

1450 10<sup>TH</sup> ST. ST **SAFETY HARBOR, FL 34695** 

Leanne Hamilton-Smith



\$2,495,000 www.thekraussorg.com



# SMALL BAY INDUSTRIAL INVESTMENT OPPORTUNITY

### **Property Overview**

Acquire a well-maintained multi-tenant industrial portfolio totaling  $\pm 17,614$  square feet across three buildings in Safety Harbor, Florida. Situated on  $\pm 1.14$  acres across two contiguous parcels, the property features a mix of concrete block and metal construction, and multiple grade-level roll-up doors.

Current tenancy includes a variety of automotive and light manufacturing users on flexible month-to-month leases, providing steady cash flow with upside through lease stabilization. The property offers investors or owner-users an opportunity to capitalize on strong demand for small-bay industrial space in the North Pinellas submarket, where vacancy remains low and rents continue to rise. With close proximity to U.S. 19, McMullen Booth Road, and major regional thoroughfares, This property provides convenient access throughout the Tampa Bay area.

17,614 SF total size

84% occupancy

I974 year built

#### **Property Highlights**

- 3 Buildings: 17,614 sf total
- Construction: Metal & Concrete Block
- Private & Shared Restrooms

- 2 Separate Parcels
- Total Lot Size: 1.14 AC

## **Property Photos**

#### **Small Bay Industrial Portfolio** 1450 10<sup>th</sup> St. S Safety Harbor, FL 34695













# Comparables

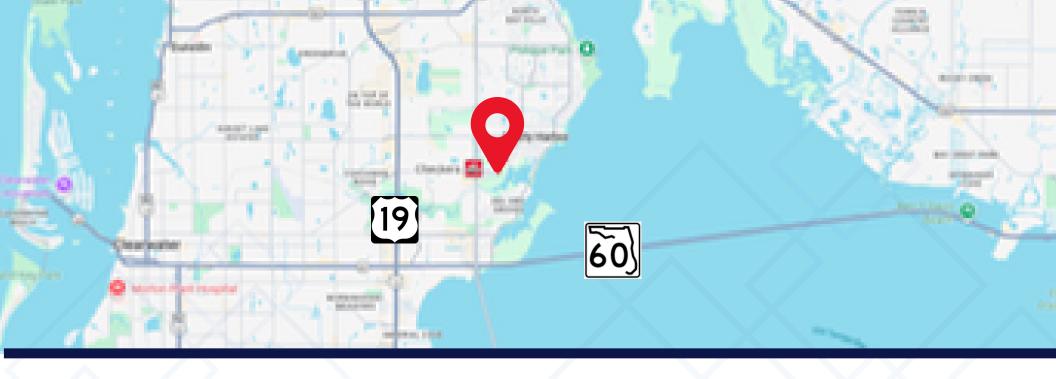
#### Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High	
Sale Price	\$1,843,691	\$2,289,564	\$2,500,000	\$2,525,000	
Sale Price Per SF	\$149	\$167	\$149 6.8%	\$212 6.8% \$3,972,037	
Cap Rate	6.8% \$855,932	6.8% \$1,362,998			
Sale Price Per AC			\$1,262,802		
Property Attributes	Low	Average	Median	High	
Building SF	11,780 SF	13,689 SF	12,366 SF	16,920 SF	
par Built 1972		1984	1989	1991	
% Leased At Sale	100%		100% 100%		
Star Rating	**☆☆☆ 2	***** 2	***** 2	**☆☆☆ 2	

Summary Statistics exclude For Sale and Under Contract listings

#### Sale Comps List

•	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	8770 133rd Ave Largo, FL 33773	Manufacturing ★★☆☆☆	1991	12.366 SF	9/26/2025	\$1,843,691 (\$149.09/SF)	-
2	5275 95th St N Saint Petersburg, FL 33708	Warehouse ★★☆☆☆	1989	11,780 SF (100%)	8/15/2025	\$2,500,000 (\$212.22/SF)	6.80% Actual
3	13055 Starkey Rd Largo, FL 33773	Showroom ★★☆☆☆	1972	16,920 SF	12/19/2024	\$2,525,000 (\$149.23/SF)	2



# LOCATION HIGHLIGHTS



Dining 2 min



Main St. Safety Harbor 2 min



Medical Facilities 10 min



St. Pete-Clearwater International Airport (PIE) 10 min



Tampa International Airport (TPA) 19 min



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