



WITTNER WOLLMAN GROUP



WAREHOUSE FOR LEASE

4545 118TH AVE N CLEARWATER, FL 33762

LEASE
RATE

\$18.00 PSF NNN

TYPE

INDUSTRIAL WAREHOUSE / FLEX

SIZE

7,320 SF | 1.56 ACRES



FEATURES

- FULLY FENCED 1.5-ACRE LOT
- AMPLE PARKING: 4.92 /1,000 SF
- MULTIPLE ROLL-UP DOORS:
 - 14' X 18' (3)
 - 14' X 16' (2)
 - 10' X 12' (1)
- 20' CLEAR HEIGHT
- FULL KITCHEN AND BREAKROOM
- RECEPTION/SHOWROOM AREA
- SEVERAL PRIVATE OFFICES AND RESTROOMS
- MEZZANINE LEVEL STORAGE



CONTACT US



JUSTINE FITE

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KYLA FLESHER

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WAREHOUSE FOR LEASE

DESCRIPTION

Positioned on a high-traffic corner with excellent visibility, this stand-alone building offers unmatched exposure and signage opportunities in one of Clearwater's most active industrial corridors. With two semi-truck entrances, abundant parking, and a 1.5 acre fully fenced lot, this property is well-suited for a variety of uses. Its strategic location provides easy access to major highways and a dense surrounding workforce, making it a prime spot for businesses looking to stand out and scale efficiently.



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LOCATION HIGHLIGHTS



**35,000+ VEHICLES PER
DAY ON 118TH AVE N**



**10,000+ EMPLOYEES
WORKING WITHIN 1 MILE**



**700+ SERVICE AND GOODS-
PRODUCING INDUSTRIES
WITHIN 1 MILE**



WITTNER WOLLMAN GROUP

kw ST. PETE
KELLERWILLIAMS REALTY

Each Office Is Independently Owned and Operated