

# FOR LEASE

# Warehouse / Flex



1331 22nd Street N.  
St. Petersburg, Florida 33710



**VECTOR**  
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# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

*Prime warehouse campus available in one of St. Pete's most sought-after industrial corridors — lease the warehouse building and adjacent office suite together as a combined operation, or take either independently.*

*1331 22nd Street North — 5,600 SF clear-span warehouse, fully insulated and air-conditioned, with eight (8) 14' grade-level roll-up doors and full drive-through capability. Includes a newly built-out 600 SF office with reception, conference room, two private offices, and a work/break area. 15'6" clear height (20' at peak), 400 amp single-phase electric. A 7,500 SF fenced yard with direct access to 13th Avenue North provides secure outdoor storage, plus a separate shared lot with a dedicated parking pad.*

*1363 22nd Street North, Suite A — 1,400 SF of finished office space next door, featuring a large reception area, three private offices, and an open work area. Ideal as the administrative or sales front for a warehouse tenant, or leasable on its own.*

*Lease Rates: \$22.00/SF NNN for the warehouse + \$1,500/mo for yard. \$25.00/SF Modified Gross for the 1400 SF office suite. Quick access to I-275, Downtown St. Pete, and US-19.*



### LEASE RATE

Warehouse: \$22.00 SF NNN  
+1,500/mo (yard)  
Additional Office Suite Available:  
\$25.00 SF Modified Gross



### LOCATION

1331 22<sup>nd</sup> St. N.  
St. Petersburg, FL 33713



### SIZE

Warehouse: 5,600 SF  
Office: 600 SF  
Yard: 7,500 SF



### USE

Warehouse/ flex Space



### FEATURES

- Eight (8) 14' grade-level roll-up doors
- 15'6" Clear Height
- 400 amp Single-Phase Electric
- Fully Air-Conditioned Warehouse
- 600 SF Newly Built-Out Office space with 2 Private Offices, Conference and Reception Area



### ADDITIONAL OFFICE SPACE

- 1363 22<sup>nd</sup> St. N.
- 1,400 SF
- 3 Private Offices
- Large Reception & Open Work Area

# 1331 22nd Street N



# 1331 22nd Street N



1331 22nd Street N



**1363 22<sup>nd</sup> Street N.  
(Additional Space Available)**

