

HIGH-END INDUSTRIAL FLEX W/ SECURED YARD



WITTNER WOLLMAN GROUP



3284 MORRIS ST, SAINT PETERSBURG, FL 33713

\$1,650,000

LEASE RATE
AVAILABLE
UPON REQUEST

KW ST PETE
KELLERWILLIAMS.

NICOLE HART
727-409-3237

JAKE WOLLMAN
727-280-5592



HIGH-END INDUSTRIAL FLEX W/ SECURED YARD



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LOT SIZE: 0.43 ACRE
AVG FLOOR SIZE: 6,264 SF
YEAR BUILT/RENOVATED:
1957/2023
PARKING: 12 SPOTS

- 6,264 SF INDUSTRIAL FLEX ON 0.43 ACRES W/ SECURED YARD
- TURNKEY: ~1,560 SF RENOVATED OFFICE (5 OFFICES + CONFERENCE/SHOWROOM)
- 13'-25' CLEAR HEIGHTS + OVERSIZED ROLL-UP DOOR
- ~1,000 SF MEZZANINE (BONUS SQUARE FOOTAGE)
- COVERED OUTDOOR WORK AREA + SECONDARY YARD
- IT ZONING - IDEAL FOR CONTRACTORS, FLEET, & FLEX USERS



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SURROUNDED BY ESTABLISHED INDUSTRIAL USERS SUCH AS AB NOVA FIRE PROTECTION, PJ CALLAHAN CONSTRUCTION, METAL BUILDING SOLUTIONS OF FLORIDA, AND ALBRIGHT WINDOW TINT, THE PROPERTY BENEFITS FROM STRONG SYNERGY WITHIN THE IMMEDIATE AREA. ITS LOCATION ALSO OFFERS CLOSE PROXIMITY TO LOWE'S AND HOME DEPOT, QUICK ACCESS TO I-275, AND CONVENIENT CONNECTIVITY TO THE GREATER ST. PETERSBURG MARKET.

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