



3667 46th Ave N. Saint Petersburg, FL 33714



💰 Lease Rate: \$15 Per SF MG

📏 Unit Size: 2,987 SF

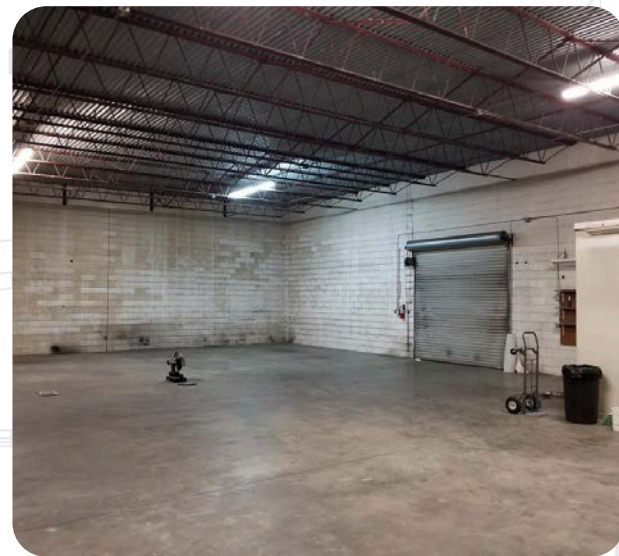
✅ Available: Now

Jeff Clapacs

Industrial Specialist

(813) 833-0788 ☎

jeff@cprteam.com ✉





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This 3,000 SF block warehouse offers exceptional versatility and functionality in a prime central location. The space is ideal for storage, distribution, light manufacturing, or other commercial uses.

The open floor plan and high ceilings maximize usable space, allowing for racking systems, equipment, or overhead storage to suit a variety of operational needs.

Conveniently located with easy access to major transportation routes, this property provides excellent regional connectivity. **It's an ideal fit for growing businesses or established operations seeking to enhance their logistics, storage, or distribution efficiency.**

Highlights



**Central Location In Pinellas County
near US-19**



**2 Offices, Bathroom & Shower
with 6 Parking Spaces**



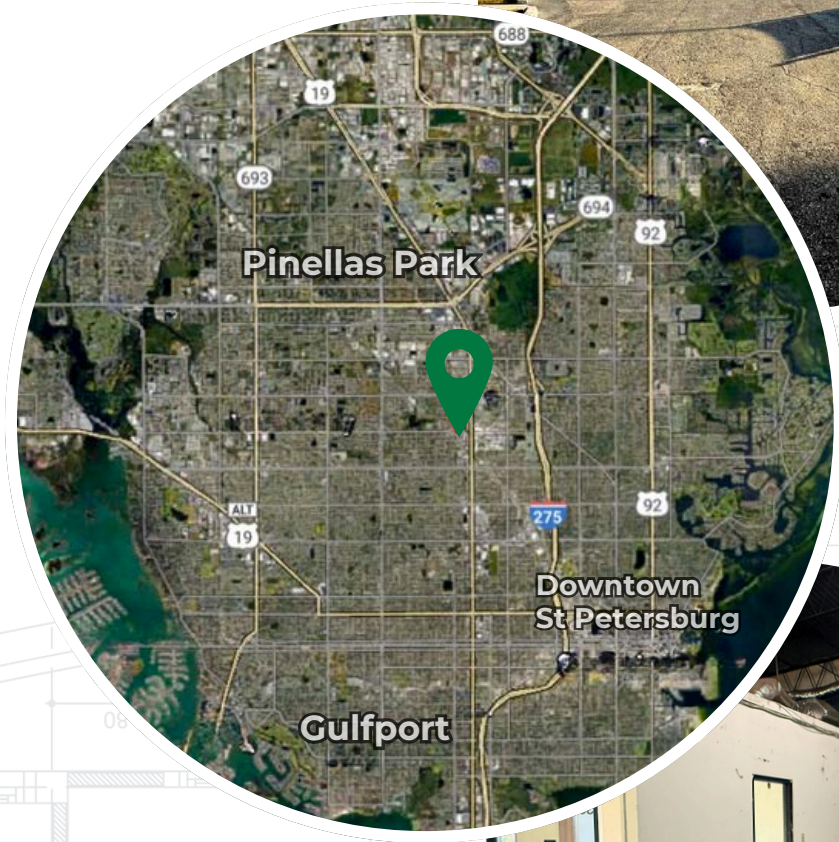
**High Ceilings With Exhaust Fan
In Warehouse**



**Clear Height: 14' 5" With A 10x10
Drive-in Door**



**Unincorporated M-1 Zone Located
In The Lealman Fire District**



*Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.*

Listing Team



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Jeff Clapacs brings his 16 years of professional experience to the CPR team as the Pinellas Industrial Specialist.

He earned a Master's Degree in Sports Leadership from Duquesne University and a Bachelor's Degree in Communication Studies from The College of Wooster.

Prior to CPR, **Jeff worked in Commercial Property Insurance for two of the largest brokerages nationally, USI and Brown & Brown**, with a primary focus of Contractors, Manufacturers, Developers and Real Estate portfolios. **His exposure to the analysis and vetting of CRE during his tenure in the insurance side of the business allows him to speak directly on concerns for owners and tenants.**

He takes great pride in his work, finding creative solutions and delivering financial impacts for his clients. A key component to this is building meaningful relationships and a forward-thinking mindset to discover new opportunities and trends in the real estate market.

Jeff is a member of the CCIM Florida West Coast Chapter. He chairs one of their committees and is pursuing his CCIM Designation. He is also an active member of the Florida Gulfcoast Commercial Association of Realtors (FGCAR). Jeff is also active on multiple EDC and Chambers: Central Pinellas, Pinellas County, Pinellas Park and St Petersburg.

☎ 727-822-4715

🌐 www.cprteam.com

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