

# Sauter

## & Associates LLC.

COMMERCIAL AND INVESTMENT  
REAL ESTATE

William **Buddy** Sauter, Licensed R.E. Broker

St. Petersburg - Tampa

P: 727-421-3706 F: 813-434-2341

www.buddysauter.com e-mail: buddy@buddysauter.com

### Featured Property

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

**Address: 12320 73<sup>rd</sup> 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± 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 / 118<sup>th</sup> Avenue exit and go west on Bryan Dairy / 118<sup>th</sup> Ave. Turn Right on Ulmerton Rd and proceed northbound. Go to 124<sup>th</sup> Ave N and turn right, then turn right again on 73<sup>rd</sup> Court and you will find the building on the right hand side.

**Using GPS:** For GPS, use the address of 12320 73<sup>rd</sup> 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 73<sup>rd</sup> Court, Pinellas Park, Florida

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

**Land Area:** Approximately ½ acre.

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

**Building Total Gross Square Feet:** 8,400 ft<sup>2</sup>

**Current Building Arrangement:** 3150± ft<sup>2</sup> is office, 3684± ft<sup>2</sup> is manufacturing and clean room, 1566± ft<sup>2</sup> 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.

OTHER CHARGES	LANDLORD	TENANT
Real Estate Taxes		X
Insurance - Bldg.		X
Exterior Maintenance		X
Interior Maintenance		X
Internet & Phone		X
Water		X
Trash		X
Electric		X



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.



## 12320 73<sup>rd</sup> Court, Pinellas Park



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 and expenses or use are approximate. Buyers should conduct their own investigations and rely on those results.