

**47,146± SQUARE FEET  
3± ACRES MOL**

**FOR LEASE - CLASS A - FULLY AIR-CONDITIONED INDUSTRIAL  
12333 ENTERPRISE BOULEVARD-NORTH  
LARGO, FLORIDA 33773**



**FOR ADDITIONAL INFORMATION CONTACT:**

**DERON THOMAS, SIOR, CCIM**

**CELL (727) 204-0201**

**TYLER THOMAS, JD**

**KYLE HARRIS**

**OFFICE (727) 724-3300**



**INDUSTRIAL REALTY SOLUTIONS, INC.**

**701 ENTERPRISE ROAD E., SUITE 701**

**SAFETY HARBOR, FL 34695**

**DT@INDUSTRIALREALTYSOLUTIONS.COM**

**WWW.INDUSTRIALREALTYSOLUTIONS.COM**

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## PROPERTY SPECIFICATIONS:

<b>Building Size:</b>	<b>47,146± Square Feet MOL</b>
<b>Building Class:</b>	<b>A</b>
<b>Construction:</b>	<b>Tilt Wall</b>
<b>Office Area:</b>	<b>4,500± Square Feet MOL</b>
<b>Warehouse/Light Assembly:</b>	<b>42,646± Square Feet MOL</b>
<b>Clear Height:</b>	<b>28'-30'</b>
<b>Dock Well Loading Doors:</b>	<b>4 (Two With Levelers)</b>
<b>Grade Level Loading Doors:</b>	<b>1 (10'h x 9'w)</b>
<b>Power:</b>	<b>Heavy 3-phase (1,000± Amps)</b>
<b>Climate Controlled:</b>	<b>100% Air-Conditioned</b>
<b>Sprinklered:</b>	<b>Yes</b>
<b>Warehouse Lighting:</b>	<b>LED</b>
<b>Column Spacing:</b>	<b>37' x 40'</b>
<b>Site Size:</b>	<b>3 Acres MOL</b>
<b>Parking Spaces:</b>	<b>49±</b>
<b>Extras:</b>	<b>2 Big Ass Warehouse Fans High Perimeter Warehouse Windows</b>
<b>Offered For Lease:</b>	<b>Contact Broker For Rate</b>



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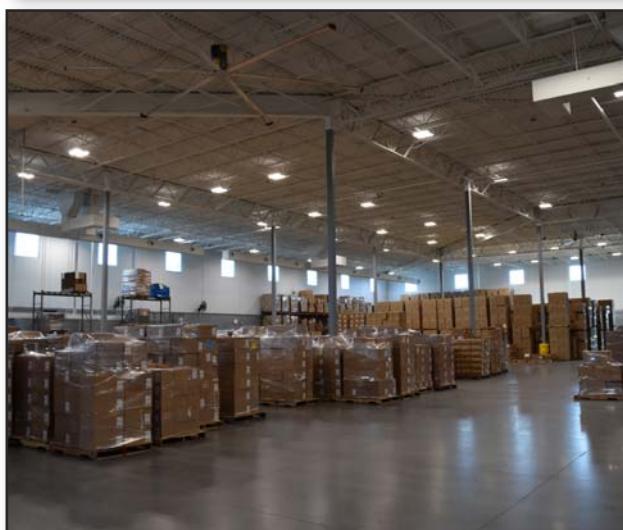
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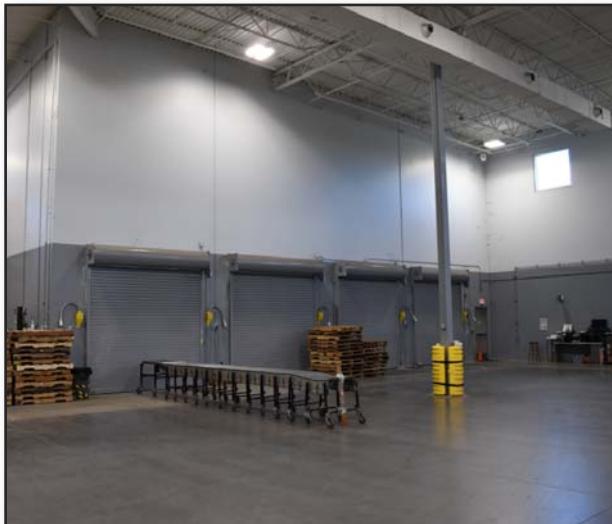
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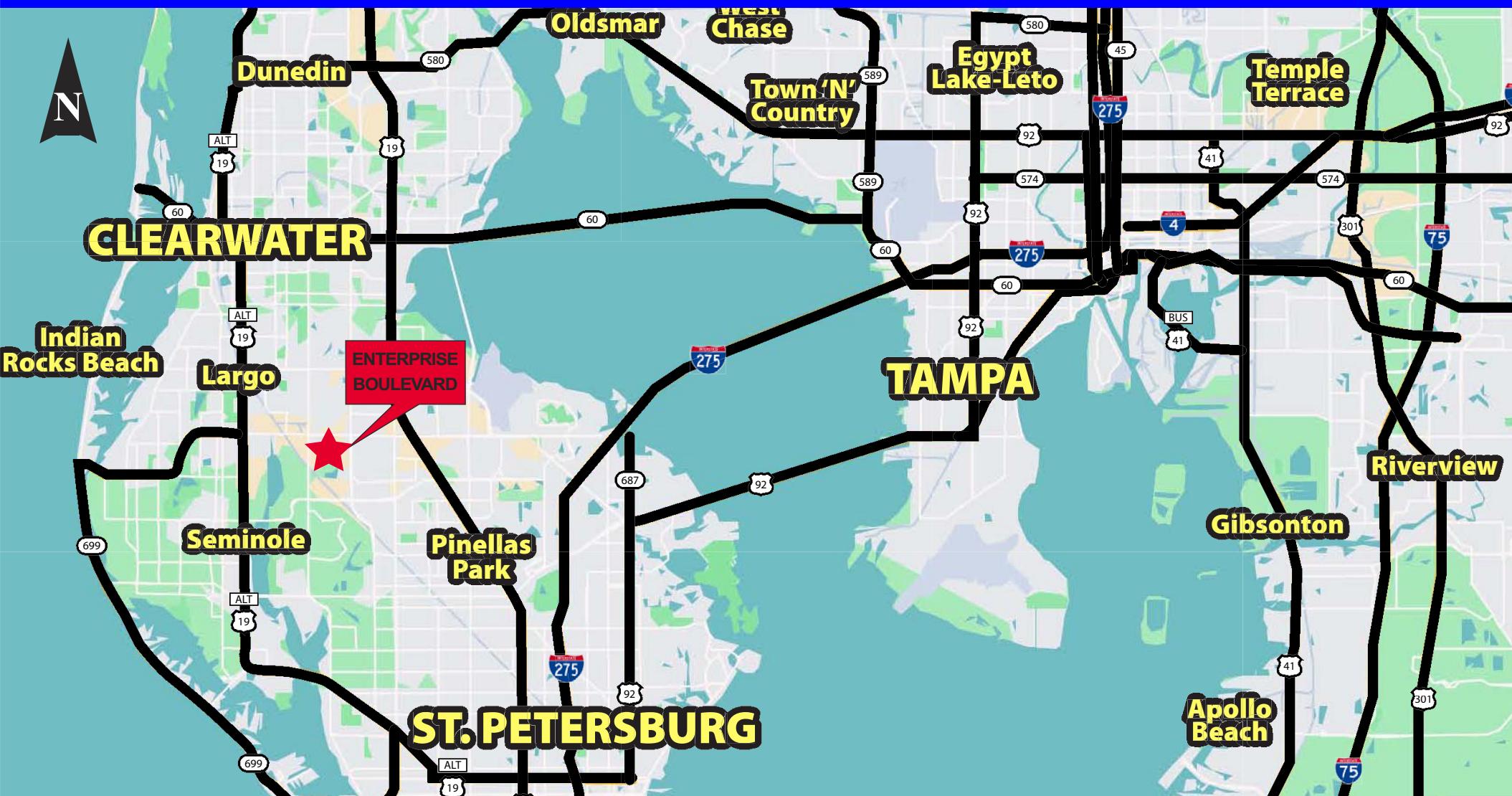


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