

Sauter & Associates LLC.

COMMERCIAL AND INVESTMENT
REAL ESTATE

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Featured Property

8400 SF \pm Industrial Building, fully air conditioned, clean-manufacturing facility in excellent condition.

Address: 12320 73rd Ct, Pinellas Park, Florida

Lease Price: \$11.95/sq ft NNN



Property Attributes

- Approximately 8,400 SF of Class B+ Industrial Space located on 1/2 \pm acre of land.
- Excellent Access to US Hwy 19 and Alt-19 via Bryan Dairy Rd.
- Flexible zoning; **retail, office and industrial uses.**
- High quality office build-out in the front half.
- Lots of three-phase power on tap.
- Fully **air-conditioned** facility.
- 26 off-street parking places 16 in front of the building and 10+ behind the building.
- Located in Pinellas Park for property tax and zoning purposes with a Largo mailing address.
- Available now.

Directions to Property

From I-275 or US Hwy 19 in Pinellas County: Take Bryan Dairy / 118th Avenue exit and go west on Bryan Dairy / 118th Ave. Turn Right on Ulmerton Rd and proceed northbound. Go to 124th Ave N and turn right, then turn right again on 73rd Court and you will find the building on the right hand side.

Using GPS: For GPS, use the address of 12320 73rd Ct, Largo, FL.

Google Maps Link: <https://goo.gl/maps/A8ZdWEEUAJifHD6e9>

Information has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references to age, square feet, distance and expenses or use are approximate. Buyers should conduct their own investigations and rely on those results.

Sauter & Associates - Property Details - 727-421-3706

Address: 12320 73rd Court, Pinellas Park, Florida

Location: At the confluence of Bryan Dairy Rd, US Hwy 19 and Alt-19.

Land Area: Approximately 1/2 acre.

Zoning: Very flexible M-1, Light Industrial Zoning in Pinellas Park, Florida.

Building Total Gross Square Feet: 8,400 ft²

Current Building Arrangement: 3150± ft² is office, 3684± ft² is manufacturing and clean room, 1566± ft² is shipping/receiving.

Parking: 26 total spaces. 16 marked, paved, spaces located in front of the building and 10+ spaces behind the building.

Power: 600 Amps of 3-phase power supplied by Duke Energy.

Utilities: Water / Sewer / Electric

Year Built: 1997. Refurbished in 2005 and 2006.

Present Uses: Medical Device Manufacturing

Parcel Id: 07-30-16-47017-000-0030

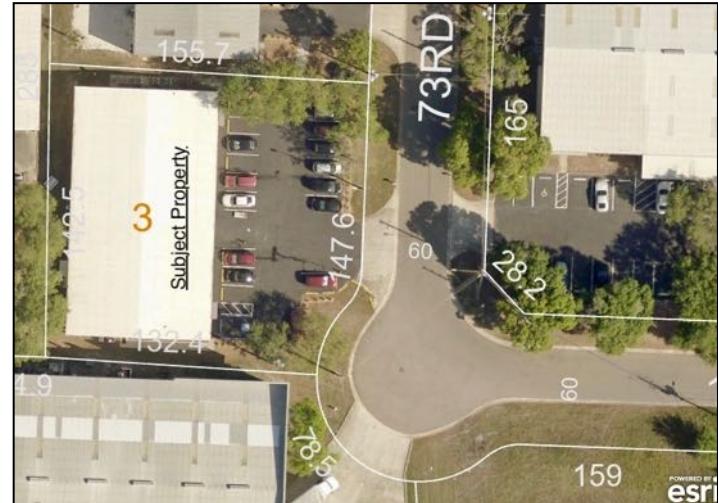
Short Legal Description: KNOLLWOOD INDUSTRIAL PARK LOT 3

Lease Price: \$11.95/sq ft NNN

Terms: Five-year or ten-year term, 3% annual escalations

Please contact listing agent to make an appointment for showing by calling (727) 421-3706. Do not disturb tenants.

Allowable Uses per zoning code: Brewery, Kennel, Light Printing, Offices, Personal Services, Research and Development, Wholesale, Pharmaceutical Manufacturing, Laboratories (Medical and Dental), Machine Shop, Light Manufacturing, Sign Making, Medical Marijuana Dispensary and many more uses.



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