

For Sale

4400 8th Ave. S.
St. Petersburg, FL 33711

Freezer, cooler and dry storage space available

CBRE



Property Overview

This seafood processing facility is located in St. Petersburg, FL. The building was originally constructed for a local seafood processor and the legacy has carried on with the current owner. As a Fortune 500 company, strict adherence to food compliance regulations and enhanced maintenance have been in place since acquisition of the property/operation. This property features several buildings totaling +/- 45,798 SF, including freezer, cooler, and dry storage space. Don't miss this opportunity in the highly sought-after Pinellas County market! Given it's proximity to the Gulf of America and Tampa Bay waters, it's use as a seafood processing center for local restaurants and grocers is unmatched. Alternative food uses and storage uses can be employed given it's flexible freezer and cooler systems.

+24,380 SF
COOLER SPACE

+3,000 SF
FREEZER SPACE

+3,000 SF
OFFICE SPACE

+8,126 SF
SPEED BAY

+1,000 SF
WH BREAKROOM,
LOCKERS & RESTROOMS

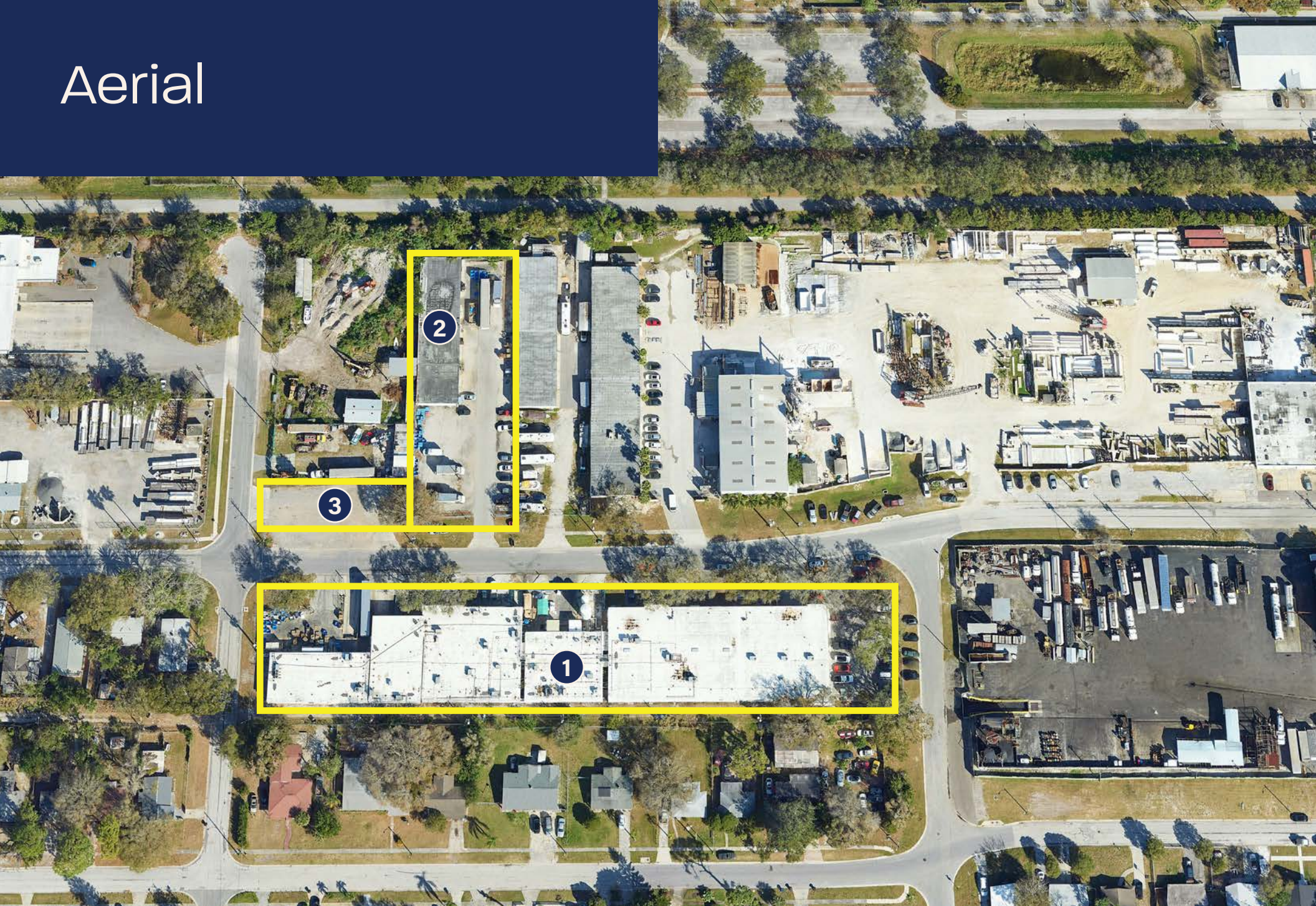
+6,292 SF
FREESTANDING WH

+2.39 AC
SITE (TOTAL COVERAGE)

*Approximate measurements



Aerial



① 4400-4546 8th Ave. S.

② 4525 8th Ave. S.

③ 4545 8th Ave. S.

Property Highlights

4400-4546 8th Ave. S.



Property Use Designation

Food processing



Size

±39,506 SF
±1.57 AC on 5 parcels



Year Built

1978 with additions in
1979, 1980, 1981 and
1985



Construction

Concrete block



Clear Height

12'



Loading

2 dock wells
4 grade-level doors
1 van-high door
3 dock platform
positions with EODs



Fenced

Fully, excluding
loading area

4525 8th Ave. S.



Property Use Designation

General warehouse



Size

±6,292 SF
±0.65 AC



Year Built

1966



Construction

Concrete block



Clear Height

12'



Loading

5 grade-level doors



Fenced

Fully

4545 8th Ave. S.



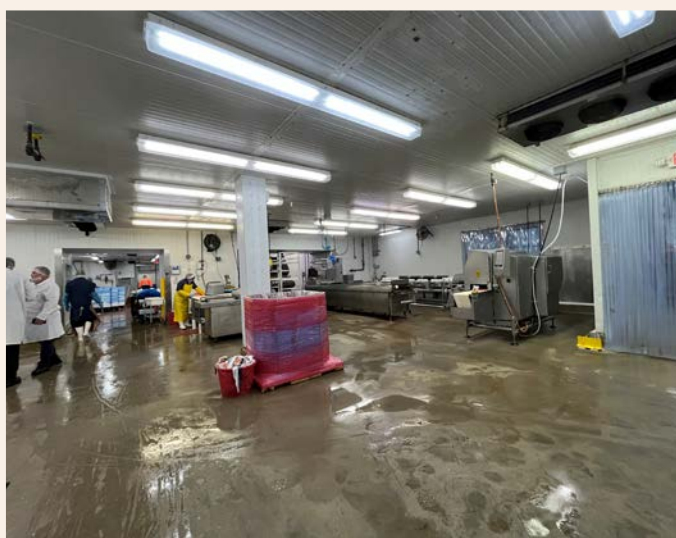
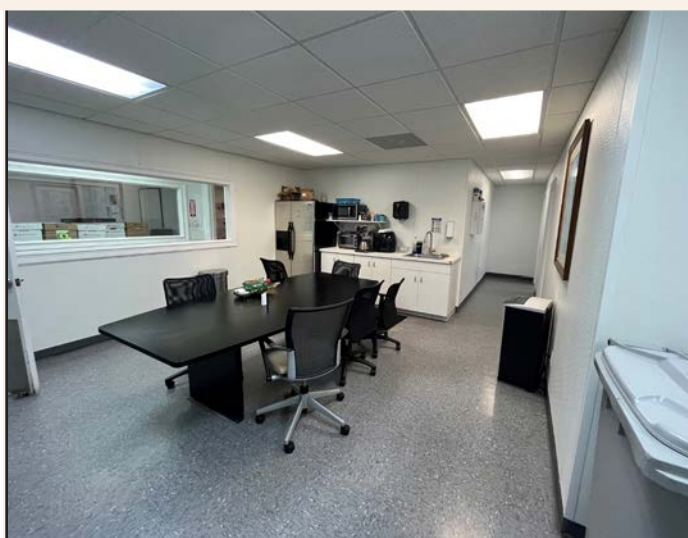
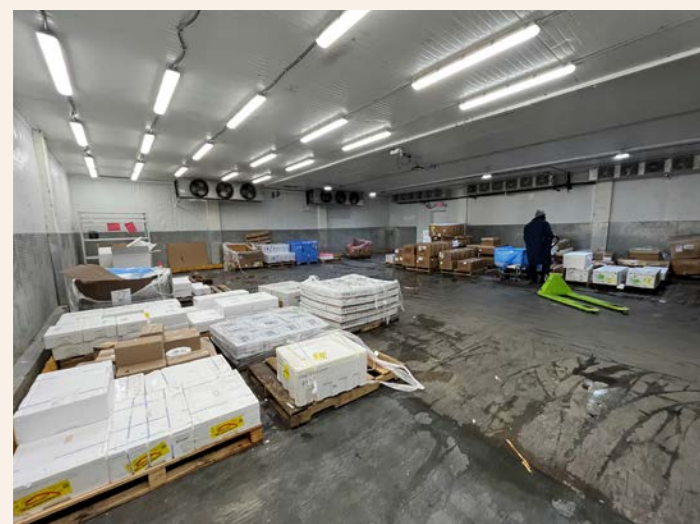
Property Use Designation

Vacant industrial

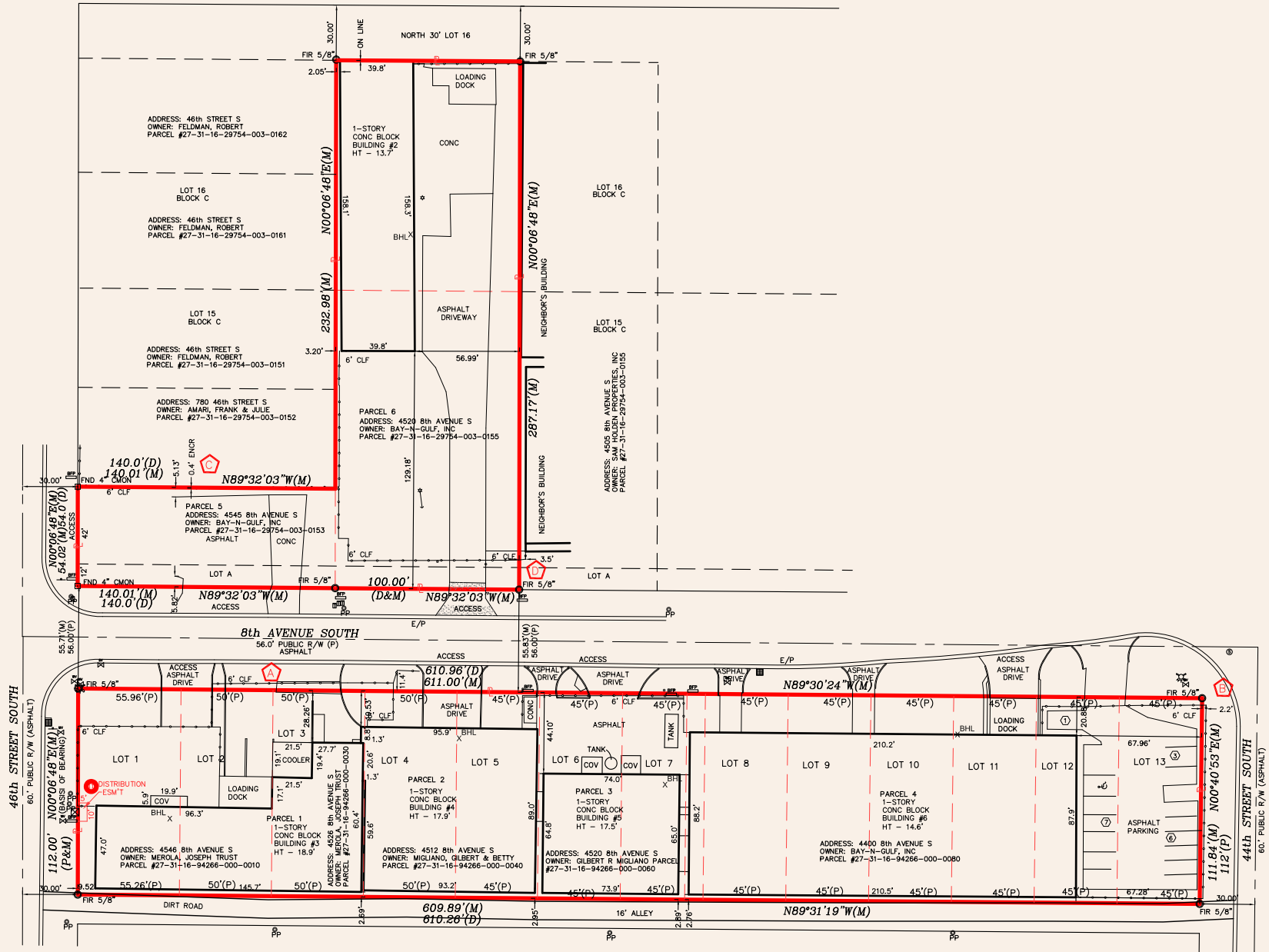


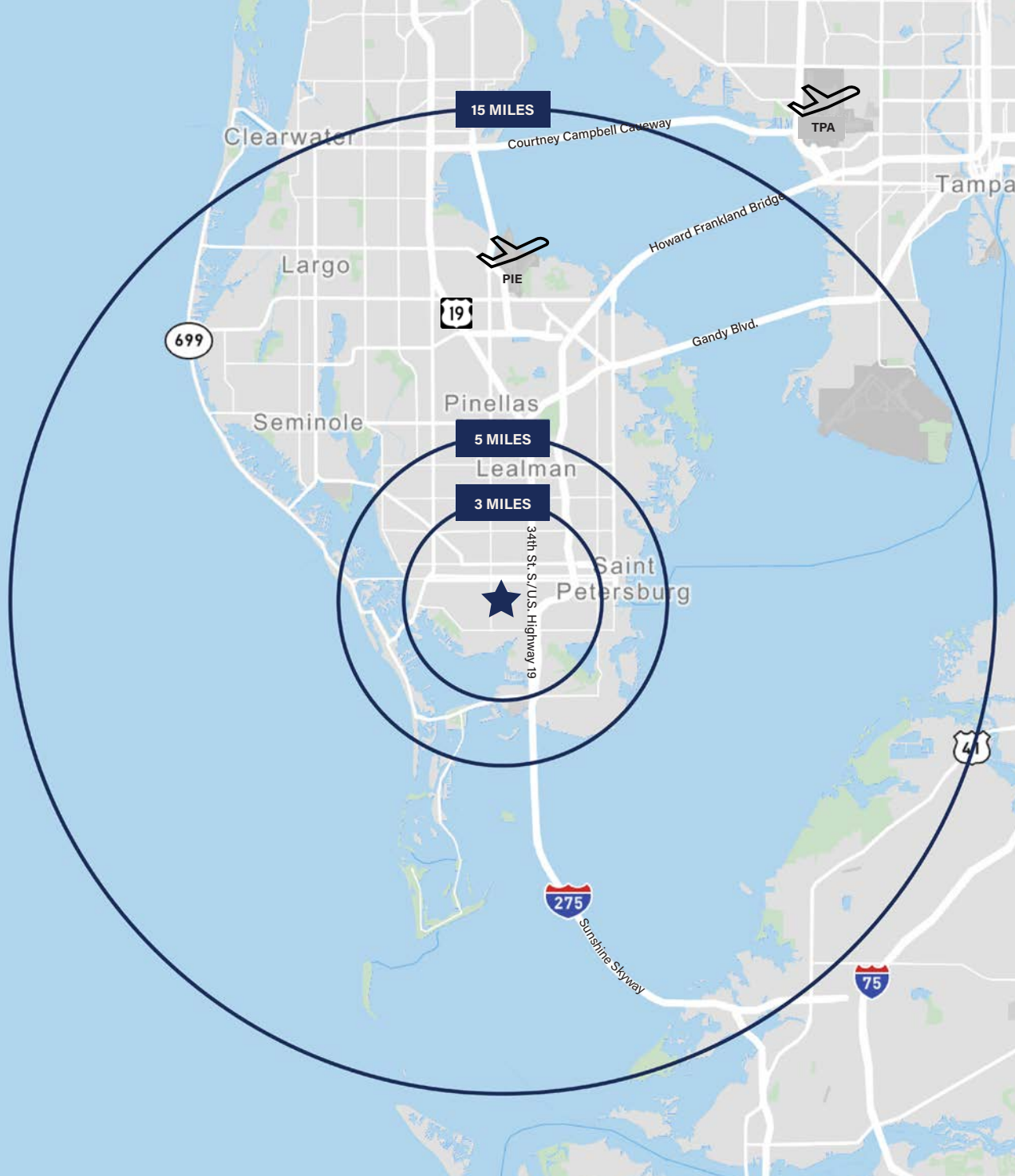
Size

±0.17 AC



Property Survey





Drive Times

34th St. S./U.S. Highway 19	4 minutes
I-275	6 minutes
St. Petersburg	9 minutes
Sunshine Skyway	14 minutes
St. Pete-Clearwater Int'l Airport (PIE)	18 minutes
Tampa Int'l Airport (TPA)	22 minutes
Tampa	30 minutes

Demographics*

	3 MILES	5 MILES	15 MILES
Population	109,048	267,263	747,728
Businesses	5,444	13,517	35,793
Employees	46,784	117,683	347,918
Average HH Income	\$98,307	\$107,236	\$108,212

*2025



FOR SALE

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CONTACTS

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