



LEASE RATE
\$16.00 PSF
MG + Utilities



PROPERTY SIZE
9,000 +/- SF



YEAR BUILT
1950



NUMBER OF BUILDINGS
1



LOT SIZE
1.75 +/- Acres

**800 28TH STREET SOUTH
ST. PETERSBURG, FL 33712**

THE FACTORY ST PETE OUTBUILDING

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PROPERTY INFORMATION



PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (Modified Gross + Utilities)
Number of Units:	1
Available SF:	9,000 +/- SF
Lot Size:	1.75 +/- Acres
Building Size:	9,000 +/- SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	280	1,138	5,810
Total Population	748	3,048	13,900
Average HH Income	\$62,759	\$66,388	\$73,431

PROPERTY DETAILS

Property Name:	The Factory St Pete Outbuilding
Property Type:	Industrial Warehouse
Property Sub-Type:	Flex Warehouse / Office
APN:	23-31-16-17460-000-0110
Year Built:	1950
Number of Floors:	1
Number of Overhead Doors:	6 Drive-Through Doors
Construction Status:	Existing
Free Standing:	Yes
Number of Buildings:	1

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Unleash Your Raw Potential in the Heart of St. Pete's Creative Crucible at The Factory St Pete Outbuilding.

This space has an abundance of potential with approximately 9,000 +/- SF on a 1.75 +/- acre lot that includes a paved fenced yard. A towering 14' warehouse offer a blank canvas for your creative vision. The building's unvarnished character provides a unique backdrop for innovation, a place where the energy of creation hums in the very air.

The open floor plan with traditional warehouse that has rare drive-through overhead doors, allows you to tailor the raw space to your needs, whether you envision a sprawling production floor pulsing with activity, an artist's haven, or a dedicated office space for your team's ideas to take flight.

Functionality takes center stage. Ample paved parking in both the front and back ensures a smooth flow of materials and products. Six convenient drive-through overhead doors expedite deliveries, shipments and storage. A large, open yard space offers additional storage or a blank slate for creative expression.

The Factory Outbuilding boasts a diverse Industrial Traditional zoning (IT), welcoming a wide range of visionaries. Whether you're a budding entrepreneur ready to launch your revolutionary product, a seasoned artist yearning for a dedicated studio space, or a manufacturer seeking a functional space to forge your vision into reality, this property can accommodate your dreams.

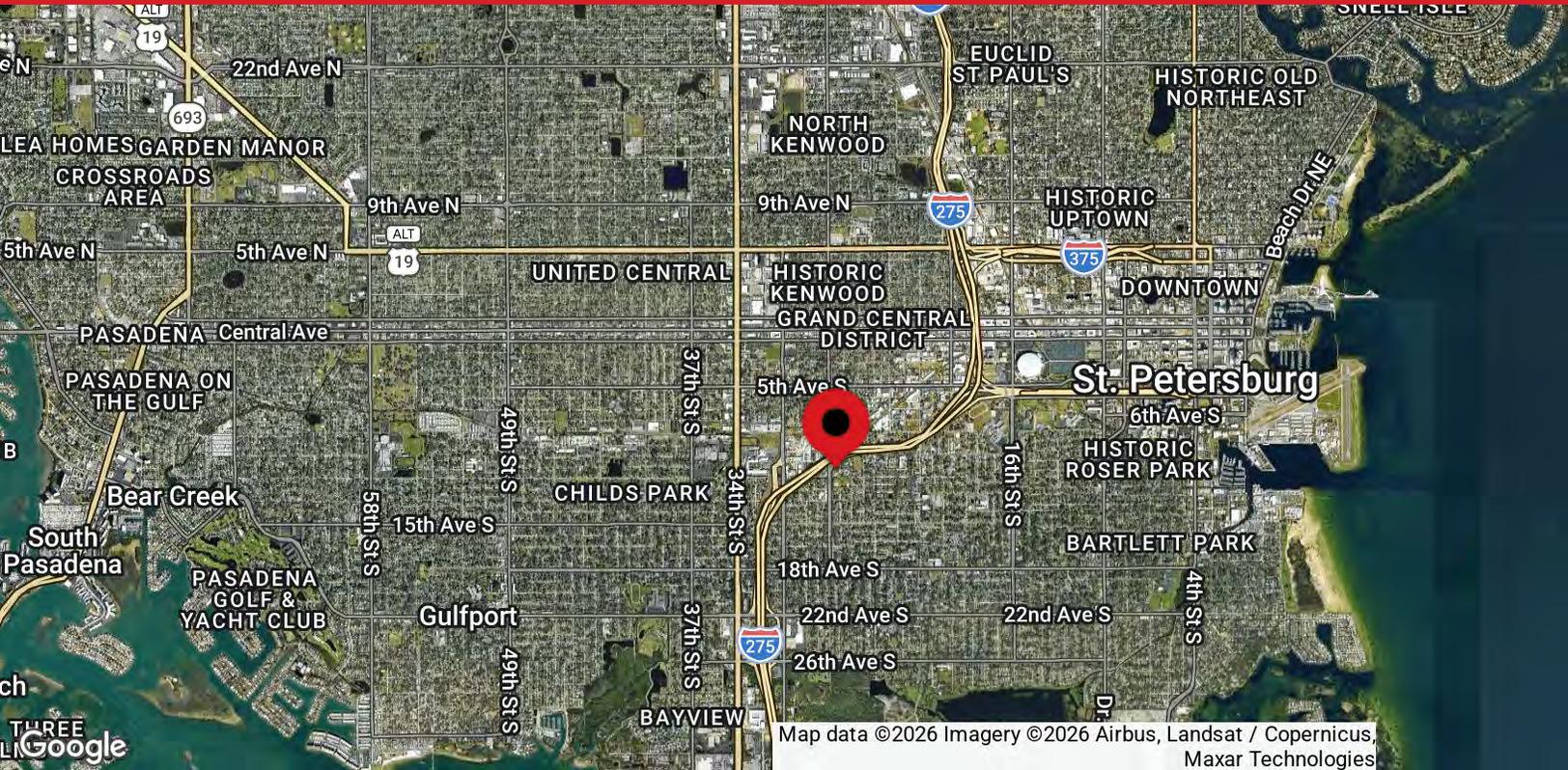
This isn't just a space; it's a catalyst for raw creativity. At The Factory Outbuilding, you'll find a warehouse that reflects your authenticity and fuels your ambition.

Contact us today to schedule a tour and discover the perfect place to transform your raw potential into groundbreaking reality.

LOCATION INFORMATION



REGIONAL MAP & LOCATION OVERVIEW



LOCATION OVERVIEW

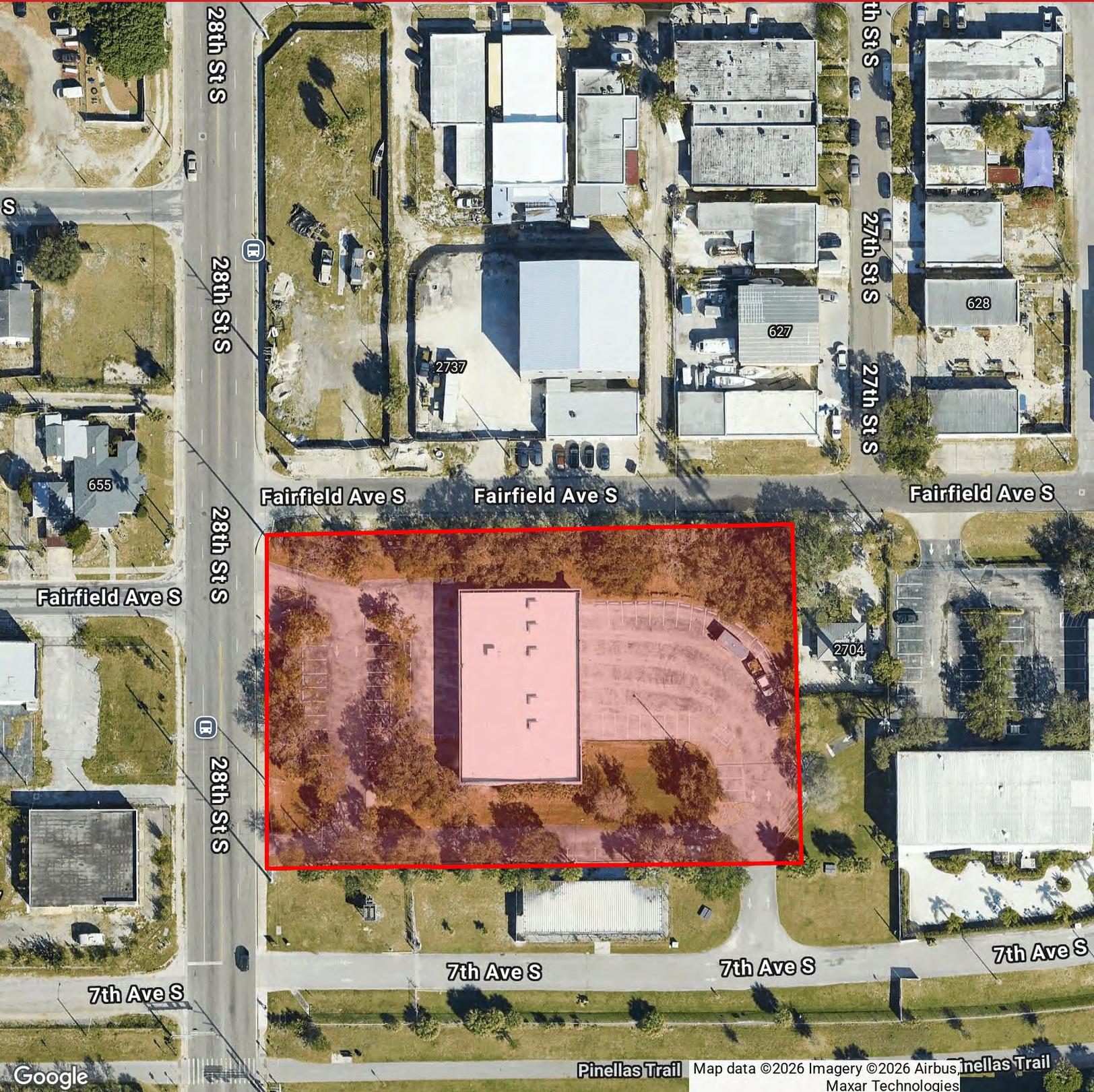
Imagine your business thriving in the heart of St. Petersburg's electrifying Warehouse Arts District. Building 1 at The Factory St. Pete places you at the epicenter of this burgeoning creative hub, where historic warehouses are reborn as artist studios, craft breweries, delectable restaurants, and innovative workshops.

Location is everything, and The Factory St. Pete boasts the best. Nestled south of the dynamic Grand Central District, you'll enjoy 1/4 of a mile of prime frontage along the famed Pinellas Trail. This scenic paved pathway connects a network of parks, cafes, and cultural attractions at your doorstep, all accessible by bike or foot.

But the buzz doesn't stop there. The Factory St. Pete is recently welcomed the opening of St Pete Athletic, a world-class indoor athletic club that has a full service restaurant, lounge, as well as is open to the public along with private memberships. Furthermore, this location offers immediate access to I-275, making commutes and deliveries a breeze.

This is more than just a location; it's an opportunity to be part of something special. The Factory St. Pete puts you at the forefront of St. Petersburg's creative renaissance. Join a vibrant community and unleash your entrepreneurial spirit in a space that ignites your passion.

AERIAL MAP



Google

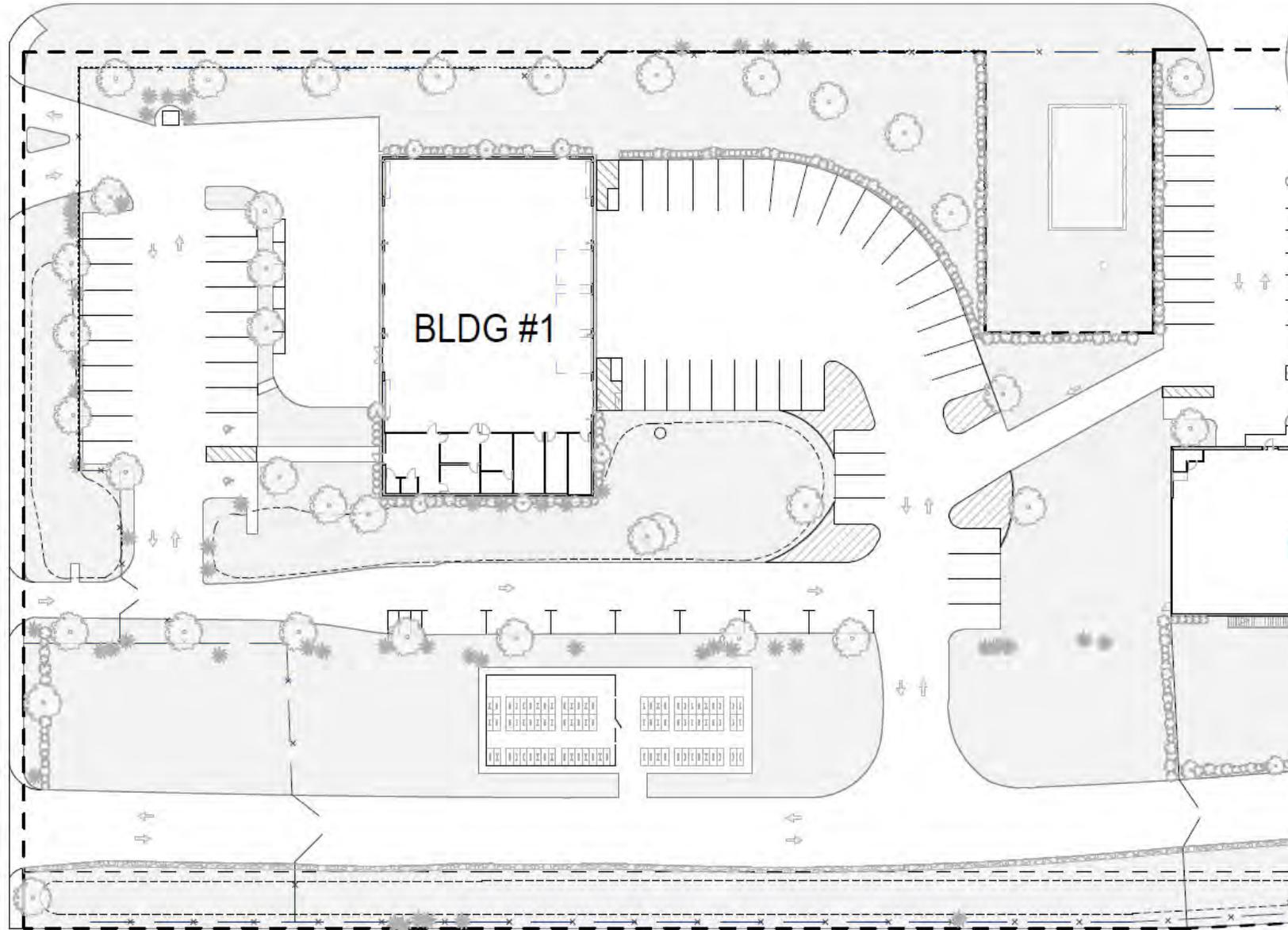
Pinellas Trail

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

Pinellas Trail

SITE PLANS

FAIRFIELD AVE S



PINELLAS TRAIL

IT ZONING INFORMATION



ZONING DESCRIPTION

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