



LEASE RATE

\$15.75 - 21.00 SF/yr
(\$7 PSF NNN)



PROPERTY SIZE

27,758 +/- SF



YEAR BUILT

1959



ZONING

Industrial
Traditional (IT)



LOT SIZE

0.97 +/- Acres

**2233 3RD AVENUE SOUTH
SAINT PETERSBURG, FL 33712**

WAREHOUSE ARTS ANNEX 2233

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PROPERTY INFORMATION



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Unleash Your Business Potential in the Heart of the Warehouse Arts District!

Prime Location & Flexible Space: Secure your spot in the vibrant Warehouse Arts Annex, directly across from the popular 3 Daughters Brewery! This is a rare opportunity to snag a spacious 27,758 +/- RSF in a highly sought-after location.

Demise it Your Way! We understand your business needs are unique. That's why we offer the flexibility to either lease the entire space or customize it into smaller units to perfectly suit your vision.

PRICE IMPROVEMENT! We're excited to announce a price improvement! Now offering \$15.75 PSF NNN AS-IS or TI can be amortized over the lease term. This means the landlord is willing to work with you to personalize the space to meet your needs!

Beyond the Square Footage: Here's why this building is the perfect fit:

THRIVING COMMUNITY: You'll join a vibrant mix of successful businesses, fostering collaboration and attracting a captive audience.

CAPTIVATING AUDIENCE: Art enthusiasts flock to the district, creating a built-in customer base for unique concepts.

LIFESTYLE DESTINATION: Trendy restaurants, breweries, and yoga studios create a sophisticated environment, attracting customers ready to explore.

DISTINCTIVE ATMOSPHERE: This freshly remodeled warehouse offers a cool, industrial vibe with soaring ceilings, exposed steel trusses, and abundant natural light. Plus, there's 4,800 +/- SF of modern office space available, creating a truly unique workspace.

PRIME LOCATION & GROWTH: Situated two blocks south of the Grand Central Shopping District and mere minutes from downtown and the much anticipated Tropicana Field Redevelopment Site, this up-and-coming area boasts excellent access and long-term success potential.

ZONED FOR FLEXIBILITY: The IT zoning allows for a wide range of uses, from studios and showrooms to breweries and R&D facilities.

THINK BIGGER! This property can be combined with the adjacent space at 2200 2nd Ave S.

Ready to join the creative energy? Contact us today to discuss your vision and secure your perfect space in the Warehouse Arts Annex!

LOCATION & DETAILED PROPERTY DESCRIPTION



LOCATION DESCRIPTION

What was Wynwood 10 years ago? Very similar to this burgeoning district!

The location is fantastic - located at 2nd Ave S and 22nd Street which puts you just south of the heart of the dynamic Grand Central District and firmly within the creative Warehouse Arts District yet just 3 blocks from Central Avenue and within easy reach of the entire Downtown St Pete corridor.

22nd Street is the number one corridor from Central Ave into the Warehouse Arts District and 1st Avenue South is a significant traffic corridor west to east that stretches from the beaches to the bay.

This District is strategically located as it abuts many popular districts including the Edge Shopping & Dining District and the Grand Central District and is within minutes of the entire downtown of St. Petersburg, the Bay, the Beaches and mere seconds from the Pinellas Trail.

EXTERIOR DESCRIPTION

The exterior yard has been fully stabilized and in great condition with concrete paving and it is fully fenced with a secure gate. Additional parking available on adjacent lot.

INTERIOR DESCRIPTION

Newly remodeled masonry and steel span beam warehouse. The office area is fully remodeled with modern industrial finishes. The warehouse space is open and fully conditioned with lots of power.

PARKING DESCRIPTION

TONS of parking! There is concrete parking available in the fenced yard of the property, as well as street parking on 22nd St S, 23rd St S, 2nd Ave S. Additionally, the Landlord is in the process of adding more angled parking spaces in the ally way between 2200 2nd Ave S and 2233 3rd Ave S. Furthermore there are approximately 50 parking spaces and/or trailer parking available on the adjacent lot located south of the Property across 3rd Ave S.

PROPERTY DETAILS

Lease Rate	\$15.75 - 21.00 SF/YR
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PROPERTY INFORMATION

Property Type	Industrial-Modern Warehouse
Property Subtype	Flex Space
Zoning	IT - Industrial Traditional
Lot Size	0.97 Acres
APN #	23-31-16-78390-030-0090
Corner Property	Yes
Rail Access	No

LOCATION INFORMATION

Street Address	2233 3rd Avenue South
City, State, Zip	Saint Petersburg, FL 33712
County	Pinellas
Sub-market	Warehouse Arts District
Cross-Streets	22nd St S and 3rd Ave S

BUILDING INFORMATION

Building Size	27,758 SF
Tenancy	Multiple
Ceiling Height	14 ft
Office Space	4,800 SF
Year Built / Remodeled	1959 / 2020
Framing	Concrete Block

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Restrooms	Yes
HVAC	Yes - Warehouse & Office are Fully Air Conditioned



BUILDING PLAN

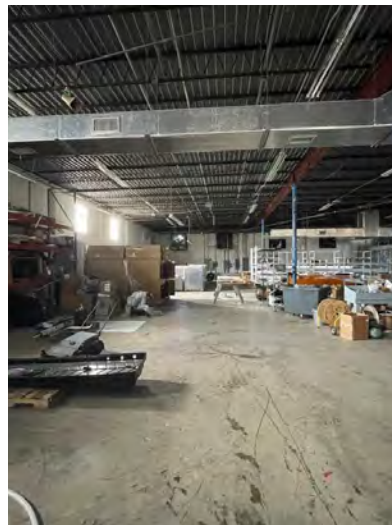
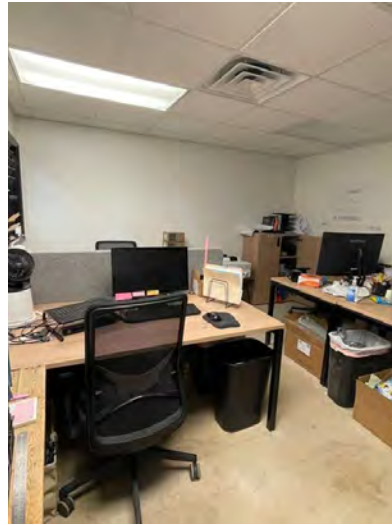
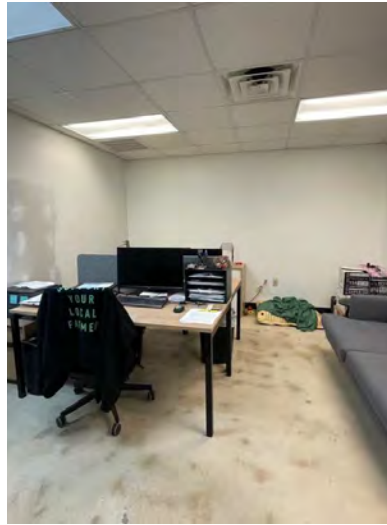
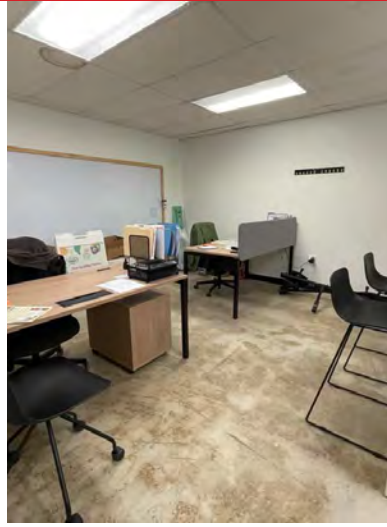


GROSS INTERNAL AREA
FLOOR 1: 27758 sq ft
TOTAL: 27758 sq ft

ALL DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

POWERED BY


INTERIOR PHOTOS



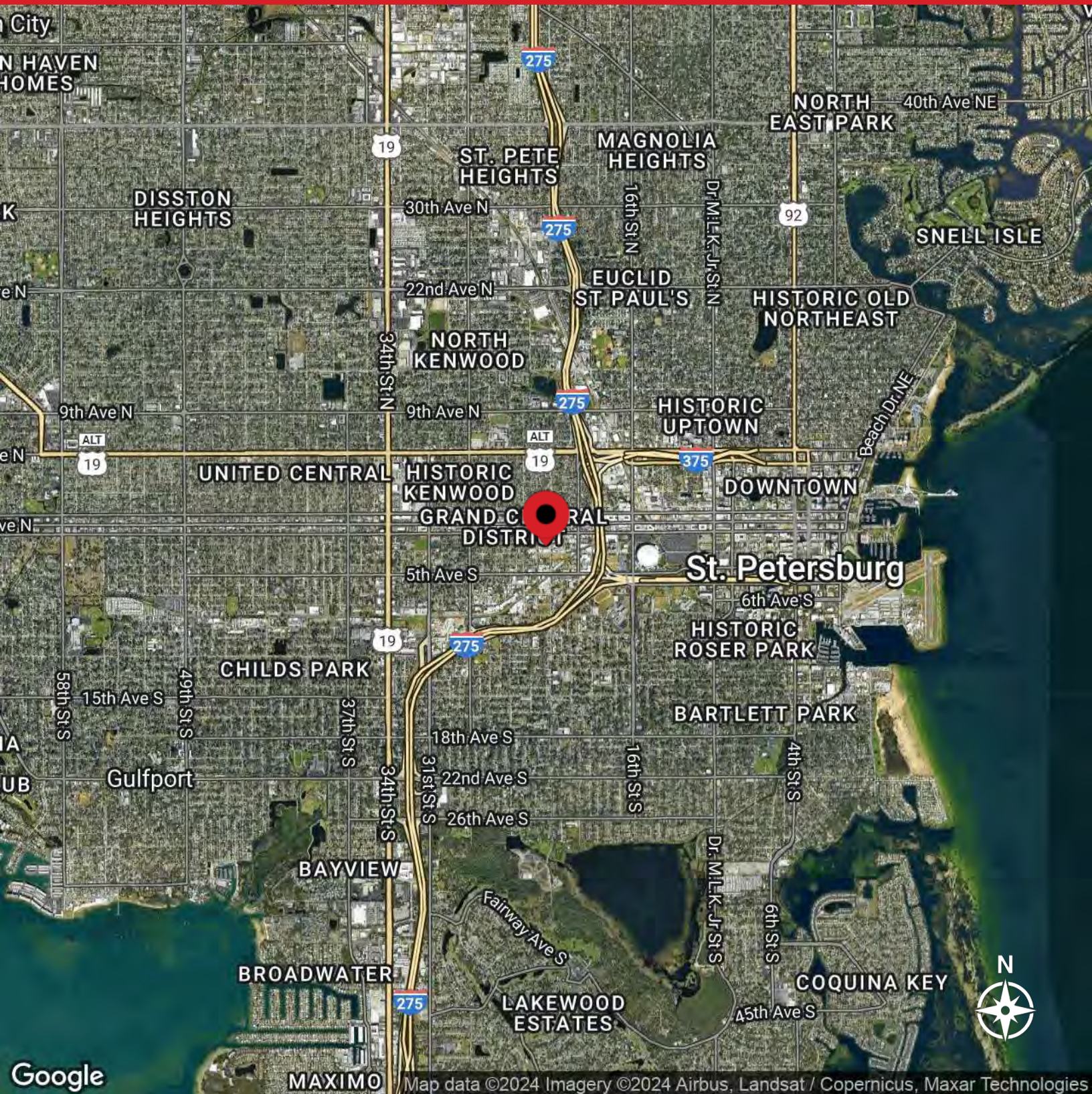
EXTERIOR PHOTOS



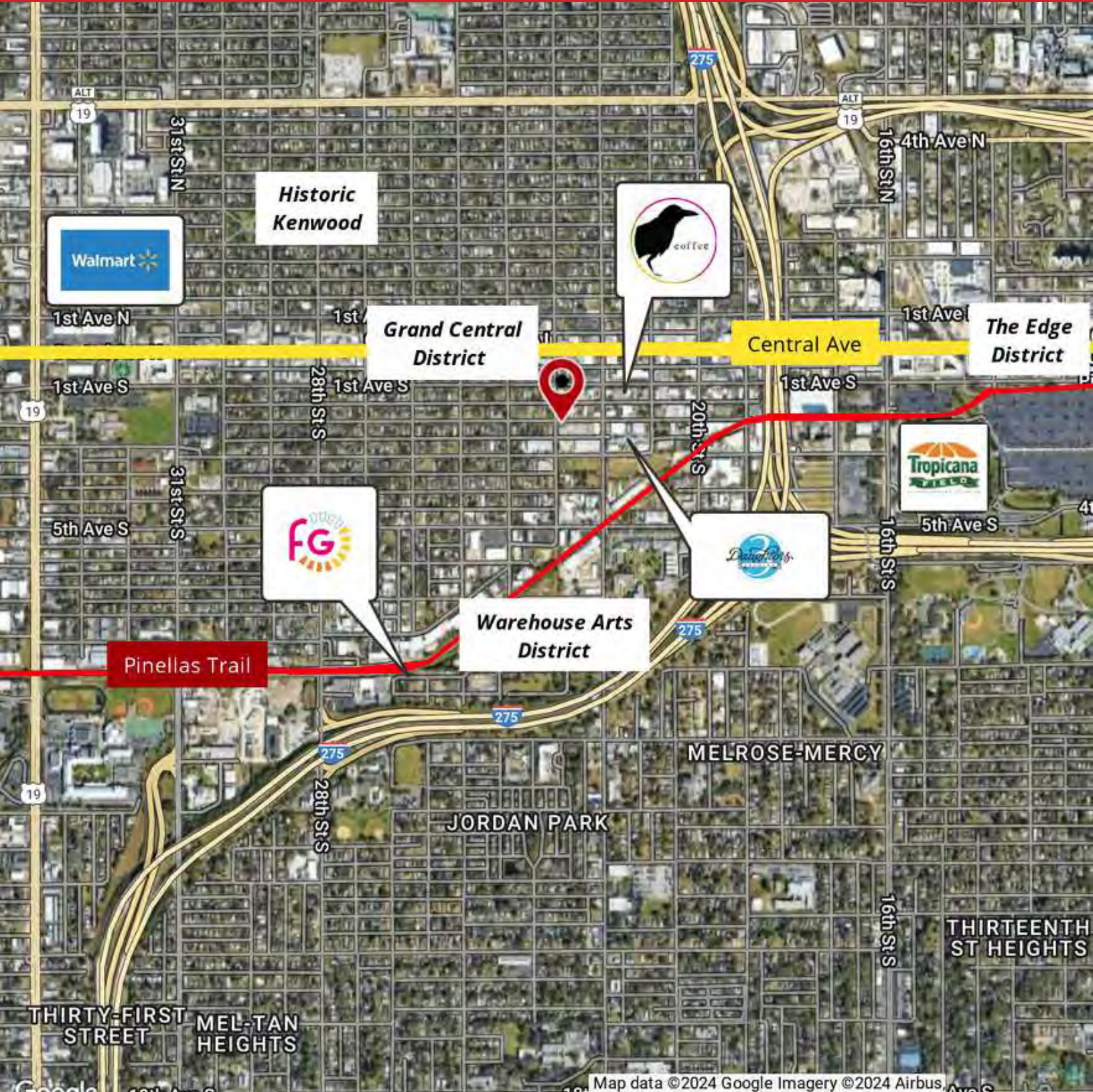
LOCATION INFORMATION



REGIONAL MAP



LOCATION & RETAILER MAP



AERIAL MAP OF BOTH AVAILABLE BUILDINGS



2200 2nd Ave S
36,000 +/- SF on 0.97 +/- AC

2233 3rd Ave N
27,758 +/- SF
on 0.97 +/- AC

ZONING MAP & DESCRIPTION



ZONING DESCRIPTION

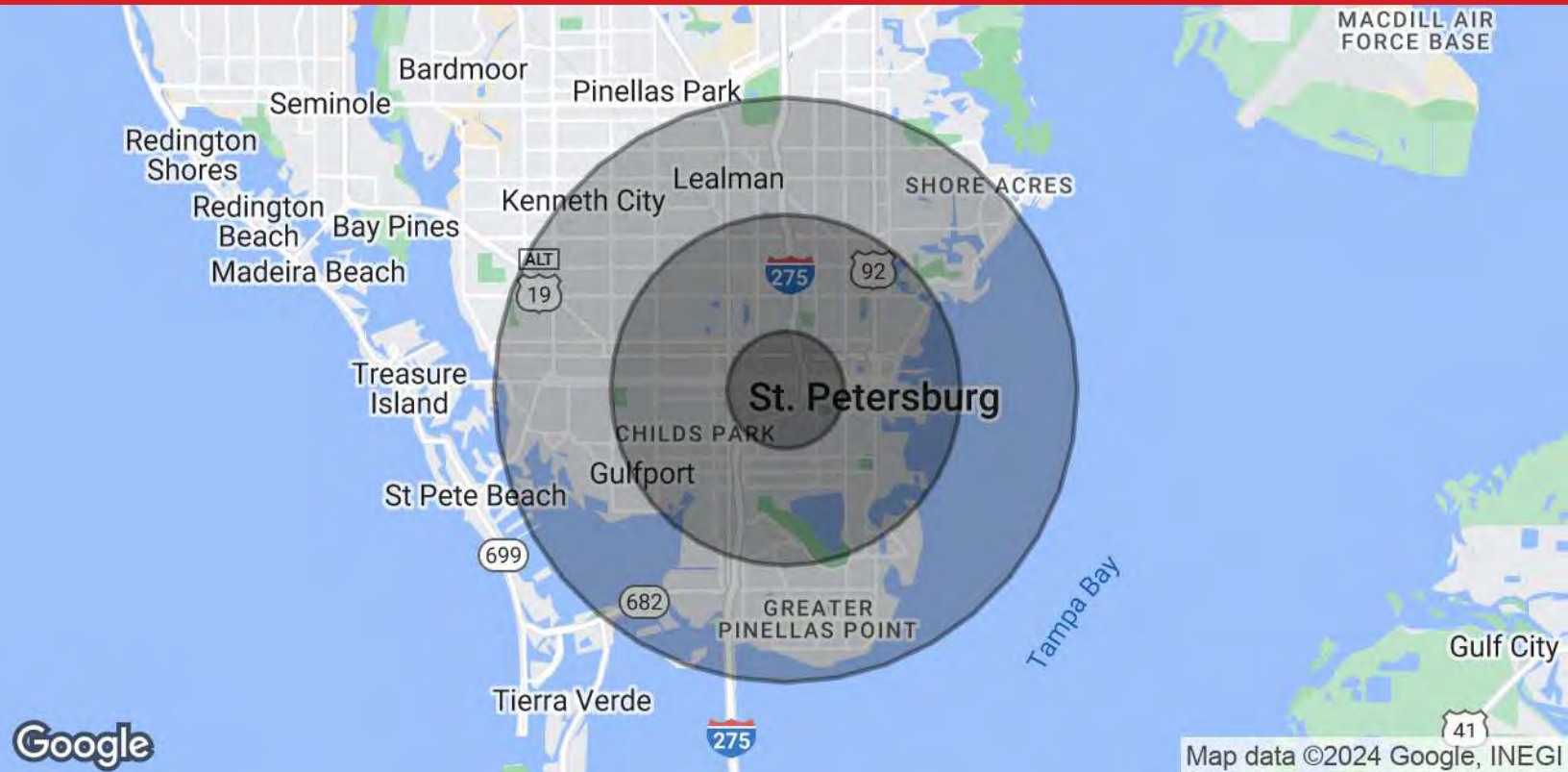
Warehouse Arts District is a diverse neighborhood where there is a good mix of complimentary uses in the near vicinity. The property is zoned Industrial Traditional (IT). Permitted uses include, but are not limited to: Kennel, Indoor/Outdoor Pet Care, Brewery, Microbrewery, Mixed-Use, Catering Service / Food Service Contractor, Outdoor Sales, Studio (art, writing, dance, theater, martial arts, yoga, fitness, etc.), Construction Establishment, Motor Vehicle Service & Repair, R&D, Laboratories, Light Assembly & Processing Manufacturing, Heavy Manufacturing, Outdoor Storage, Publishing & Printing, Recycling Center, Self/Mini Warehouse Storage, Towing & Freight Trucking, Warehouse, Wholesale Establishment, Indoor Commercial Recreation, Motion Picture Theater/Cinema, Active or Passive Park, Crematorium, Government Building & Use, School, Utility Plant & Storage, Commercial Garden & Greenhouse, Nursery, Temporary Labor(Day Labor) Office, Veterinary Office, Outdoor Sales, Fleet Based Service, and more.

Additional accessory uses available for 25% of the overall space. Uses for accessory uses include Indoor or Outdoor Restaurants & Bar, Brew Pub, Retail Sales & Services, General Office, Car Wash & Detailing, Drug Store or Pharmacy, Service Establishment, and Service Office.

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,849	112,359	251,041
Average Age	40.9	39.3	41.6
Average Age (Male)	40.0	37.7	39.8
Average Age (Female)	41.0	40.1	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,602	47,575	107,559
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$39,660	\$50,862	\$55,148
Average House Value	\$122,033	\$195,821	\$203,506

2020 American Community Survey (ACS)