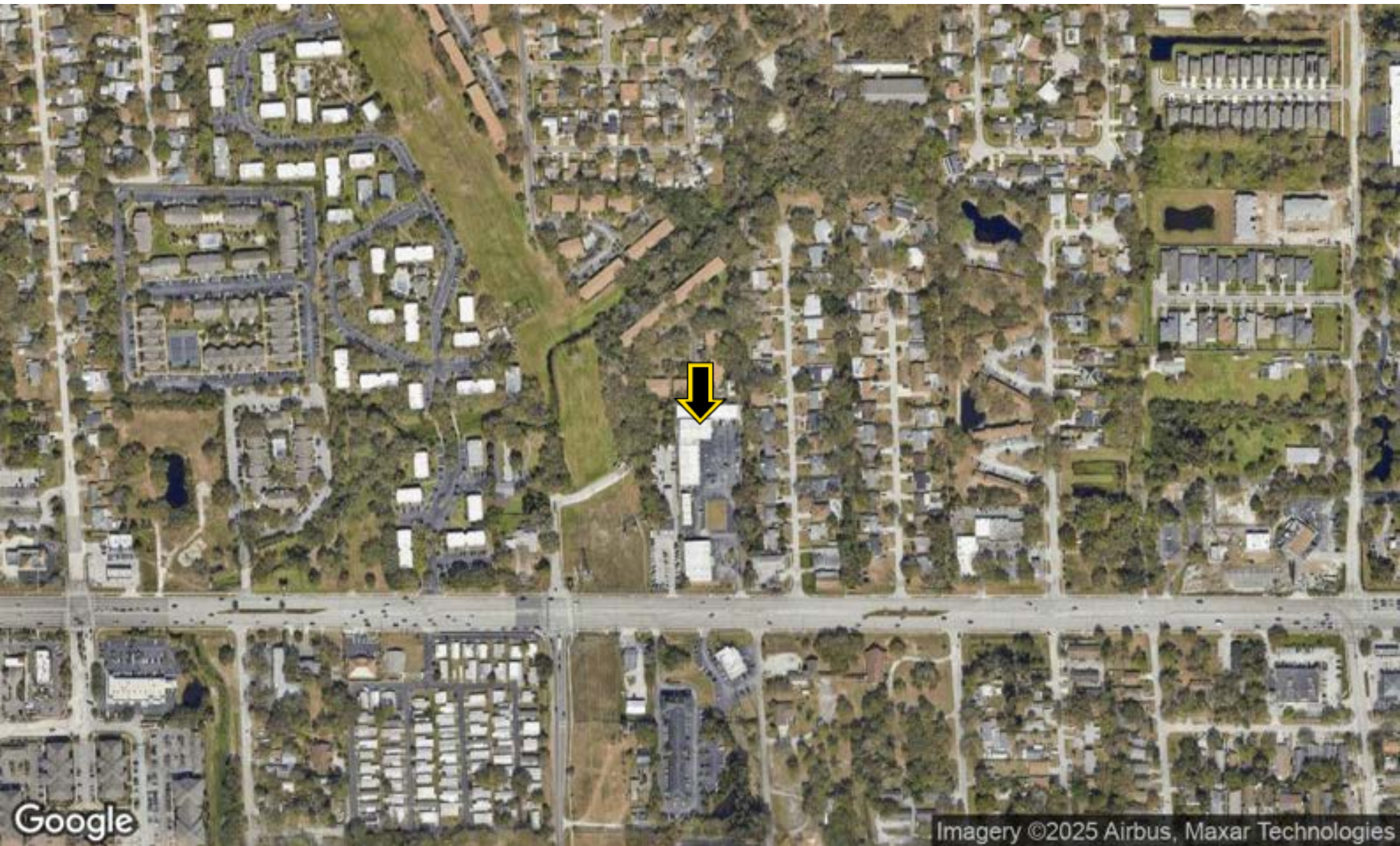


# REGIONAL MAP



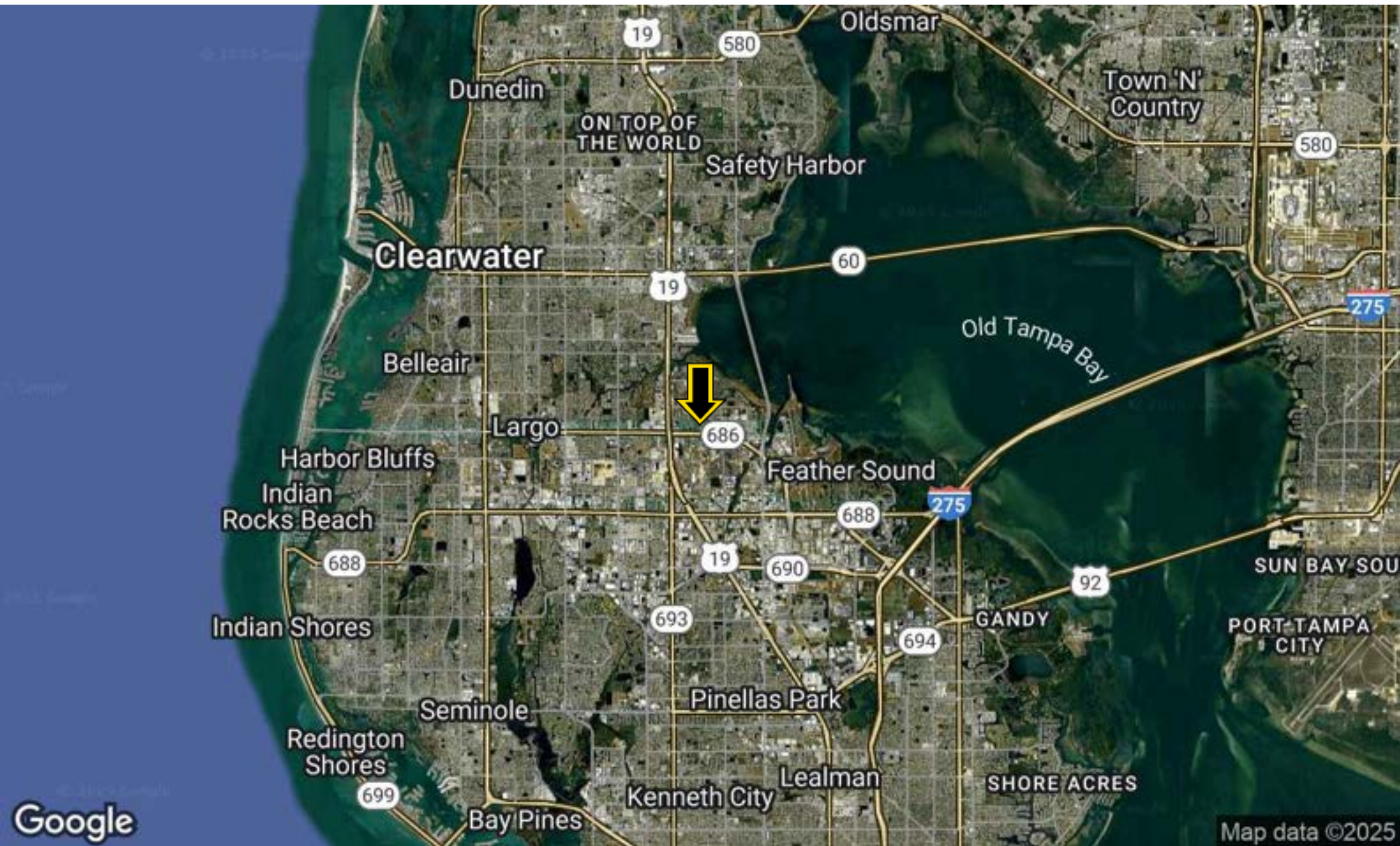


# LOCATION MAP





# AERIAL MAP



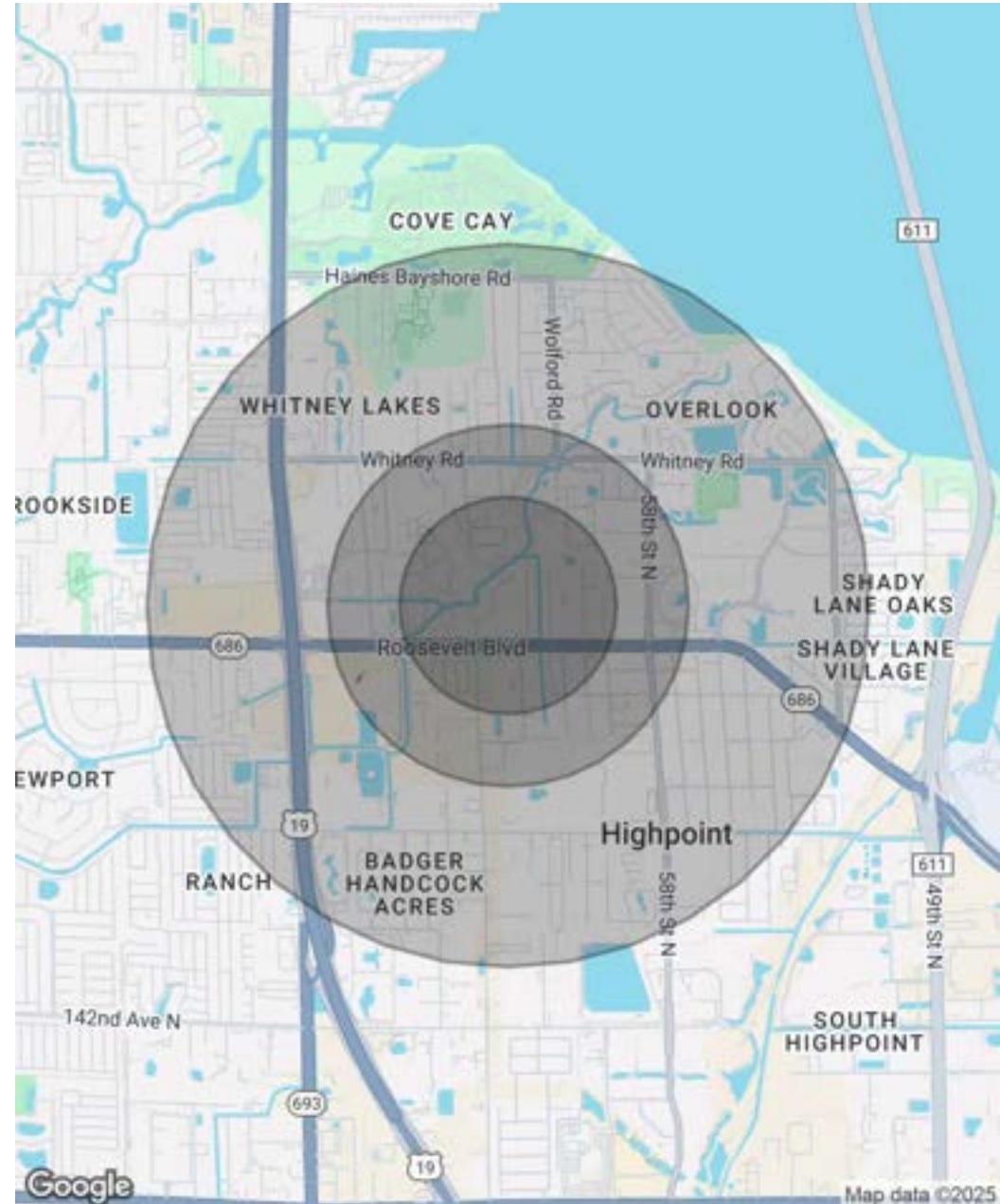


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,727	4,470	13,046
Average Age	38	38	42
Average Age (Male)	38	38	41
Average Age (Female)	38	38	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	766	1,962	5,908
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$71,913	\$75,932	\$79,754
Average House Value	\$270,720	\$276,345	\$277,399

Demographics data derived from AlphaMap





# CONTACT



## GEORGIA WATSON

Founder/CEO & Managing Broker

[georgia@yellowtailcommercial.com](mailto:georgia@yellowtailcommercial.com)

Direct: 813.908.1560 x1 | Cell: 813.453.6616

## DISCLOSURE

All materials and information received or derived from Yellowtail Commercial Realty 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 Yellowtail Commercial Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the 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. Yellowtail Commercial Realty 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. Yellowtail Commercial Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Yellowtail Commercial Realty 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 in order 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 Yellowtail Commercial Realty in compliance with all applicable fair housing and equal opportunity laws.

### YELLOWTAIL COMMERCIAL REALTY

18115 US HWY 41 N Suite 400

Lutz, FL 33549

813.908.1560