

## 10551 47TH ST N, PINELLAS PARK, FL, 33762



**AVAILABLE AUGUST 1, 2024**

Excellent opportunity to lease a free standing warehouse on a 1.53 acre lot, in a popular industrial area with great access to all major arterial roads

The building totals 27,235 sq ft, 4,400 of which is air conditioned office and showroom area; easily removable to create more warehouse

Wide open interior with 24-27 ft clear ceiling height, 3 Phase 480 volt power, 3 large exhaust fans, fully sprinkled, and a 10 ton crane system

The building has two grade level 10' doors, one 16' grade level, & two truck wells with 10' doors; parking is available both in the front and in the fenced in storage area in the back

There is a large amount of industrial shelving and racks that will remain with the lease

Located in the City limits of Pinellas Park, with M-1 industrial zoning

*Smith & Associates does not guarantee any representations. Important facts should be confirmed by the Buyer*

**PAT CALHOON & CHRIS CALHOON**  
**CALHOON COMMERCIAL GROUP**

Specializing in: Apartments | Strip Centers | Retail Office Buildings | Warehouses | Motels  
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# BOUNDARY SURVEY

PAGE 1 OF 1

PROPERTY ADDRESS:  
10551 47TH STREET NORTH  
PINELLAS PARK, FL 33762

COMMUNITY NUMBER: 120251  
PANEL: 0202 SUFFIX: H  
FLOOD ZONE: X F  
FIELD WORK: 12/1/2017

**SURVEY NOTES**  
CONCRETE DRIVES CROSS PROPERTY LINE ON WESTERLY SIDE OF LOT.

THERE ARE FENCES AND WALL NEAR THE BOUNDARY OF THE PROPERTY AND CROSS INTO THE 20' D.E. & U.E. AT REAR OF PROPERTY. PROPERTY SUPPLIED BY CITY WATER AND SEWER.

CLIENT FILE NUMBER: 17-1201  
SURVEY NUMBER: 309730

**LEGAL DESCRIPTION:**  
PARCEL 1: A PORTION OF LOTS 21 AND 22, KEYSTONE INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 91, PAGES 88 AND 89, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF LOT 17, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF KEYSTONE INDUSTRIAL PARK, RUN SOUTH 89°55'36" EAST, 658.55 FEET ALONG THE SOUTH LINE OF KEYSTONE INDUSTRIAL PARK TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 00°07'06" WEST, 330.00 FEET ALONG THE EASTERLY LINE OF KEYSTONE INDUSTRIAL PARK TO THE POINT OF BEGINNING; THENCE NORTH 89°55'36" WEST, 317.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF 47TH STREET NORTH; THENCE ALONG SAID RIGHT-OF-WAY LINE BY THE FOLLOWING THREE (3) COURSES: (1) 36.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 50.00 FEET, CHORD NORTH 20°40'39" WEST, 35.43 FEET; (2) 21.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 30.00 FEET, CHORD NORTH 20°43'24" WEST, 21.21 FEET; (3) NORTH 00°01'07" WEST 47.04 FEET; THENCE SOUTH 89°55'36" EAST, 337.80 FEET TO THE EASTERLY LINE OF KEYSTONE INDUSTRIAL PARK; THENCE SOUTH 00°07'06" EAST, 100.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL 2: A PORTION OF LOTS 22 AND 23, KEYSTONE INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 91, PAGES 88 AND 89, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF LOT 17, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF KEYSTONE INDUSTRIAL PARK, RUN SOUTH 89°55'36" EAST, 658.55 FEET ALONG THE SOUTH LINE OF KEYSTONE INDUSTRIAL PARK TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 00°07'06" WEST, 430.00 FEET ALONG THE EASTERLY LINE OF KEYSTONE INDUSTRIAL PARK TO THE POINT OF BEGINNING; THENCE NORTH 89°55'36" WEST, 337.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF 47TH STREET NORTH; THENCE SOUTH 89°55'36" EAST, 337.62 FEET TO THE EASTERLY LINE OF KEYSTONE INDUSTRIAL PARK; THENCE SOUTH 00°07'06" EAST, 100.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

**CERTIFIED TO:**  
COMMERCIAL SEATING, LLC.; ROBERT D. BARCLEY, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; BRANCH BANKING AND TRUST COMPANY; U.S. SMALL BUSINESS ADMINISTRATION; FLORIDA BUSINESS DEVELOPMENT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR.

- ABBREVIATION DESCRIPTION:**
- A/C AIR CONDITIONER
  - CL CENTERLINE
  - DELTA IDENTIFICATION
  - LB LENGTH
  - LB LICENSED BUSINESS
  - NA/V.D. NATIONAL AMERICAN VERTICAL DATUM
  - NG/V.D. NATIONAL GEODETIC VERTICAL DATUM
  - O.H. OVERHEAD UTILITIES
  - P.C. POINT OF CURVATURE
  - P.C.C. POINT OF COMPOUND CURVE
  - P.K. PARKER KYLON NAIL
  - P.R.C. POINT OF REVERSE CURVE
  - PSM PROFESSIONAL SURVEYOR MAPPER
  - P.T. POINT OF TANGENCY
  - R RADIAL / RADIUS
  - R/W RIGHT OF WAY

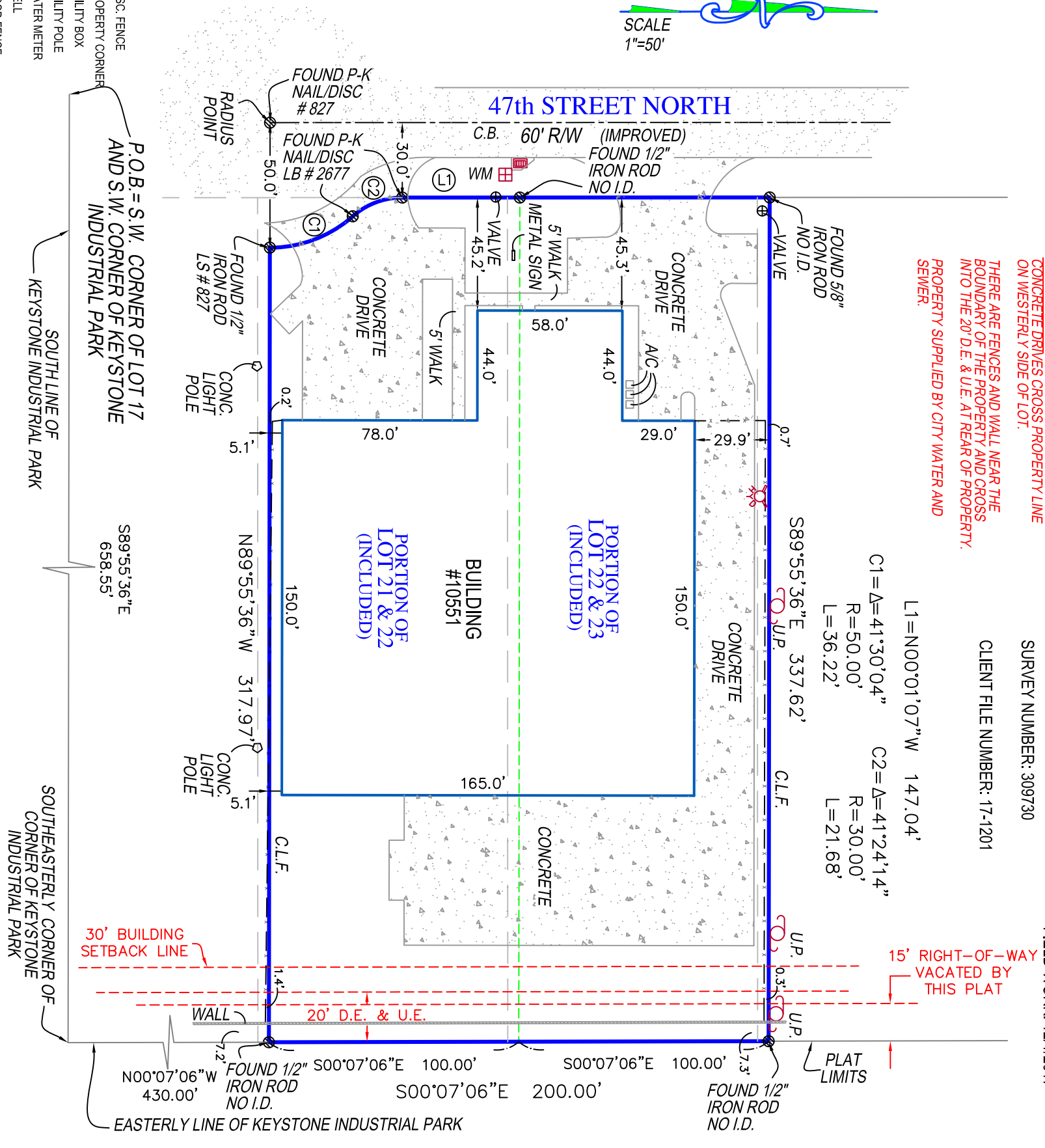
- SYMBOL DESCRIPTIONS:**
- [Symbol] = CATCH BASIN
  - [Symbol] = CENTERLINE ROAD
  - [Symbol] = COVERED AREA
  - [Symbol] = EXISTING ELEVATION
  - [Symbol] = HYDRANT
  - [Symbol] = MANHOLE
  - [Symbol] = METAL FENCE
  - [Symbol] = MISC. FENCE
  - [Symbol] = PROPERTY CORNER
  - [Symbol] = UTILITY BOX
  - [Symbol] = UTILITY POLE
  - [Symbol] = WATER METER
  - [Symbol] = WELL
  - [Symbol] = WOOD FENCE

**GENERAL NOTES:**

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 4) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

**REVISIONS:**

- 6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- 7) FENCE OWNERSHIP NOT DETERMINED
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D., 1929 DATUM, UNLESS OTHERWISE NOTED.
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



**SURVEYORS CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)  
**KENNETH J OSBORNE**  
PROFESSIONAL SURVEYOR AND MAPPER #6415



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