

**FOR SALE**

100% Leased  
Warehouse



**12820 Daniel Dr.  
Clearwater, FL 33762**



Erica Delgado  
EDelgado@vectorrealty.com  
813-477-8208



**VECTOR**  
COMMERCIAL REAL ESTATE

www.VectorRealty.com  
125 5<sup>th</sup> Street South Suite 201  
Staint Petersburg, Florida 33704  
727-823-1230

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

---

*100% leased warehouse comprised of 7 total spaces, approximately 1,500 sf each, with 8'x10' rollup doors, 16' building clear height, and 3-phase power.*

*There are 5 tenants, some of which occupy more than one space.*

*Value-add opportunity by bringing 5 of the spaces up to market rent and building improvements.*

*Excellent location just off of Ulmerton with easy access to US 19, 686, and I-275.*

*Please call to schedule a tour and do not disturb the tenants.*



### PRICE

---

\$1,499,000



### LOCATION

---

12820 Daniel Dr.  
Clearwater, FL 33762



### USE

---

Warehouse / Flex  
Distribution / Manufacturing



### SIZE

---

7 Spaces  
Approx. 1,500 SF Each



### FEATURES

---

8'x10' Roll Up Doors  
16' Building Clear Height  
3-Phase Power



### TENANTS

---

5 Tenants / Fully Leased  
(NNN)

12820 Daniel Dr.



**VECTOR**  
COMMERCIAL REAL ESTATE