



LEASE RATE
\$25.00 per RSF
annually



NNNS
\$10.00 per RSF
annually



**YEAR
RENNOVATED**
2025



**NUMBER OF UNITS
AVAILABLE**
Five



**UNIT SIZES
AVAILABLE**
1,898 to 5,873 +/- RSF

**2606 FAIRFIELD AVENUE SOUTH
ST. PETERSBURG, FL 33712**

THE FACTORY ST PETE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AXXOS in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION



PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate	\$25.00 per RSF (\$10.00 Per RSF NNN)
Available SF:	1,898 to 5,873 +/- RSF
Lot Size:	4.75 +/- Acres
Building Size:	90,062 +/- SF

SPACES	LEASE RATE	SPACE SIZE
Unit 5 Cafe	\$25.00 SF/yr	2,150 SF
Unit 7A w/ Patio	\$25.00 SF/yr	1,898 SF
Unit 7B	\$25.00 SF/yr	2,429 SF
Unit 8B	\$25.00 SF/yr	3,930 SF
Unit 8C	\$25.00 SF/yr	1,943 SF

PROPERTY DETAILS

Property Name:	The Factory St Pete
Property Type:	Industrial Flex
Property Sub-Type:	Retail/Office/Flex/Studio/Restaurant
APN:	23-31-16-17460-000-0110
Year Built:	1953 & 1991
Year Renovated:	2025
Construction Status:	Existing
Zoning:	Industrial Traditional (IT)
Clear Height:	15' to 18'
Construction:	Concrete Masonry

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Unleash Your Creative Spark at The Factory: Limited Space Available!

Immerse yourself in St. Petersburg's vibrant arts warehouse district at The Factory! This dynamic mixed-use facility offers a unique opportunity to be a part of a thriving creative community.

The Factory transcends industrial flex/retail space into something truly one-of-a-kind. It's a full-fledged creative experience. Imagine your brand coming alive next to the vibrant Pinellas Trail, with over 1,000 feet of frontage connecting you to a community of active lifestyle enthusiasts and potential customers. Here, inspiration ignites as you collaborate and network with a captivating mix of artists, galleries, restaurants, and event spaces alongside the new infamous St Pete Athletic club that houses a world-class indoor pickleball club. The Factory empowers you to be part of a collaborative community that also hosts unforgettable experiences in stunning indoor and outdoor event spaces – perfect for festivals, events, and art shows that leave a lasting impression.

The Factory is more than a place; it's a canvas. Become part of the art! We're seeking bar/restaurants, retailers, indoor entertainment, fitness, offices, galleries, studios, and more to complete our vibrant community.

Limited space available – Inquire today and don't miss your chance to be a part of something extraordinary!

Unit Features:

- Unit 5 Cafe: Custom Built Cabinets and natural stone countertop bar with on-demand hot water sinks and 50lb under sink grease trap in both front and back of house. Equipment includes double-glass door refrigerator, ice bin with built-in cold plate as well as arcade area with games.
- Unit 7A: Private 440 +/- SF custom deck / outdoor space. Large open space with tall ceilings and small storage area. Can be combined with Unit 7B for a total of 4,327 +/- RSF plus 440 +/- SF Outside Patio Space.
- Unit 7B: Available with 60-day notice. Can be combined with Unit 7A for a total of 4,327 +/- RSF plus 440 +/- SF Outside Patio Space.
- Unit 8B: Private restroom with large open white-boxed space with direct access from Fairfield Avenue. Can be combined with Unit 8C for a total of 5,873 +/- RSF.
- Unit 8C: Available with 30-day notice. Can be combined with Unit 8B for a total of 5,873 +/- RSF.

BUILDING 5 CAFE SPACE PLAN



UNIT A CAFE DETAILS



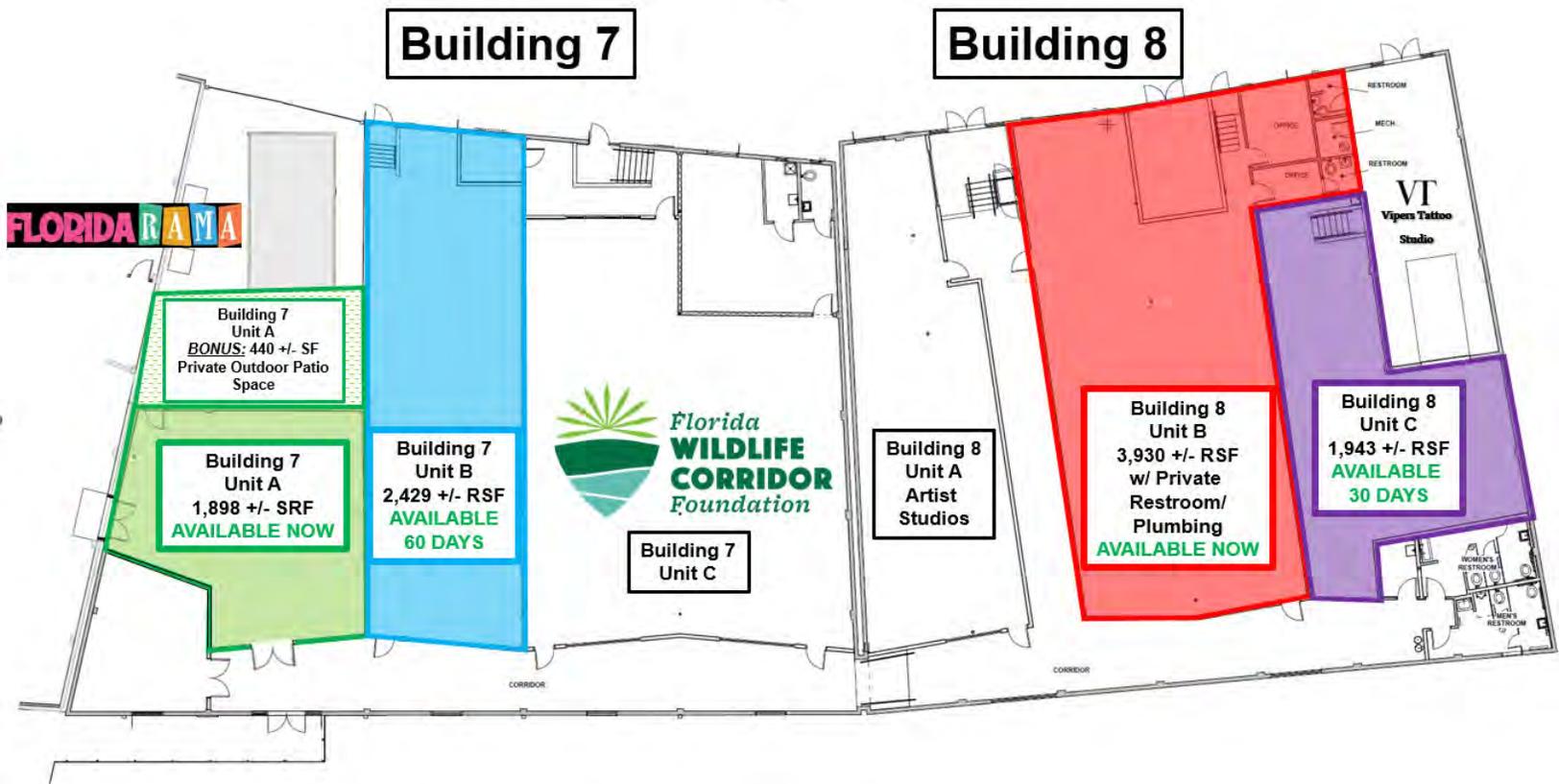
UNIT DETAILS

This move-in-ready, custom-built spec café space presents a unique opportunity to join the eclectic and fast-growing Factory in one of its most premier, high-visibility locations. Ideally situated off the main lobby of Fairgrounds Immersive Arts and directly next to Daddy Kool Records, the space benefits from exceptional synergy and consistent built-in foot traffic.

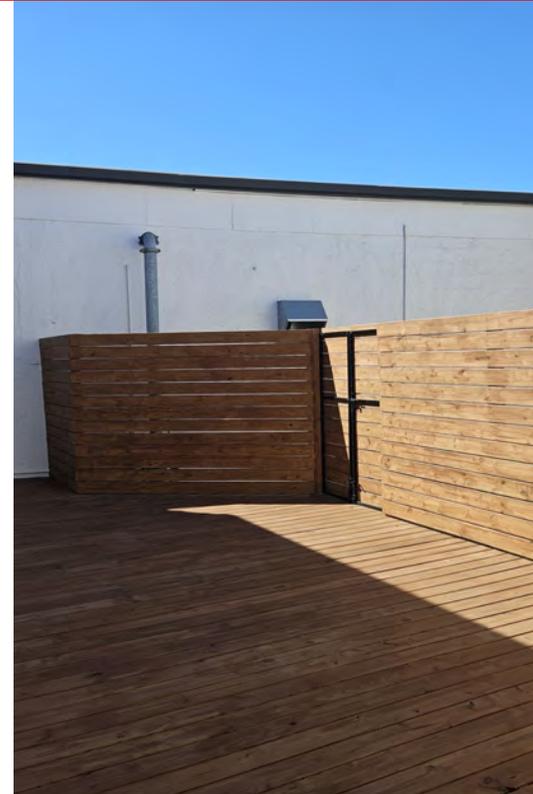
The space has been thoughtfully designed with custom under-counter built-in cabinetry that can be easily modified to suit the right user, along with a long stone bar-top seating area with stools, creating an inviting and functional customer experience. The layout includes two (2) 50-lb grease traps, located in both the front-of-house and back-of-house areas. Available equipment includes a new ice bin with built-in cold plate and a glass-door double refrigerator. An in-place arcade featuring retro arcade and pinball games (transferrable contract) adds a fun, experiential element that further enhances the space's appeal.

In addition to its prime interior location, the unit offers a main entrance from the newly re-designed outdoor event space, featuring a large covered area that can be utilized for additional seating or activation space, as well as a direct entrance from the parking lot with convenient access to the Pinellas Trail, providing excellent connectivity and visibility for both patrons and operators.

BUILDING 7 & 8 SPACE PLAN



UNIT 7A DETAILS



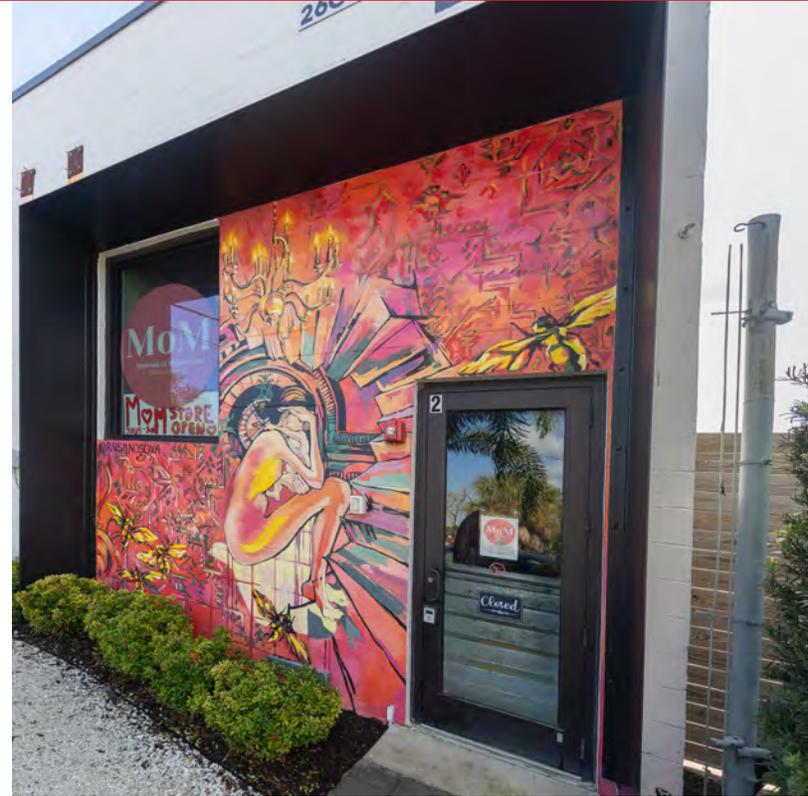
UNIT DETAILS

This highly versatile move-in-ready 1,898 +/- RSF retail flex unit offers a large, open floor plan with tall 12' ceilings, a dedicated small storage area, and exceptional natural flexibility for a wide range of creative users.

A rare highlight of the space is a beautifully built, private ±440 SF custom outdoor deck/patio, available exclusively to the Tenant—ideal for classes, client gatherings, pop-ups, or outdoor programming. The space is well-suited for fitness, art studio, wellness, retail, or other creative concepts seeking a unique indoor/outdoor environment.

The unit can also be combined with adjacent Unit 7B for a total of 4,327 +/- RSF plus 440 +/- SF of private outdoor patio space, creating an outstanding opportunity for users seeking expanded square footage and a one-of-a-kind outdoor component.

UNIT 7B DETAILS



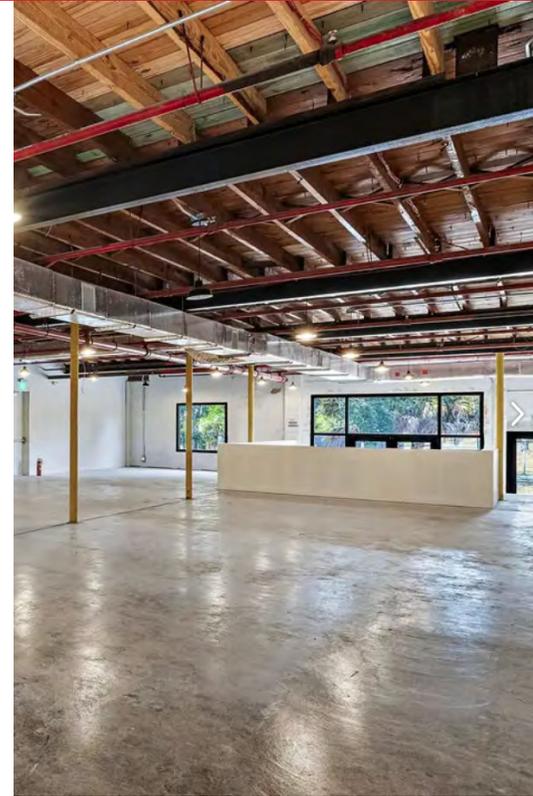
UNIT DETAILS

This flexible 2,429 +/- RSF retail unit offers an excellent opportunity for users seeking to join one of St. Petersburg's most dynamic, arts-driven environments, the Factory along side the premier St Pete Athletic Club, which is now open to the public. The space is available with 60 days' notice and includes a built-out private room, providing added functionality for offices, treatment rooms, storage, or specialty use.

The unit also features direct access to Fairfield Avenue, offering excellent visibility, convenient entry, and strong connectivity to the surrounding site and pedestrian activity.

For users requiring additional square footage and an indoor-outdoor component, the unit can be combined with Unit 7A for a total of 4,327 +/- RSF plus 440 +/- SF of private outdoor patio space, creating a unique and highly flexible footprint within the building.

UNIT 8B & 8C DETAILS



UNIT DETAILS

Unit 8B consists of approximately 3,930 +/- RSF and is a highly versatile retail flex unit features a large, open white-boxed layout with a private in-suite restroom, a built-out private room great for back office or storage, and direct access from Fairfield Avenue. The space offers high 12' ceilings with exposed wood-structure, creating a bright, modern, and adaptable environment. A full-height glass storefront along Fairfield Avenue provides excellent visibility, natural light, and strong street presence, enhancing both branding and customer engagement in this vibrant Factory campus setting.

Unit 8C consists of approximately 1,589 +/- RSF with open concept and tons of wall space well suited for a wide range of retail, studio, wellness, fitness, or creative concepts. This unit can be available with 30-days notice.

For users seeking additional square footage, units 8B & C can be combined for a total of 5,873 +/- RSF, offering a flexible and scalable footprint.

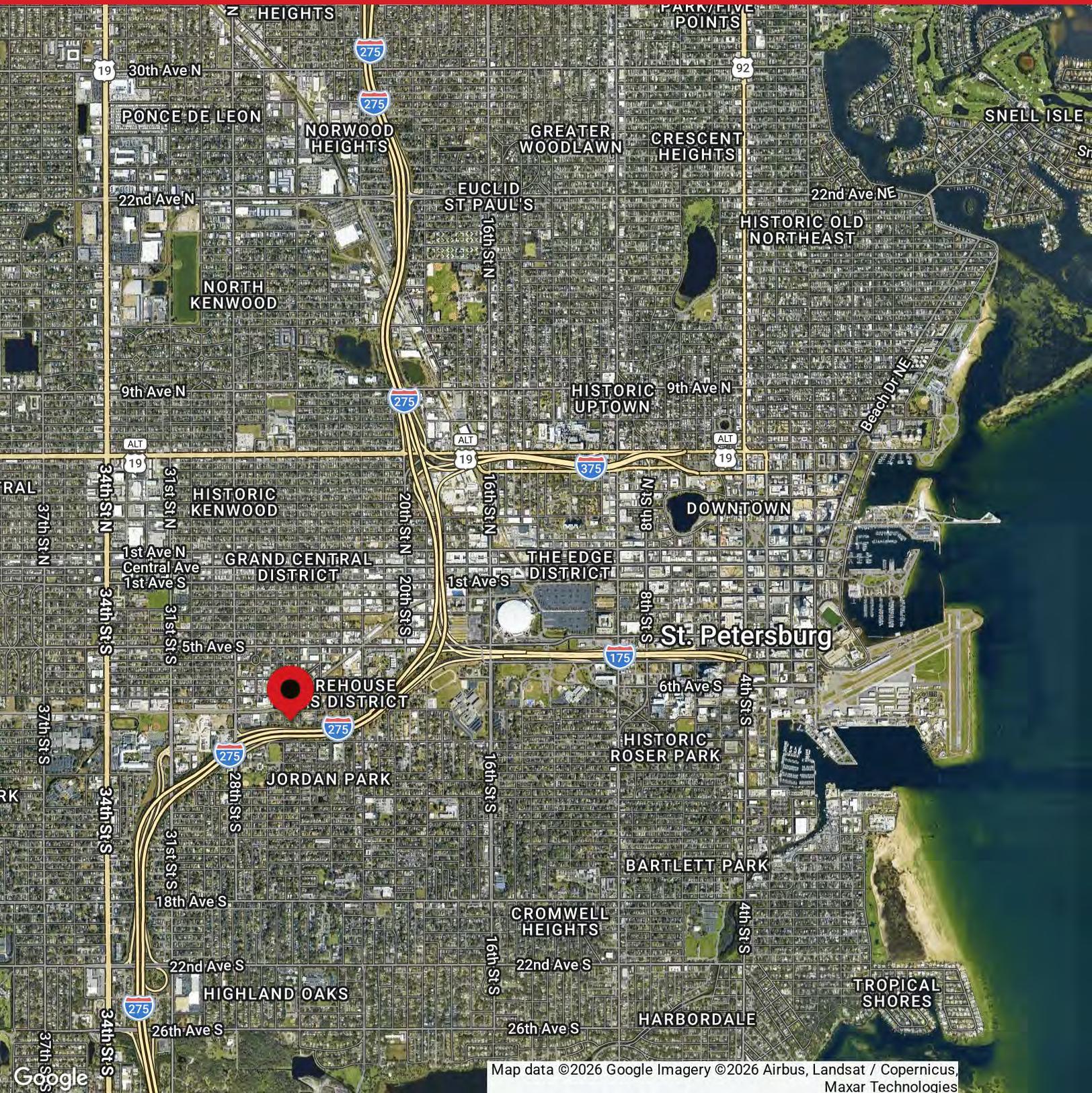
ADDITIONAL PHOTOS



LOCATION INFORMATION



REGIONAL MAP



LOCATION MAP & OVERVIEW



LOCATION DESCRIPTION

Uncage Your Creativity at The Factory St. Pete — where industrial character meets the energy of St. Petersburg's most dynamic arts destination.

Located in the heart of the thriving Warehouse Arts District, this property is highly sought-after—a creative hub where historic warehouses have been reimaged into artist studios, galleries, breweries, restaurants, retailers, and innovative maker spaces.

Adding to the momentum, the building is now home to the recently opened St. Pete Athletic Club, a premier indoor private and public pickleball club featuring a full-service restaurant and coffee shop. With over 800 members at opening and an extensive waiting list for private memberships, St. Pete Athletic brings significant daily activity and built-in foot traffic directly to the property—creating exceptional exposure and synergy for on-site businesses.

The location also delivers outstanding connectivity to downtown, Gulfport, and west St Pete Beaches. Positioned along the iconic Pinellas Trail, the site provides direct bike and pedestrian access to a network of parks, cafés, and cultural destinations. Immediate access to I-275 ensures easy commuting and efficient deliveries, while popular dining destinations such as Casita Taqueria, Wild Child, and Urban Stillhouse are all nearby. Downtown St. Petersburg, the waterfront, and the area's renowned beaches are only minutes away.

More than a location, The Factory St. Pete places your business at the center of the city's creative renaissance—offering unmatched energy, visibility, and the opportunity to grow alongside one of St. Petersburg's most exciting and rapidly evolving communities.

ST PETE ATHLETIC CLUB: A GAME CHANGER FOR THE FACTORY

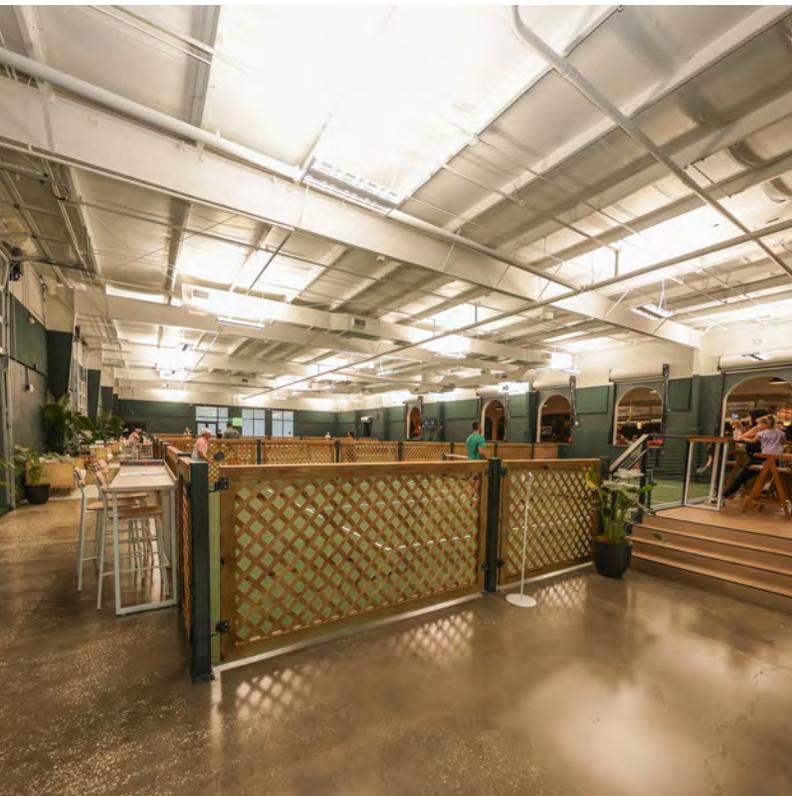


WORLD-CLASS INDOOR ATHLETIC PLAYGROUND FOR ALL

The Factory is a dynamic lifestyle destination, and the recent opening of St. Pete Athletic Club has elevated the it to a new level of regional draw and daily activity. This world-class indoor athletic country club spans approximately 45,000 SF, including a 19,000 SF expansion that will be opening soon, and offers an unmatched blend of sport, recreation, and community; making it a powerful traffic driver and strategic asset for any business looking to locate at The Factory.

Athletic and social amenities include:

- 14 Indoor Pickleball Courts: One of the largest indoor facilities in the region, attracting players of all ages and skill levels and hosting leagues, drop-ins, and tournaments.
- 2 Indoor Padel Courts: Bringing a rapidly growing global sport to St. Pete with premium indoor play.
- Table Tennis, Bowling Alley, Darts & Billiards: Adding social, active entertainment options that keep members and guests on site longer and encourage repeat visits.
- After-School Programs (Planned): Provides options for all ages to enjoy everything SPA has to offer.



RESTAURANT, WELLNESS, PRIVATE MEMBERSHIP PERKS, AND MORE

In addition to their athletic offerings, St. Pete Athletic feature a full-service restaurant and social club, saunas, cold plunges, a gym, a coffee shop, as well as three distinct bars, including a members-only option. The bars feature craft bar tenders and custom beers crafted specifically for SPA by Green Bench Brewing. The Restaurant services Breakfast, Lunch and Dinner, as well there is a separate coffee, tea, smoothies, and custom pastries offerings.

While the club is open to the public, ensuring accessibility for casual visitors, they also offer as private membership tier that offers elevated perks such as:

- Private Member Lounges
- Exclusive Court Access
- State-of-the-Art Gym Facilities
- Dedicated Co-Working Spaces.

The Club serves as a major anchor tenant bringing consistent, high-quality foot traffic from 5am to midnight, 7 days a week. Thus creating a constant stream of visitors, from early-morning workout crowds, to late-night social players, it fuels vibrancy across the entire campus.

Unparalleled amenities are driving unmatched engagement in this expansive facility that appeals to a wide demographic of residents, visitors, and athletes!

FLORIDARAMA: AN IMMERSIVE DRAW TO THE FACTORY



FLORIDARAMA DETAILS

The Factory in St. Petersburg is increasingly defined by unique, experiential attractions that draw diverse audiences — and FloridaRama, created and operated by The Fairgrounds St Pete, stands out as one of its most compelling attractions. This immersive art experience offers an engaging, interactive destination that appeals to all ages, reinforces The Factory's identity as a lifestyle and entertainment hub, and significantly enhances foot traffic and dwell-time throughout the property.

FloridaRama is much more than a gallery; it's a multi-sensory playground that invites visitors to explore, interact, and create memories — making it an ideal complement to retail, dining, and service offerings at The Factory.

FloridaRama acts as a destination driver — attracting people who may not have otherwise visited The Factory, and encouraging them to spend more time (and money) while there.

FloridaRama at the Fairgrounds is not just an attraction — it's a community magnet that transforms The Factory into a lively, must-visit destination. Its immersive experiences, event capabilities, and broad appeal enrich the property environment and provide enduring support for neighboring businesses.

COLLABORATIVE EXPERIENTIAL EVENTS



ANCHOR TENANTS & EVENTS DRAWING BUSINESS TO THE FACTORY

The Factory Anchor Tenants, along side a community of curated small Tenants and Artists, acts as a destination driver — attracting people who may not have otherwise visited The Factory, and encouraging them to spend more time (and money) while there.

Additionally, The Factory is partnering with a professional events group, One of Us Events, a Tampa Bay-based experiential events producer, to deliver a full-scale calendar of curated programming—ranging from intimate community activations to large, high-profile events—promoted both locally and nationally. These professionally programmed events are a powerful catalyst for tenant success by creating destination-based demand. This supports the community of Factory businesses in several key ways:

- Increased Foot Traffic: Regular visitors and event attendees bring a constant stream of potential customers to The Factory.
- Extended Dwell Time: Guests who arrive early for events, explore the immersive exhibits, or linger after patronage of adjacent shops and restaurants.
- Broad Demographic Reach: Families, tourists, local residents, corporate groups, and special event guests — a mix that expands the customer base for all property tenants. Built-in audience growth as national and regional campaigns attract visitors beyond the immediate trade area.
- Cross-Promotion Opportunities from events and seasonal programming help elevate The Factory's overall marketing footprint, creating buzz and bringing new audiences to the property.
- Consistent, repeat visitation through regularly scheduled programming.
- Residual PR and media visibility tied to event promotion and coverage.

The Factory anticipates building a robust schedule of regular pop-ups, seasonal activations, and signature events designed to activate every square foot of the property—indoors, outdoors, and along the trail-side areas. This continuous programming approach transforms the center into an always-on destination, strengthening tenant performance through sustained foot traffic, elevated brand awareness, and a dynamic environment that encourages guests to explore multiple businesses during every visit.

THE PINELLAS TRAIL: A STRATEGIC ADVANTAGE



ST PETE AS A TRAIL TOWN

Recently, St. Petersburg earned official Trail Town designation from the Florida Department of Environmental Protection's Office of Greenways and Trails — a recognition that signals both community livability and trail-access success. Trail Town status identifies St. Pete as a vibrant place where trail users can easily connect to local amenities, arts, culture, businesses, and unique neighborhoods — boosting economic activity, tourism, and quality of life.

At the heart of this designation is the Fred Marquis Pinellas Trail, a highly popular, shared-use multi-purpose trail stretching over 40 miles from Tarpon Springs to St. Petersburg. The trail is used by hundreds of thousands of bikers, walkers, runners, and outdoor enthusiasts each year — providing a consistent and growing stream of foot and bike traffic along its route.



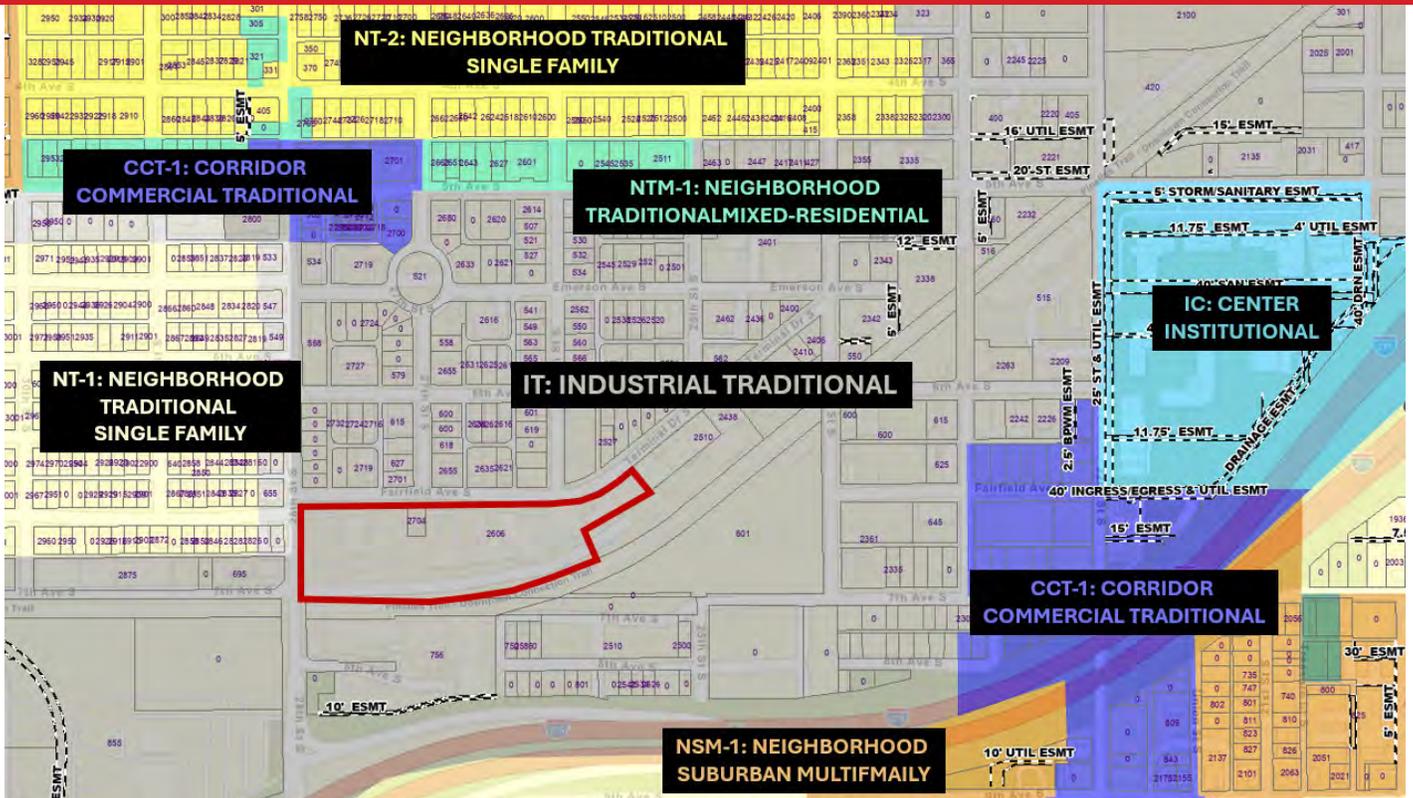
A FRONT-ROW ON THE PINELLAS TRAIL: A MAJOR ADVANTAGE

The Factory has approximately 1/4 mile of direct Pinellas Trail frontage - a level of exposure that few local commercial properties can match. In comparison, major centers like Tropicana Field and Tyrone Mall have trail access, but neither platform has capitalized on it to the same degree. While adjacent parcels also border the trail, they remain largely undeveloped, underscoring The Factory's first-mover advantage.

This unmatched location presents a major opportunity to capture casual, everyday trail traffic — riders and walkers who want a convenient place to stop, refresh, and refuel.

City planning for the next decade shows a clear focus on activating the trail corridor from downtown St. Petersburg at a minimum up to 34th Street South, with long-term concepts that include connecting public parks and activation spaces beneath I-275 from 3rd Avenue South to 3rd Avenue North — areas envisioned for pop-ups, parks, pickleball, festivals, public art, and more. The renderings and vision are compelling and designed to turn the trail into a lively, multi-use cultural spine for the city.

ZONING & USE INFORMATION



ZONING DESCRIPTION

Warehouse Arts District is a diverse neighborhood where there is a good mix of complimentary residential and commercial 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.

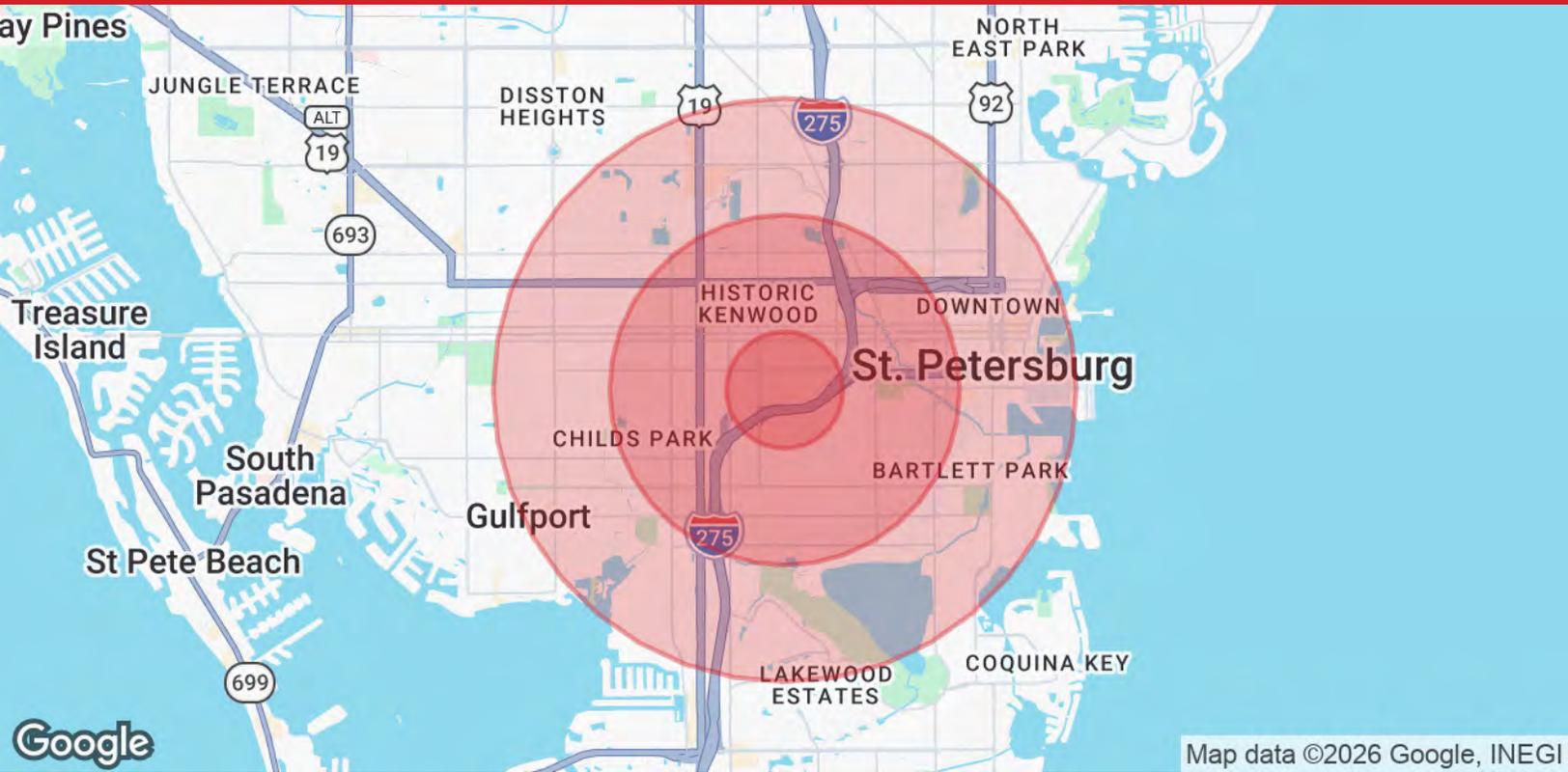
Additional accessory uses available for 25% of the overall space. Uses for accessory uses include Indoor or Outdoor Restaurants & Bar, Brew Pub, Retail Sales & Services, General Office, Car Wash & Detailing, Drug Store or Pharmacy, Service Establishment, and Service Office.

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1.5 MILES	2.5 MILES
Total Population	2,964	33,653	94,392
Average Age	36	41	43
Average Age (Male)	35	40	43
Average Age (Female)	37	42	44
HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	2.5 MILES
Total Households	1,115	14,805	44,352
# of Persons per HH	2.7	2.3	2.1
Average HH Income	\$66,706	\$75,990	\$87,714
Average House Value	\$334,364	\$324,585	\$412,099

Demographics data derived from AlphaMap