



Industrial Property For Lease

Central Pinellas (Ulmerton Rd) Industrial Bays for Lease  
**9224 130th Ave N, Largo, FL 33773**

**For More Information:**

813-254-6756 | EXT

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





# Central Pinellas (Ulmerton Rd) Industrial Bays for Lease

## 9224 130th Ave N, Largo, FL 33773

### Executive Summary



#### OFFERING SUMMARY

<b>Available SF:</b>	21,600 SF
<b>Lease Rate:</b>	\$16.65 - 20.65 SF/yr (MG)
<b>Lot Size:</b>	5.97 Acres
<b>Building Size:</b>	21,600 SF
<b>Market:</b>	Tampa-St Petersburg- Clearwater
<b>Traffic Count:</b>	69,500

#### PROPERTY OVERVIEW

Brand new industrial small bays available off Ulmerton Road in the heart of Pinellas County. Ten units available in various sizes. All have a 10' W x 12' H ft rollup door, 16' interior clear span clear height, a personnel door, windows and skylights, 200 amp panel with 3 phase available, an ADA restroom, water heater, water fountains, and basin shop sink.

\*SEE "SPACES" SECTION OF PROPERTY WEBPAGE FOR PICTURES OF INDIVIDUAL SUITES

Traffic count: 69,500 VPD

Units 1301, 1302, 1303, 1304, 1305, 1306 - 2,500 SF - \$16.65 MG - Initial estimated monthly rent: \$3,469 (includes base rate plus applicable sales tax)

Units 1307 and 1308: 1,250 SF - \$20.65 MG - Initial estimated monthly rent: \$2,151 (includes base rate plus applicable sales tax)

Units 1309 and 1310 - \$18.65 MG - End cap unit with Glass Retail style entry door. Perfect for a showroom entrance. Initial estimated monthly rent: \$3,186 (includes base rate plus applicable sales tax)

#### LOCATION OVERVIEW

Located in Largo, Florida close to Ulmerton Road and west of US-19 offering easy access to surrounding areas.

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## Central Pinellas (Ulmerton Rd) Industrial Bays for Lease

# 9224 130th Ave N, Largo, FL 33773

Unit 1301 - 2,500 SF



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# 9224 130th Ave N, Largo, FL 33773

Unit 1302 - 2,500 SF



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Central Pinellas (Ulmerton Rd) Industrial Bays for Lease

**9224 130th Ave N, Largo, FL 33773**

Unit 1303 - 2,500 SF





## Central Pinellas (Ulmerton Rd) Industrial Bays for Lease

# 9224 130th Ave N, Largo, FL 33773

Unit 1304 - 2,500 SF



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## Central Pinellas (Ulmerton Rd) Industrial Bays for Lease

# 9224 130th Ave N, Largo, FL 33773

Unit 1305 - 2,500 SF



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# 9224 130th Ave N, Largo, FL 33773

Unit 1306 - 2,500 SF



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## Central Pinellas (Ulmerton Rd) Industrial Bays for Lease

# 9224 130th Ave N, Largo, FL 33773

Unit 1307 - 1,250 SF



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# Central Pinellas (Ulmerton Rd) Industrial Bays for Lease

## 9224 130th Ave N, Largo, FL 33773

Unit 1308 - 1,250 SF



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## Central Pinellas (Ulmerton Rd) Industrial Bays for Lease

# 9224 130th Ave N, Largo, FL 33773

Unit 1309 - 2,050 SF



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# Central Pinellas (Ulmerton Rd) Industrial Bays for Lease

## 9224 130th Ave N, Largo, FL 33773

Unit 1310 - 2,050 SF



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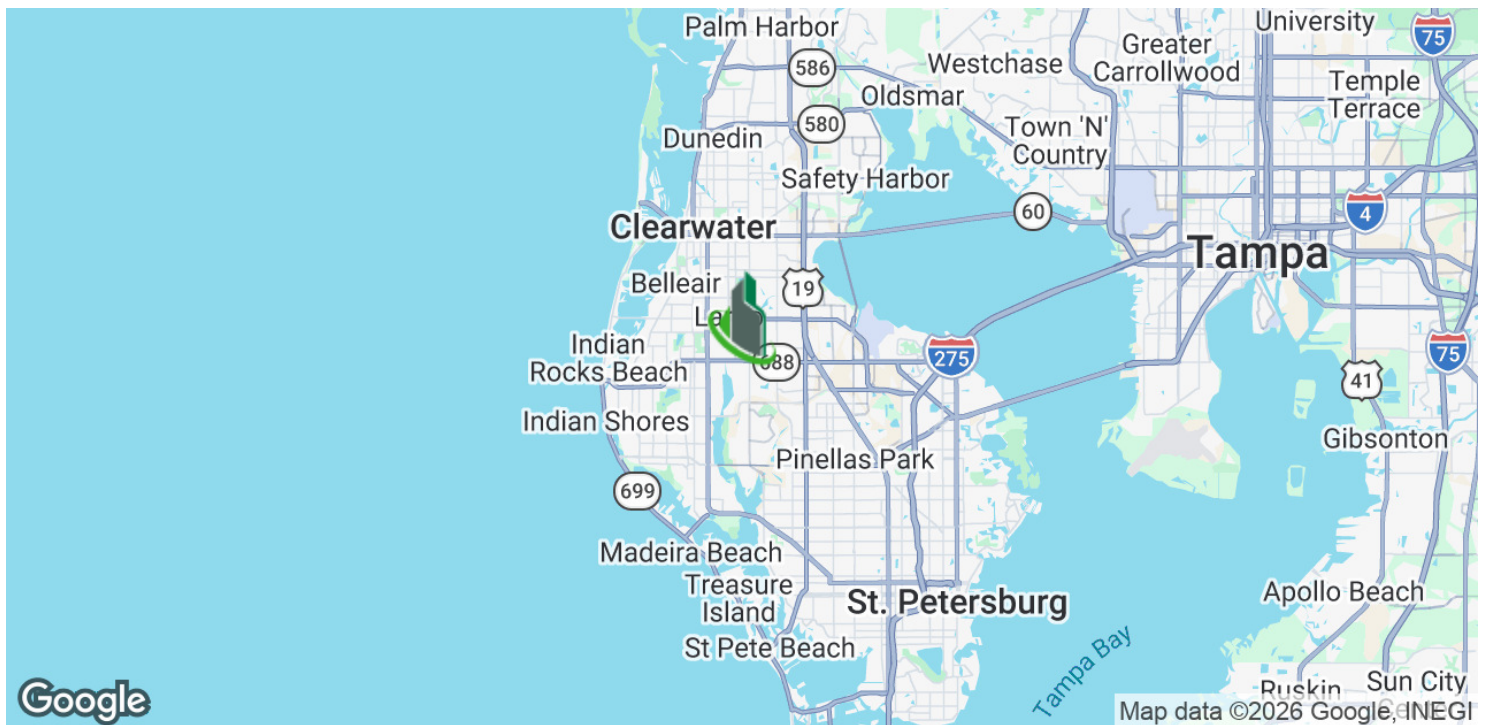
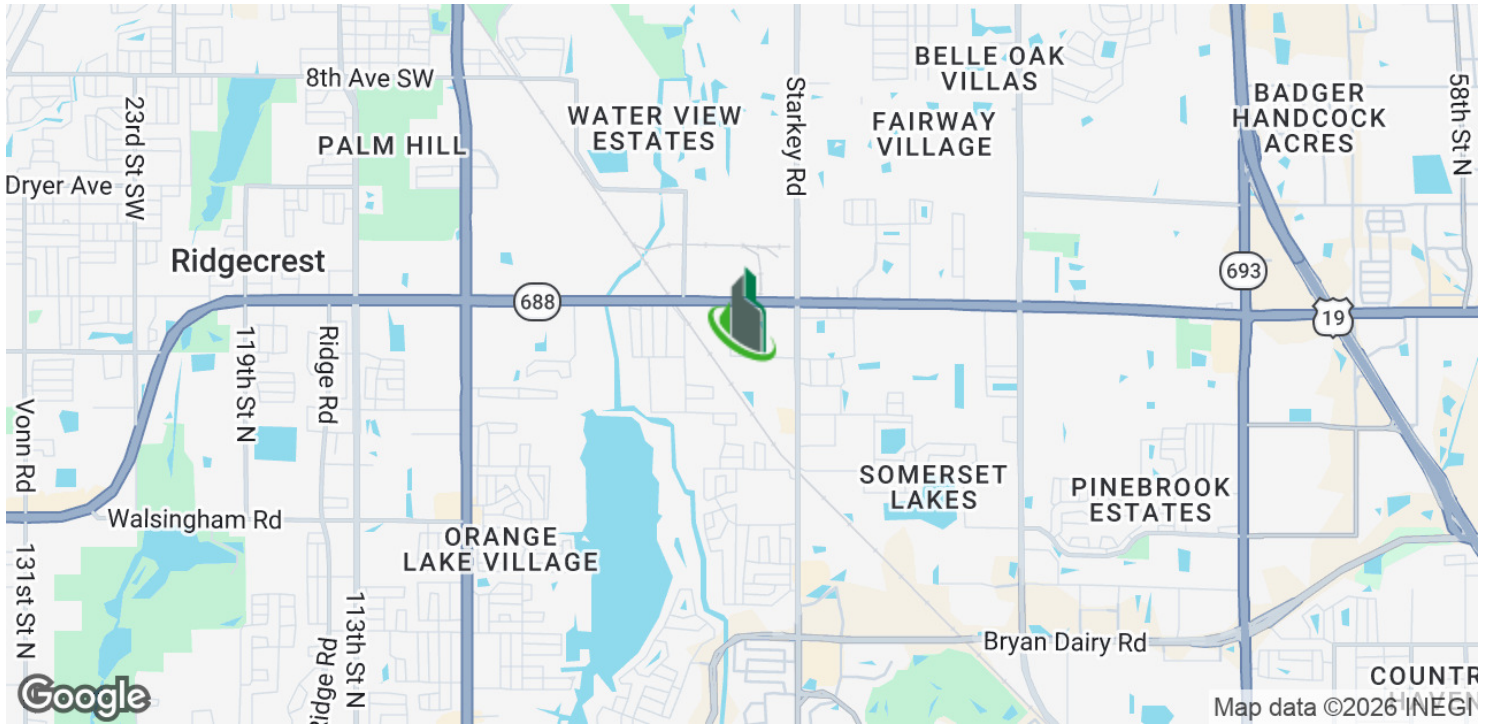
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# Central Pinellas (Ulmerton Rd) Industrial Bays for Lease

## 9224 130th Ave N, Largo, FL 33773

Location Map



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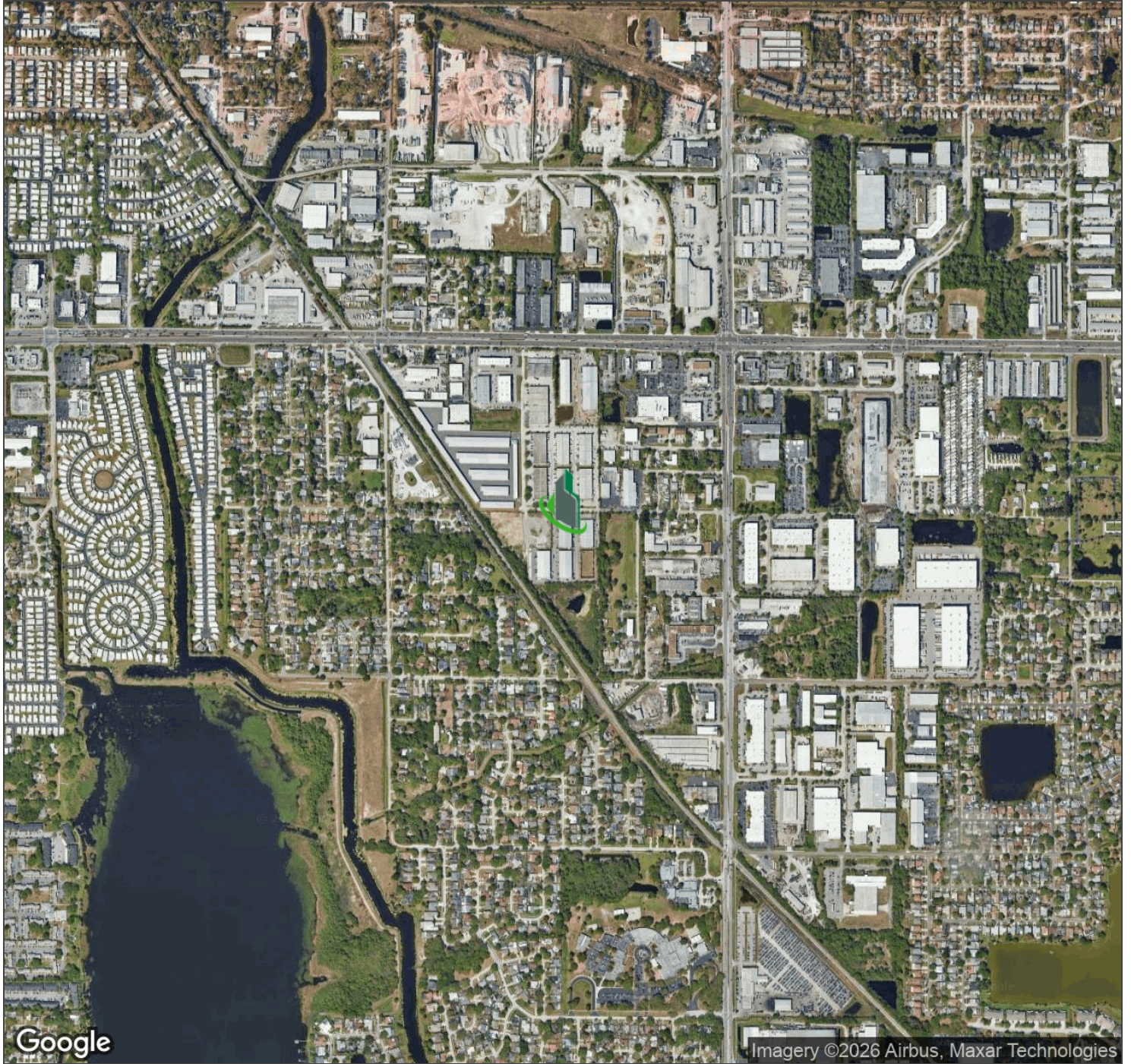




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Aerial Map



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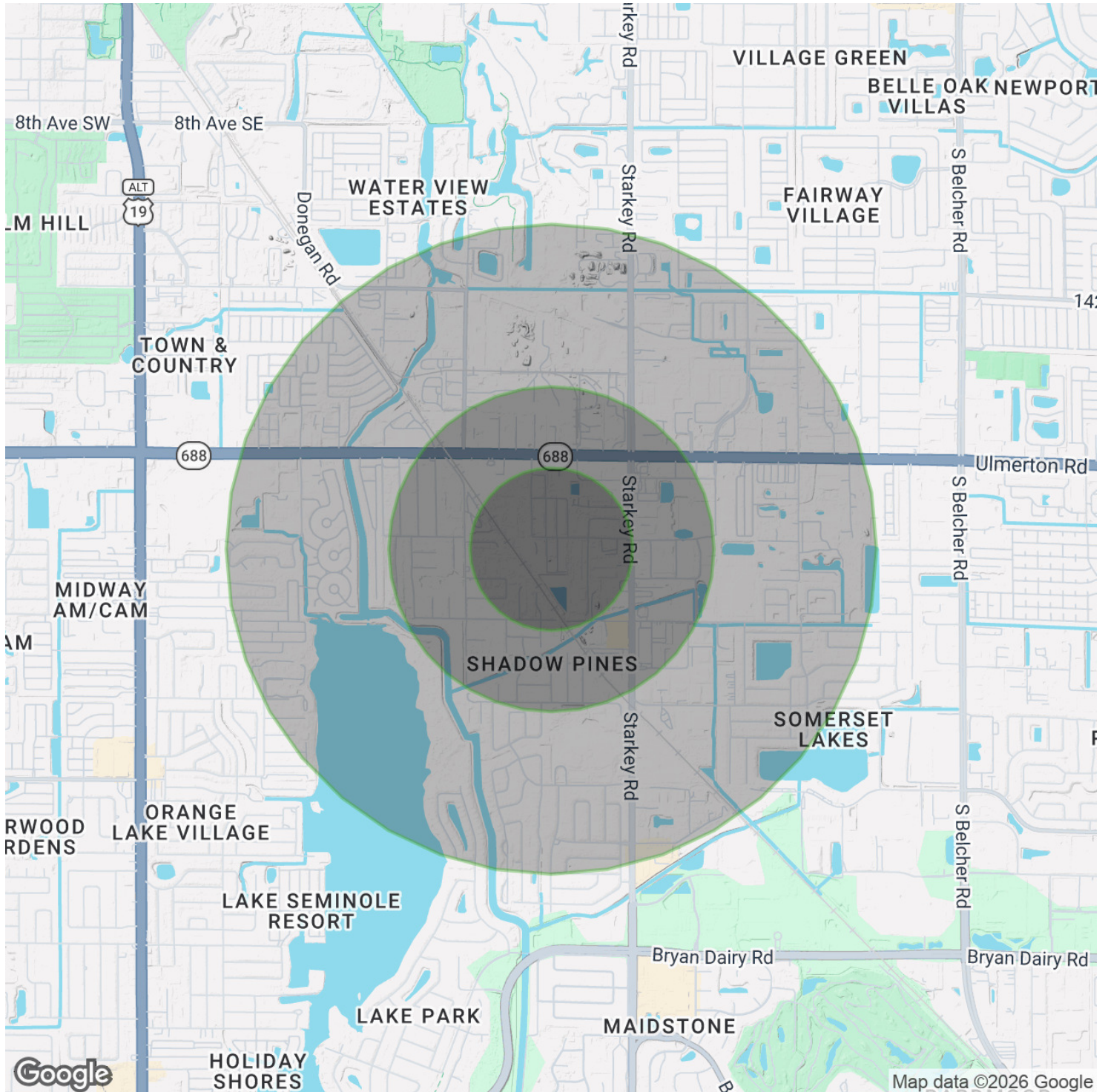
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## Central Pinellas (Ulmerton Rd) Industrial Bays for Lease

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Demographics Map & Report



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# Central Pinellas (Ulmerton Rd) Industrial Bays for Lease

## 9224 130th Ave N, Largo, FL 33773

### Demographics Map & Report

#### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	445	1,741	8,323
Average Age	33.7	42.3	49.7
Average Age (Male)	27.2	39.1	48.9
Average Age (Female)	45.7	49.8	52.4

#### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	160	698	3,562
# of Persons per HH	2.8	2.5	2.3
Average HH Income	\$104,114	\$96,260	\$87,779
Average House Value	\$442,228	\$304,477	\$237,600

#### ETHNICITY (%)

	0.25 MILES	0.5 MILES	1 MILE
Hispanic	4.3%	5.3%	10.3%

#### RACE

	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	233	1,119	6,324
% White	52.4%	64.3%	76.0%
Total Population - Black	81	230	575
% Black	18.2%	13.2%	6.9%
Total Population - Asian	80	214	483
% Asian	18.0%	12.3%	5.8%
Total Population - Hawaiian	0	8	21
% Hawaiian	0.0%	0.5%	0.3%
Total Population - American Indian	0	6	22
% American Indian	0.0%	0.3%	0.3%
Total Population - Other	0	3	76
% Other	0.0%	0.2%	0.9%

#### TRAFFIC COUNTS

130th Ave N & Ulmerton Rd 69,500/day

2023 American Community Survey (ACS)

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Floor Plans



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Site Plans



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or  
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