



Fidelity Paper Building

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The Outlier Group

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THE
OUTLIER
GROUP

3612 & 3662 Morris St N St. Petersburg, FL

INDUSTRIAL FLEX | OWNER-USER OR REDEVELOPMENT
Fully conditioned industrial asset with exceptional flexibility

Prime industrial opportunity in St. Petersburg offering a rare combination of full air-conditioning, superior infrastructure, and embedded divisibility. Spanning two contiguous parcels, this ±20,557 SF facility is ideally suited for owner-users, manufacturers, flex operators, or investors seeking optionality.

- Fully air-conditioned throughout (industrial + office)
- Superior electrical capacity designed for heavy equipment
- Four grade-level bay doors
- Combination of open warehouse space and offices
- Split-level configuration supporting operational separation
- Approximately 10+ independent HVAC units
- Ample parking and yard functionality

The two-parcel layout enables low-cost division into up to 4-units, allowing the asset to function like several smaller industrial buildings rather than one large facility.

This offering presents a rare opportunity for owner-users or investors to acquire a fully air-conditioned industrial asset in a supply-limited market.

For Sale

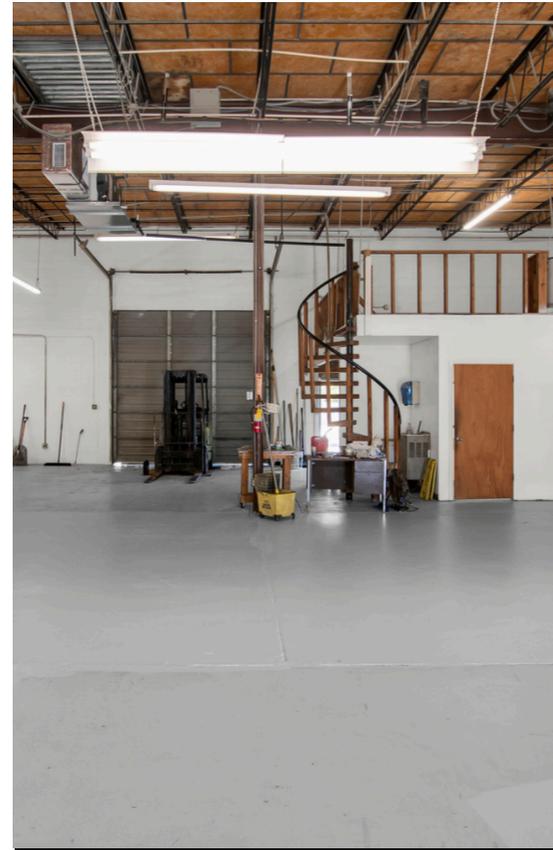
COOLED INDUSTRIAL BUILDING

Property Address:	3612 & 3662 Morris St N
Location:	St. Petersburg, FL
Zoning:	Light Manufacturing (LM)
Land Size:	±0.94 Acres (±41,151 SF)
Building Size (SF):	±20,557 SF Total
Year Built:	1978

Pricing:	Price :	\$3,800,000
	Price / PSF :	\$184.87
	Est. SBA Down :	\$380,000

Occupancy Status: Available Now

Site Plan



THE OUTLIER GROUP

The Outlier Group is a Commercial Real Estate firm that focuses on brokering assets in Florida. From leasing to investment, we provide local expert guidance at every stage of your commercial real estate journey, helping you achieve your goals with clarity, confidence, and precision.

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Sale Specs

SITE OVERVIEW

- Two contiguous parcels totaling ±0.94 acres
- Light Manufacturing (LM) zoning
- Industrial corridor with long-term functional integrity
- Clean parcel geometry supporting subdivision or partial disposition
- Corner + interior parcel with sufficient outdoor area

TRAFFIC & ACCESS

- Efficient industrial access and circulation
- Multiple ingress/egress points across two parcels
- Four grade-level bay doors, with options cut for additional
- Layout supports truck, service, and operational flow
- Split-level configuration allows operational separation

EXISTING IMPROVEMENTS

- Total Building Size: ±20,557 SF
- Single contiguous structure spanning both parcels
- Combination of open warehouse space and office build-out
- Fully air-conditioned throughout (industrial + office)
- Flat gravel roof across all four units
- Superior electrical capacity designed for heavy equipment
- Concrete block construction; slab-on-grade foundation

DEVELOPMENT & USE FLEXIBILITY

- Suitable for owner-user, multi-tenant, or phased occupancy
- Configurable as:
 - Single-user industrial facility
 - Two ±10,000 SF buildings
 - Up to four demised units
- Legal parcel configuration enables division
- Infrastructure already supports multi-tenant operation

SALE ECONOMICS

- Offered for sale (Fee Simple)
- Target Buyers:
 - Owner-users
 - Light manufacturers or data centers
 - Flex and industrial investors
 - Small-bay industrial aggregators
- Asset trades more like multiple smaller industrial buildings than a single oversized facility

INVESTMENT & SITE ADVANTAGES

- Fully air-conditioned industrial space is rare in this size class
- Oversupply of electrical and mechanical infrastructure reduces retrofit costs
- Divisibility mitigates traditional size discount
- Strong liquidity due to multiple exit strategies
- Supply-constrained industrial submarket with sustained demand



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The Outlier Group is a boutique commercial real estate advisory firm specializing in the brokerage of assets across Florida. From strategic leasing assignments to complex investment sales, we deliver disciplined, market-driven guidance at every stage of the transaction.

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