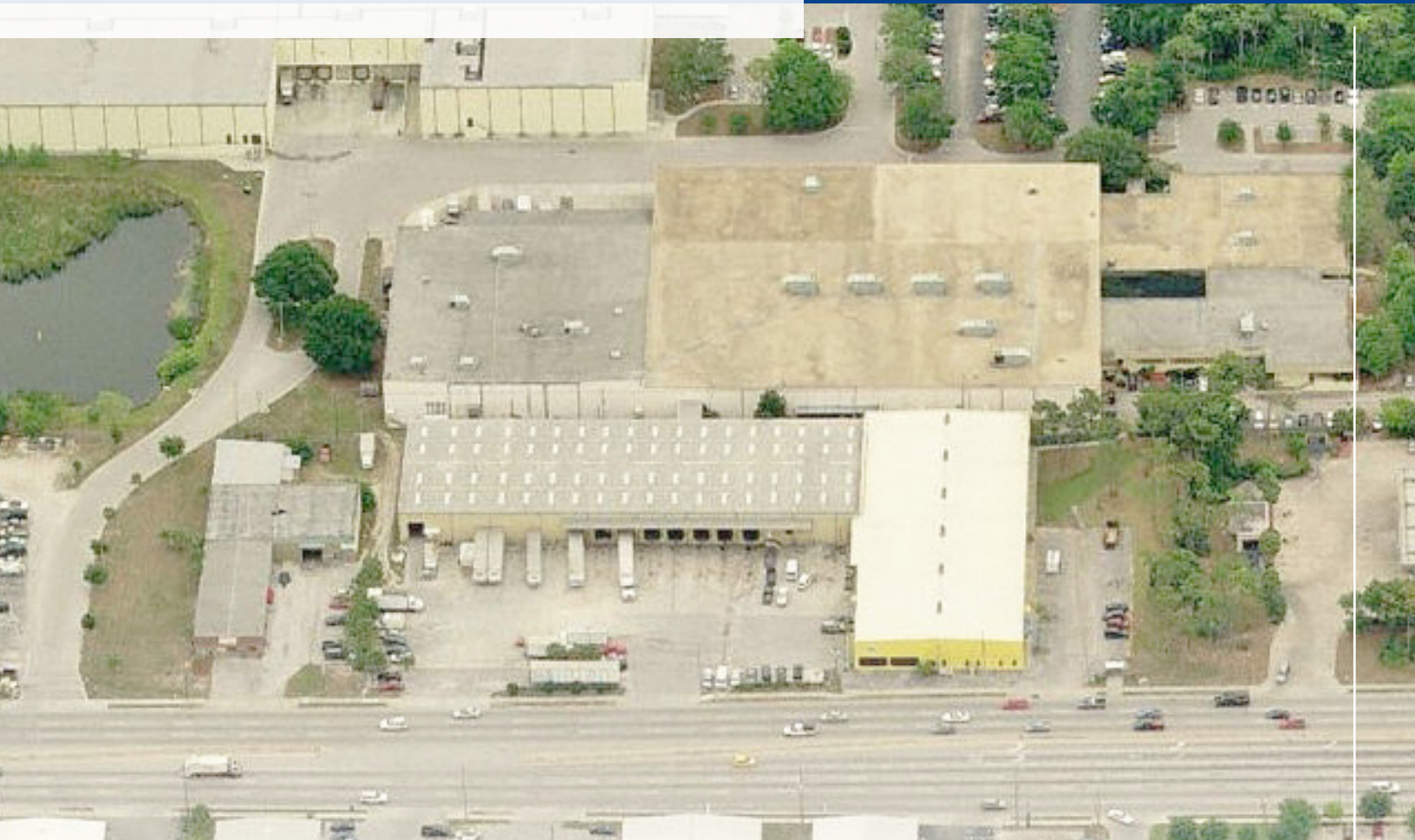


For Lease



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Clearwater, FL 33762



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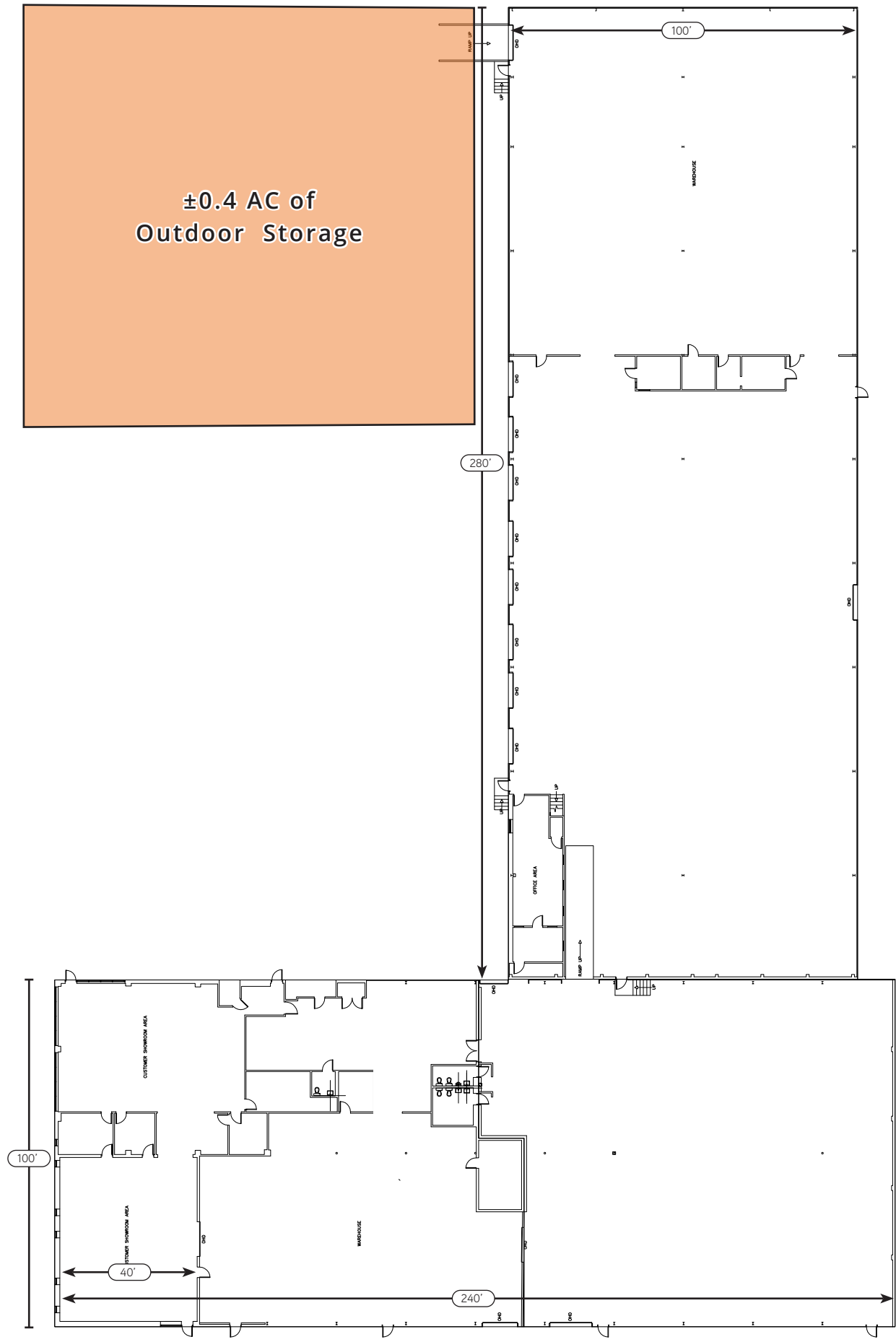


Property Overview

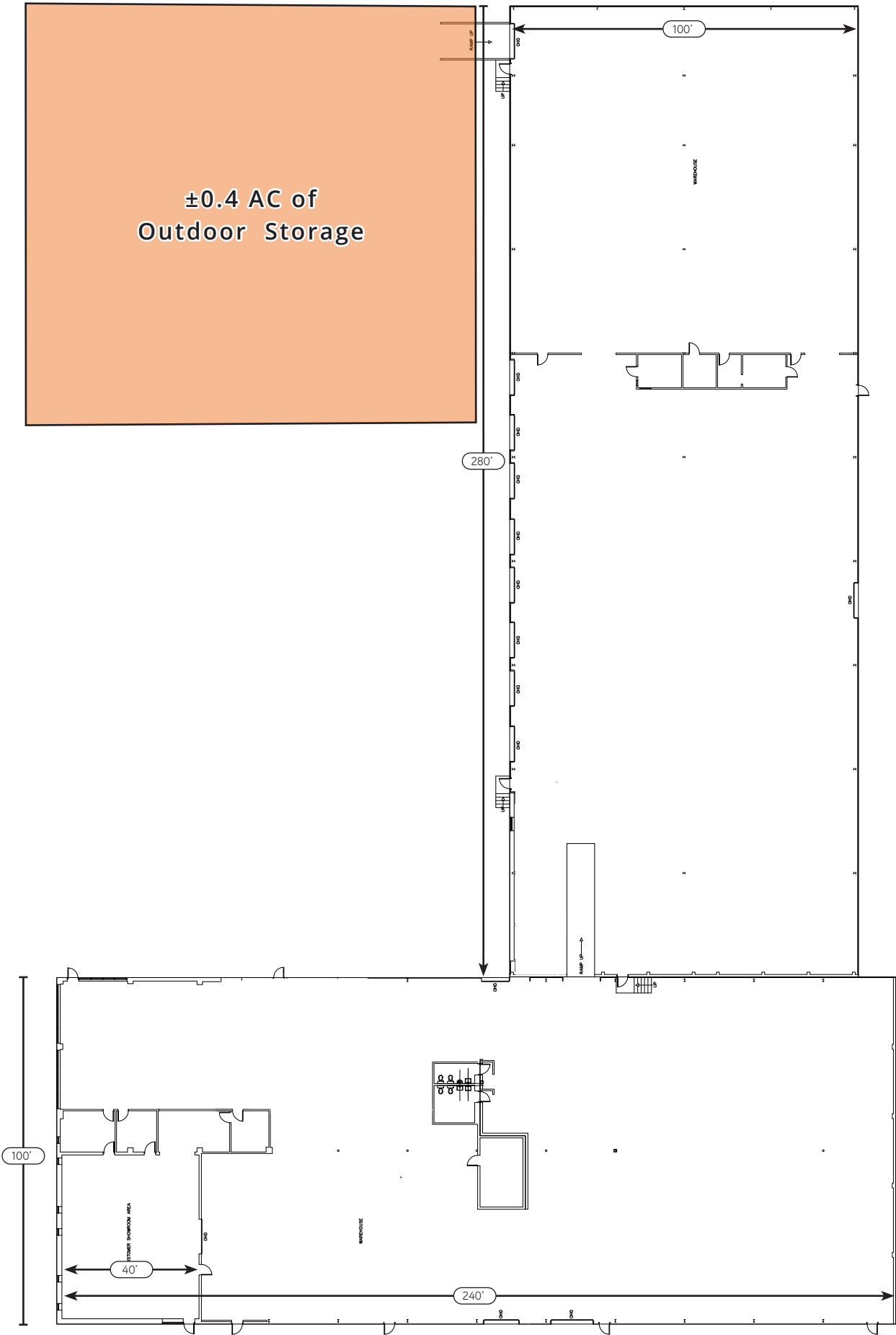
- Frontage, Access and Visibility on Ulmerton Road (61,000 VPD) and on 49th Street N. (70,000 VPD)
- Move-In Ready Space
- Showroom
- ± 0.4 AC of Outdoor Storage
- Availability – Immediately
- Inquire for Lease Rate

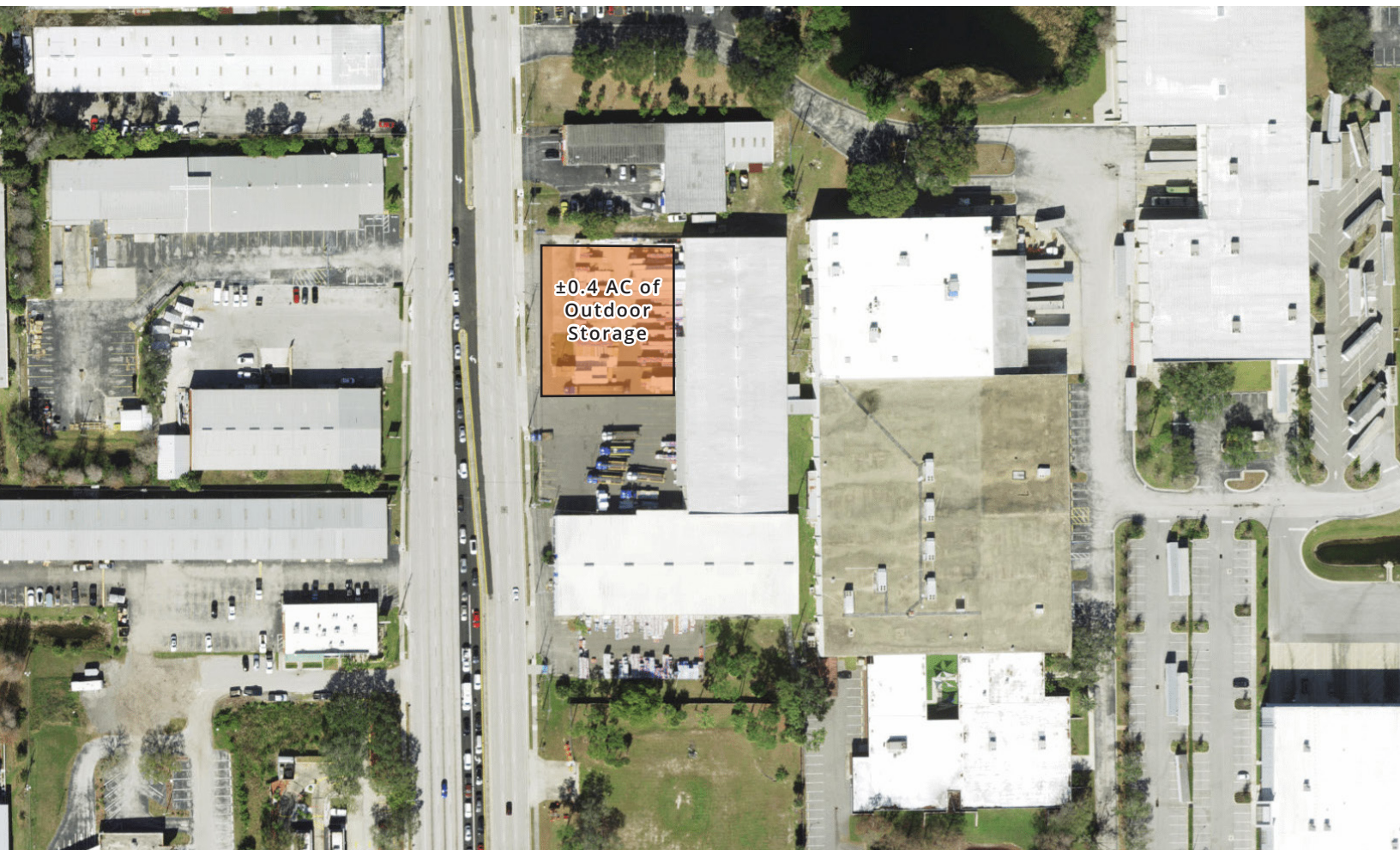
Building Size:	53,204 SF
Lot Size:	2.98 Acres
Year Built:	1985
Office SF:	$\pm 7,000$ SF (additional 1,000 SF of mezzanine office)
Warehouse SF:	46,204 SF
Loading:	9 Dock-High Doors 2 Grade Level Doors
Clear Height:	18'-20'
Power:	400 Amps, 120/208 Volts, Three Phase
Sprinklers:	Wet
Outside Storage:	± 0.4 AC Fenced & Lit
Zoning:	IL



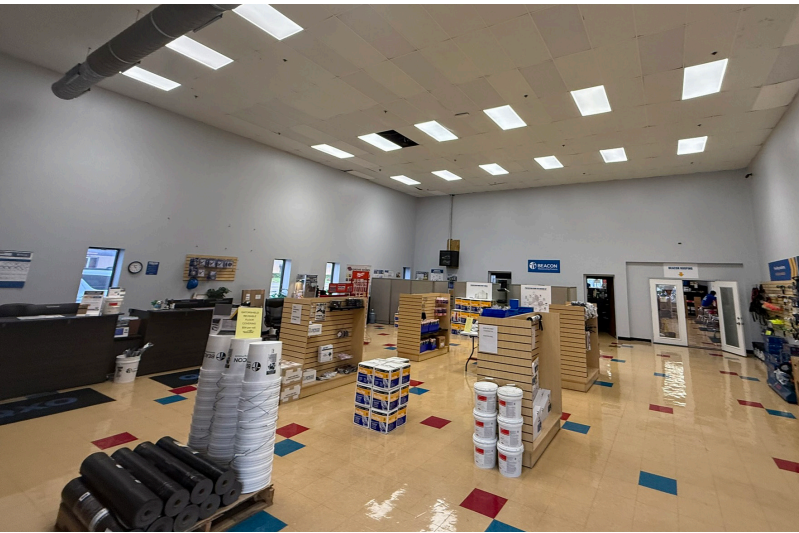


Speculative Floor Plan





Interior



Location Overview

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17.9 Miles
to Port of Tampa

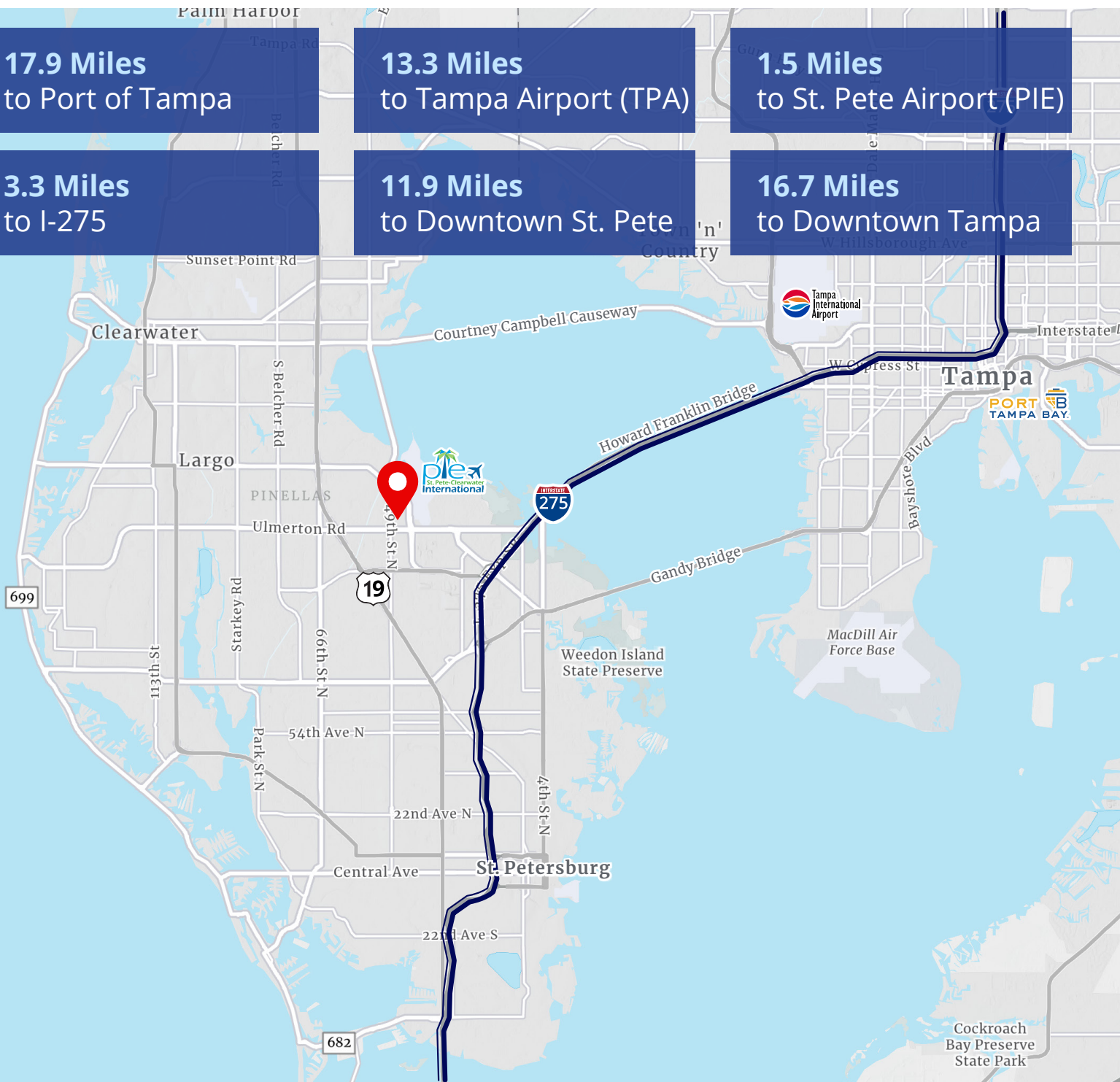
13.3 Miles
to Tampa Airport (TPA)

1.5 Miles
to St. Pete Airport (PIE)

3.3 Miles
to I-275

11.9 Miles
to Downtown St. Pete

16.7 Miles
to Downtown Tampa



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