

# PREMIER FLEX BUILDING

FOR LEASE/SALE



## 3051 TECH DRIVE N ST. PETERSBURG, FLORIDA 33716

Flexible two-story building contains approximately **85,558** rentable square feet situated on 4.22 acres. Ideally located in the heart of Pinellas County amongst some of Tampa Bay's largest employers within the Carillon and Feather Sound business districts.

### FOR LEASE/FOR SALE

This premier building location offers many advantages to corporate users including quick access to St. Petersburg / Clearwater International & Tampa International Airports as well as access to an abundant/ skilled workforce, the bay bridges and major roadways including Ulmerton Road, I - 275, Roosevelt Boulevard, US 19, and Highway 60.

ADDITIONAL SALE INFO - CONTACT BRUCE VAUGHAN



### FEATURES

- **UP TO 29,019 +/- SF AVAILABLE FOR LEASE**
- **Great Visibility / Exposure From Ulmerton Rd**
- **Building Design Is Flexible And Divisible**
- **New TPO Roof Installed 2020**
- **New Roof-Top HVAC Units Installed 2022**
- **New 10-ton Ground Mounted Unit Installed 2024**
- **2,000 A - 480 V - 3 PH - Electrical Service**
- **Building 100% Air-Conditioned**
- **Loading: 1-Drive-In Ramp & 1-Dock High Door**
- **Additional OH Doors Can Be Added**
- **Allowable Uses In E-1 (Employment-1) Zoning District Include Office / Showroom, Research & Development, Light Manufacturing, and Production**
- **Proximity To Hotels, Restaurants, And Professional Services Located Within The Carillon And Feather Sound Districts.**

Vaughan Commercial Advisors, LLC

6302 Benjamin Road, Suite 406  
Tampa, FL 33634

**Bruce Vaughan, SIOR CCIM**

Bruce@VaughanCRE.com  
(813) 810 5135

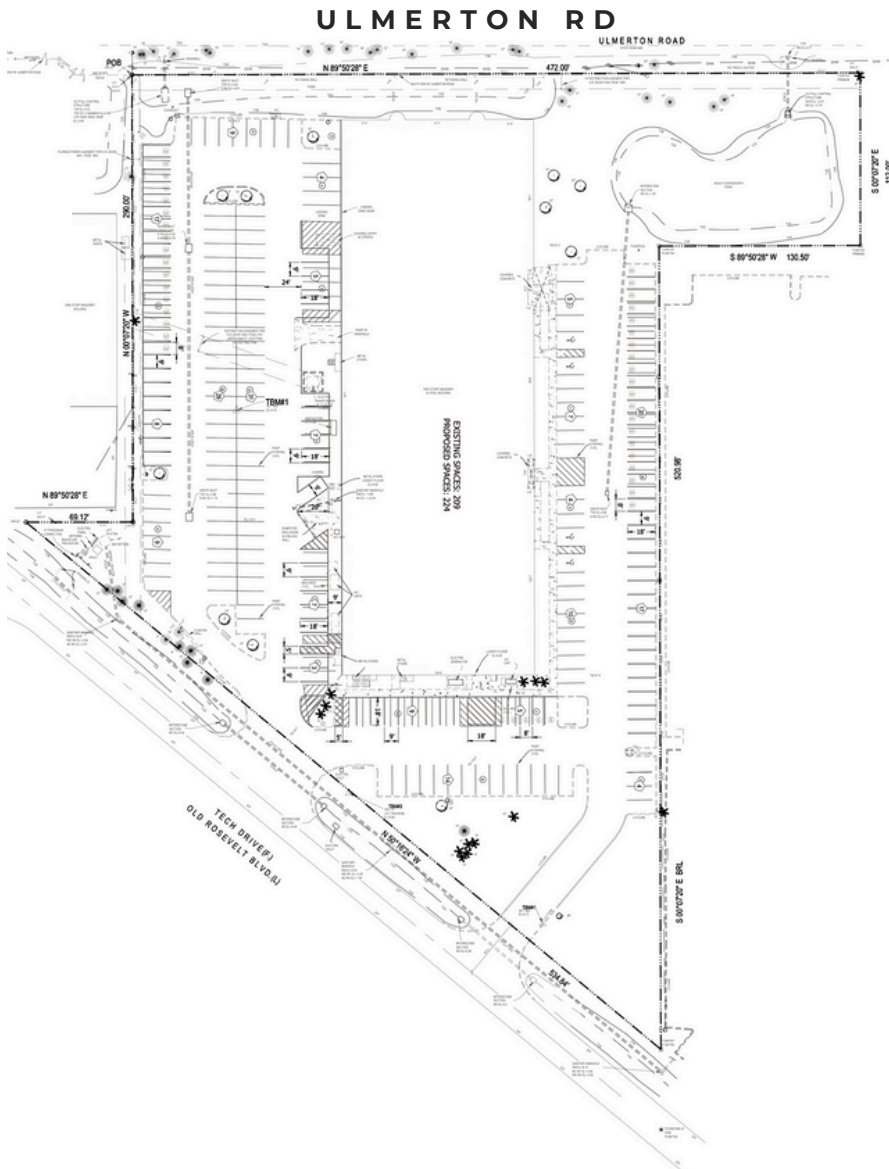
**Emily Owens-Hammond, CCIM**

Emily@VaughanCRE.com  
(407) 448 8207



# 3051 TECH DRIVE N

ST. PETERSBURG, FLORIDA 33716



**AVAILABLE**  
UP TO 29,019 +/- SF

**Vaughan Commercial Advisors, LLC**

6302 Benjamin Road, Suite 406

Tampa, FL 33634

**Bruce Vaughan, SIOR CCIM**

Bruce@VaughanCRE.com

(813) 810 5135

**Emily Owens-Hammond, CCIM**

Emily@VaughanCRE.com

(407) 448 8207



Vaughan Commercial Advisors Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property or properties in question.

# 3051 TECH DRIVE N

ST. PETERSBURG, FLORIDA 33716

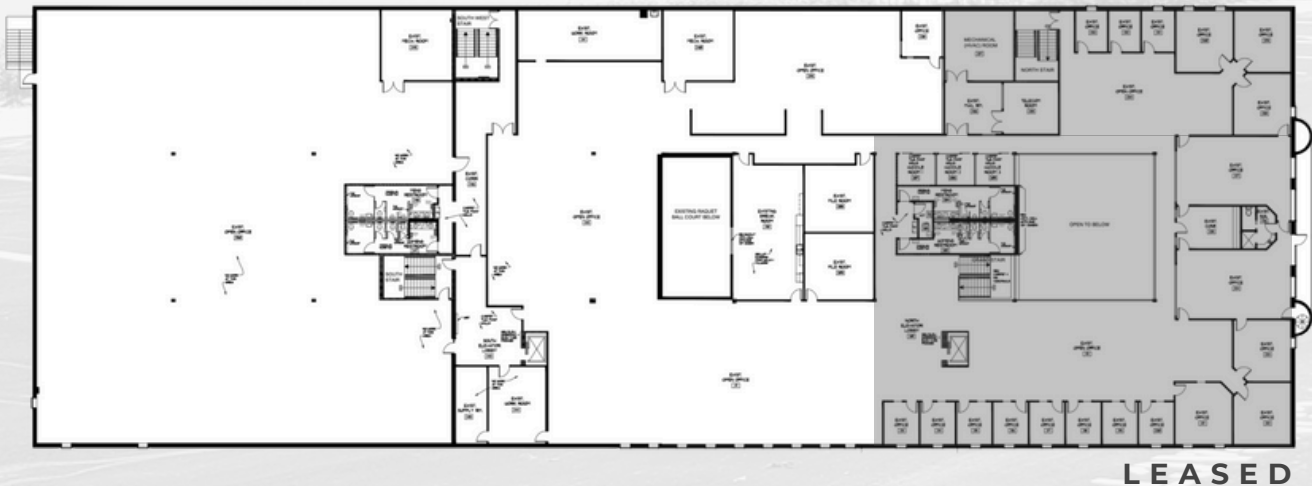
## FLOORPLANS

### FIRST FLOOR



### SECOND FLOOR

29,019 +/- SF AVAILBLE



Vaughan Commercial Advisors, LLC  
6302 Benjamin Road, Suite 406  
Tampa, FL 33634

Bruce Vaughan, SIOR CCIM  
Bruce@VaughanCRE.com  
(813) 810 5135

Emily Owens-Hammond, CCIM  
Emily@VaughanCRE.com  
(407) 448 8207

# 3051 TECH DRIVE N

ST. PETERSBURG, FLORIDA 33716



**FOR LEASE**

UP TO 29,019 +/- SF



**Vaughan Commercial Advisors, LLC**  
6302 Benjamin Road, Suite 406  
Tampa, FL 33634

**Bruce Vaughan, SIOR CCIM**  
Bruce@VaughanCRE.com  
(813) 810 5135

**Emily Owens-Hammond, CCIM**  
Emily@VaughanCRE.com  
(407) 448 8207