

**62,445+ SQUARE FEET
5.03 ACRES MOL**

**FOR SALE - INDUSTRIAL, LAB OR OFFICE FACILITY
7150 114TH AVENUE NORTH
LARGO, FLORIDA 33773**



**FOR ADDITIONAL INFORMATION CONTACT:
DERON THOMAS, SIOR, CCIM
CELL (727) 204-0201
TYLER THOMAS, JD
KYLE HARRIS
OFFICE (727) 724-3300**



**INDUSTRIAL REALTY SOLUTIONS, INC.
701 ENTERPRISE ROAD E., SUITE 701
SAFETY HARBOR, FL 34695
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WWW.INDUSTRIALREALTYSOLUTIONS.COM**

Industrial Realty Solutions, Inc. provides no representation as to the condition of the property (or properties) in question, and in addition no warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice and to any special conditions imposed by the property owner.

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PROPERTY SPECIFICATIONS:

Building Size:	62,445± Square Feet MOL
Building Class:	B
Construction:	Concrete Block
Year Built:	1998
Office Area:	0 - 62,445 Square Feet MOL
Warehouse/Light Assembly:	Up To 62,445 Square Feet MOL
Clear Height:	10.7' 1st Floor, 9.8'-11.3' 2nd Floor
Dock Well Loading Doors:	1, Room To Add Additional Wells
Grade Level Loading Doors:	1
Power:	Heavy 3-phase (2,000± Amp Panels)
Sprinklered:	Yes
Warehouse Lighting:	Fluorescent
Column Spacing:	20' x 30' 1st Floor, 40' x 30' 2nd Floor
Site Size:	5.03 Acres MOL
Paved Parking Spaces:	201 (3.22/1,000)
Zoning:	M-1 City Pinellas Park
Potential Single Level Conversion:	Building Potentially Could Be Converted To A 31,000± Sq Ft Single Level Warehouse
Offered For Sale:	Contact Broker For Pricing



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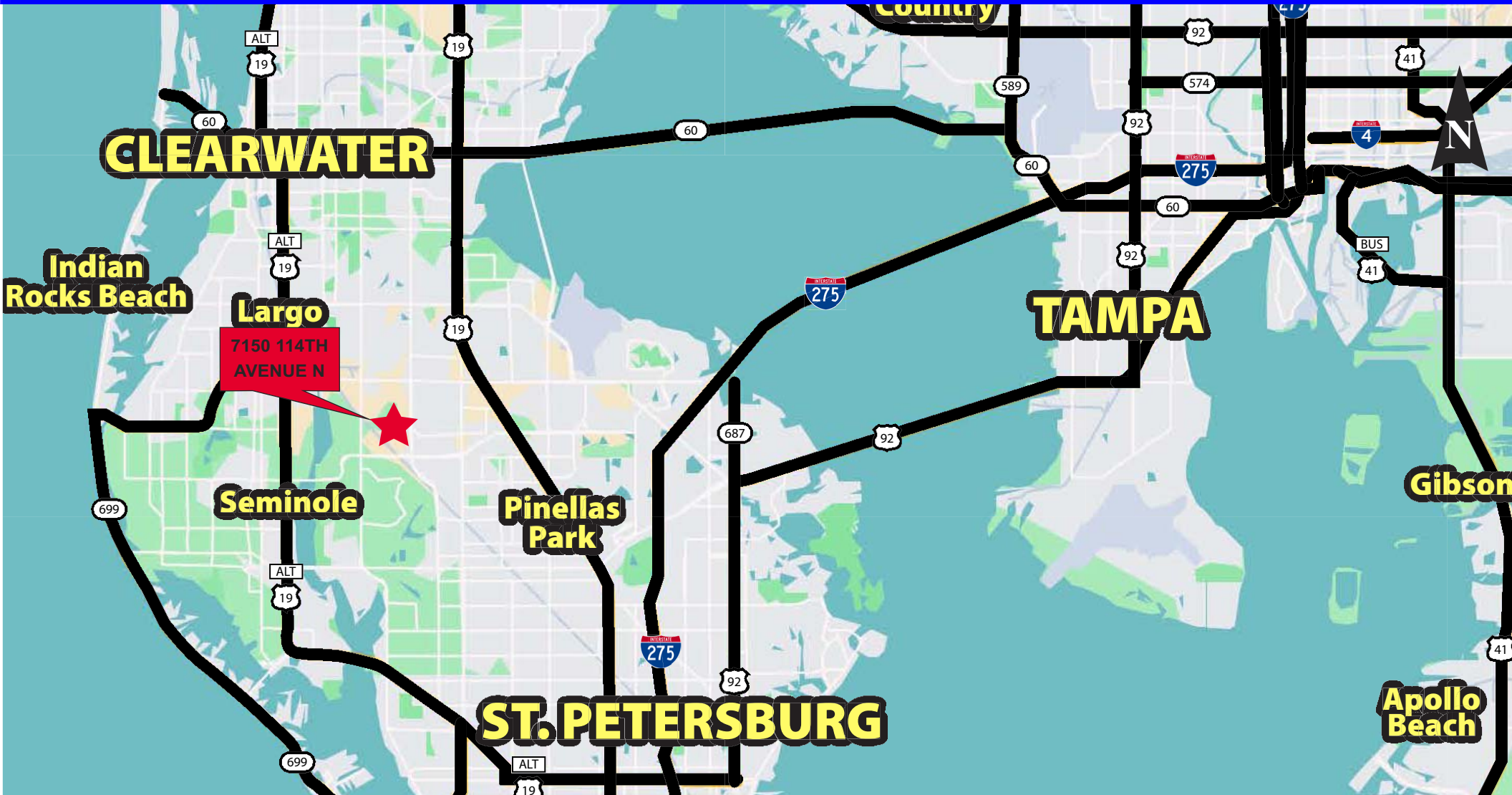


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