

FOR SALE

1500 94TH AVE N ST. PETERSBURG, FL 33716



WITTNER WOLLMAN GROUP



GANDY COMMONS - ST PETE SHOVEL
READY WITH BUILDING PLANS

SIZE
PRICE

0.94 AC
\$890,000

KW ST PETE
KELLERWILLIAMS®

JAKE WOLLMAN
727-280-5592



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LOCATION HIGHLIGHTS

- Located in St. Petersburg's premier Gateway business corridor
- Immediate access to Interstate 275
- Central to Downtown St. Petersburg, Tampa, Clearwater & Tampa International Airport
- Surrounded by major corporate, industrial, logistics & technology employers
- Adjacent to Coca-Cola Beverages Florida and near leading regional businesses
- Efficient site layout with prominent frontage, front parking & rear access via Danny Boulevard

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DEVELOPMENT OPPORTUNITY



- $\pm 12,000$ SF proposed office & warehouse development
- $\pm 10,000$ SF office + $\pm 2,000$ SF integrated warehouse
- Site plan approvals substantially advanced
- Designed for 60+ employees with 46 parking spaces
- Immediate I-275 access in the Gateway business corridor
- Cleared, shovel-ready site adjacent to Coca-Cola Beverages Florida

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1500 94th Avenue North presents a fully engineered office and warehouse development opportunity in the Gateway submarket of St. Petersburg, Florida. Located just off Interstate 275, the property provides exceptional access to St. Petersburg, Tampa, Clearwater, and Tampa International Airport, making it ideal for a corporate headquarters, contractor, logistics company, technology firm, medical office, or other professional user.

The offering includes a cleared development site with comp a proposed $\pm 12,000$ SF two-story office and warehouse building featuring approximately $\pm 10,000$ SF of office space and $\pm 2,000$ SF of warehouse space. Designed with concrete block and metal joist construction, the building accommodates approximately 60+ employees and features a modern layout with open workspaces, perimeter offices, conference rooms, focus rooms, elevator access, and a second-floor employee kitchen and gathering area.

Significant pre-development work has already been completed. The site has been cleared, a utility easement has been vacated, and the site plan approval process is substantially advanced with revised plans already resubmitted, allowing a future owner to accelerate the development timeline.

Positioned adjacent to the Coca-Cola Beverages Florida Pinellas facility within the highly desirable Gateway business corridor, the property benefits from proximity to major office, industrial, logistics, and technology employers. Existing stormwater infrastructure is in place, though modifications to the Environmental Resource Permit (ERP) through the Southwest Florida Water Management District (SWFWMD) will be required to complete drainage pond compliance updates.

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