

INDUSTRIAL WAREHOUSE SPACE

5250 140TH AVENUE NORTH

Access to Ulmerton via 49th Street

CLEARWATER | FLORIDA

10,265 SF

FOR LEASE



RIPCO
REAL ESTATE

CONTACT EXCLUSIVE AGENT
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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SPACE DETAILS

LOCATION

Northwest quadrant of Ulmerton Road and 49th Street South

SIZE

Warehouse	10,265 SF
Exterior storage	+50,000 SF
Property GLA	46,463 SF

CEILING HEIGHTS

19 FT clearance

TERM

Negotiable

TENANT IMPROVEMENTS

Negotiable

RENT

\$8.84 NNN PSF
+ Additional for exterior storage

CAM

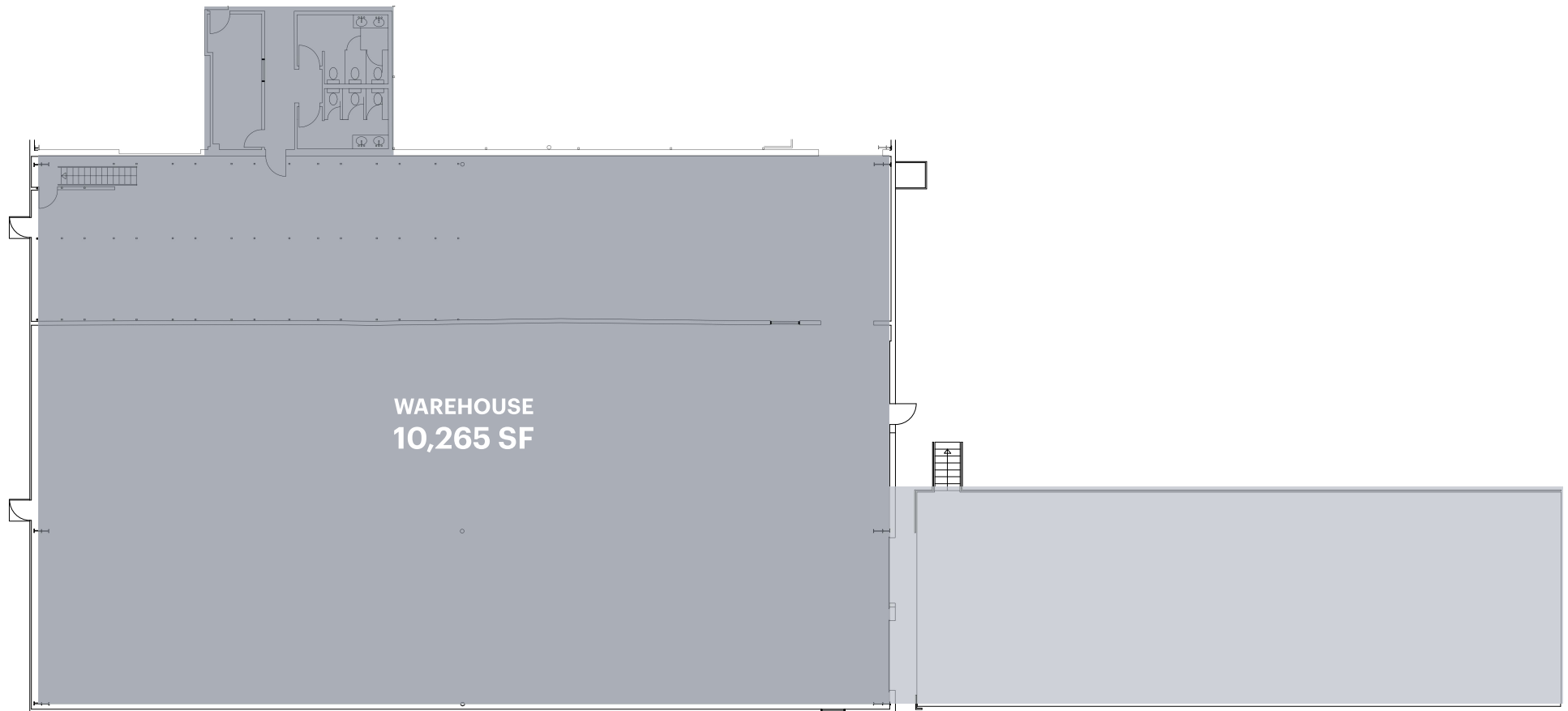
\$3.52 PSF

NEIGHBORS

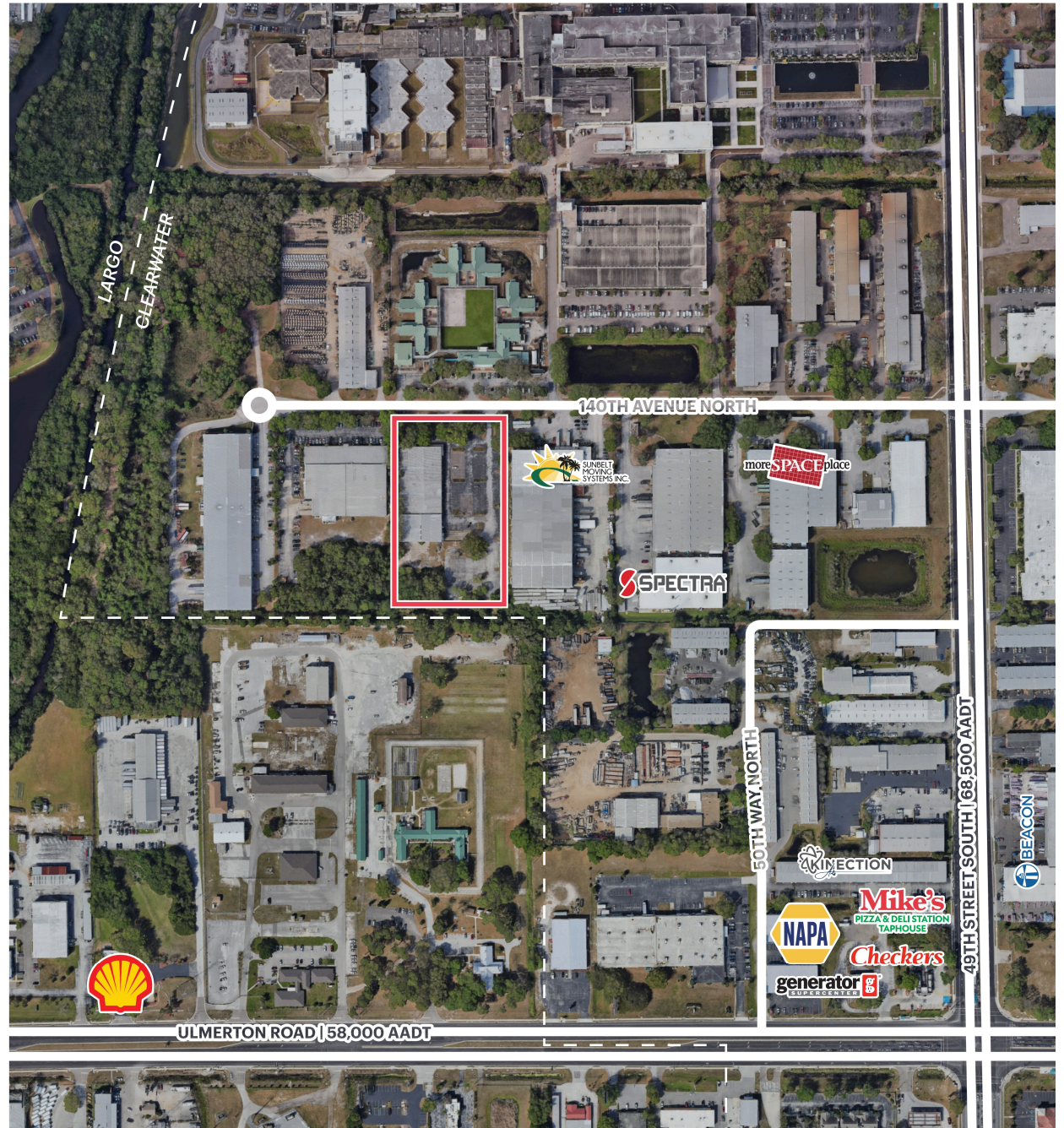
Ensign Power Pedestals, Spectra, Sunbelt Moving Systems, NAPA Auto Parts, Generator Supercenter, Mike's Pizza Deli and Taproom, Checkers, Beacon, and Kinection Arts Gymnasium

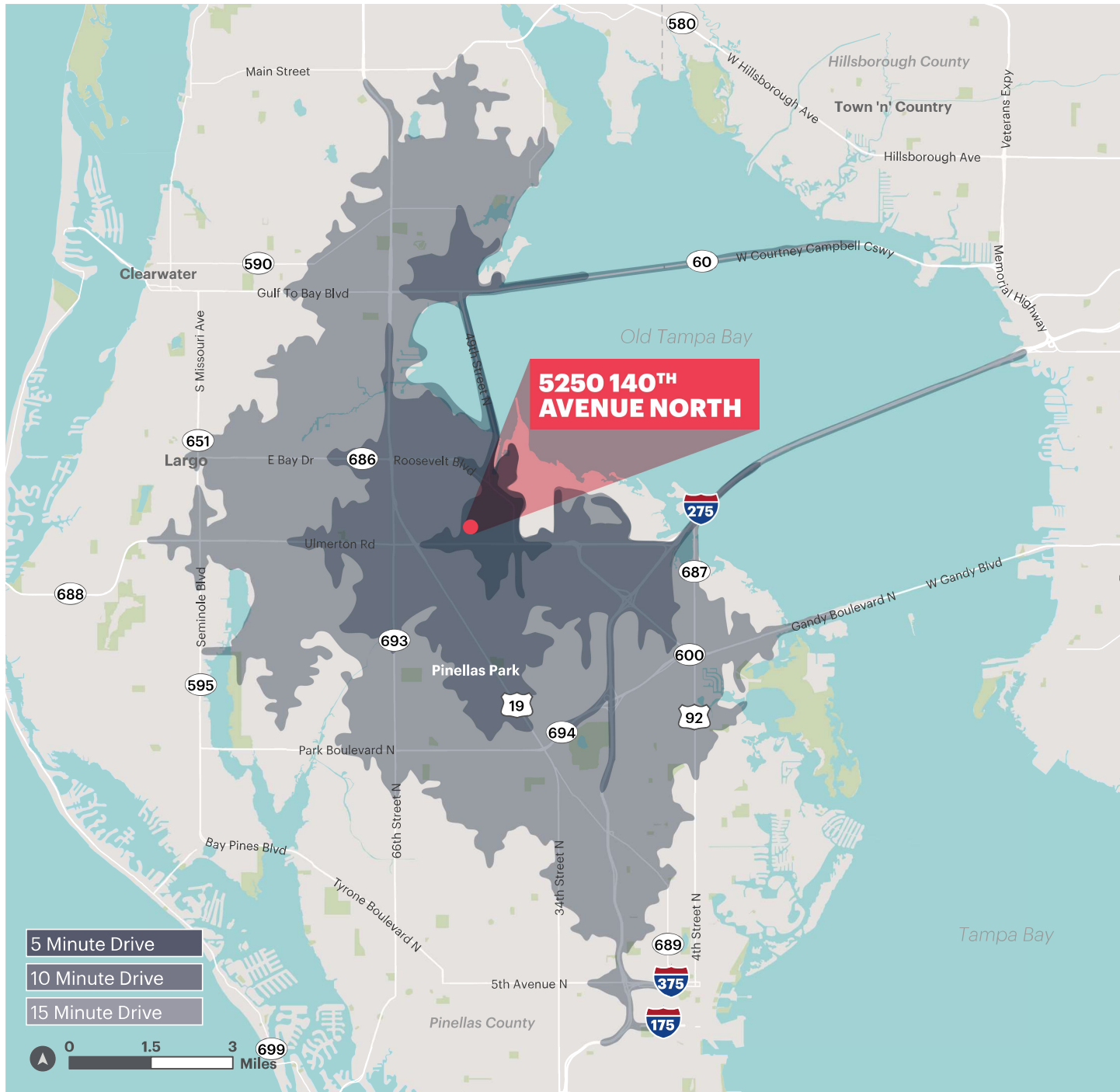
COMMENTS

Over 50,000 SF of exterior storage space available
Two dedicated loading docks and ramp to warehouse in-place
Partially air conditioned warehouse
Plenty of onsite parking



SPACE DETAILS





DRIVE TIME DEMOGRAPHICS

POPULATION

5 Minute	3,665
10 Minute	59,244
15 Minute	264,014

DAYTIME POPULATION

5 Minute	9,941
10 Minute	101,762
15 Minute	319,689

HOUSEHOLDS

5 Minute	361
10 Minute	26,428
15 Minute	124,141

MEDIAN HOUSEHOLD INCOME

5 Minute	\$53,213
10 Minute	\$66,353
15 Minute	\$64,457

PER CAPITA INCOME

5 Minute	\$17,021
10 Minute	\$41,462
15 Minute	\$42,454

BUSINESSES

5 Minute	719
10 Minute	5,343
15 Minute	17,382

EMPLOYEES

5 Minute	9,449
10 Minute	75,668
15 Minute	196,678

LABOR FORCE (BLUE COLLAR)

5 Minute	13.40%
10 Minute	17.75%
15 Minute	18.46%