



43 SMALL BAY WAREHOUSES

6270 118TH AVE N
PINELLAS PARK, FL 33773

FOR SALE: 4 BUILDINGS -25,060-SF
LAND - 1.73 ACRES





EXECUTIVE SUMMARY

INTRODUCTION

Industrial Warehouse Property with 43 Multi-Sized Units Available.

Looking for a highly sought-after industrial warehouse property? Look no further than our four-building property featuring 43 warehouse units of varying sizes. Our units range from 325 square feet up to 1600 square feet and include 10-12 foot roll-up doors and ceiling heights from 12 to 18 feet. To meet your business needs, we offer small office spaces on the property and the option for electricity. Our on-site shared bathroom is always available for your convenience. The property is in excellent condition and features staggered annual leases that are highly in demand. With great visibility off of busy Bryan Dairy Road and easy access from 118th Ave N, our high occupancy rate with annual leases makes us the perfect choice for your business.

PRICE

\$3,972,000
@7.1% CAP
RATE



ADDRESS

6270 118TH AVE N
PINELLAS PARK, FL 33773



PARCEL ID

17-30-16-71046-200-1601



SQUARE FEET

BUILDING:S 25,060-SF
LAND: 1.73 ACRES



ZONING

MI - INDUSTRIAL



USE

INVESTMENT

OOOO

PROPERTY HIGHLIGHTS



- 4 BUILDINGS - 43 UNITS
- EXCELLENT GROUP OF TENANTS MAKE A GREAT ATMOSPHERE
- OFFICE SPACE AVAILABLE
- SHARED BATHROOM ON-SITE
- IDEAL FOR INVESTORS AND OWNER-OCCUPANTS ALIKE
- CONVENIENTLY LOCATED WITH EASY ACCESS TO ST. PETE, CLEARWATER AND TAMPA

25,060 SF

TOTAL BUILDING(S)

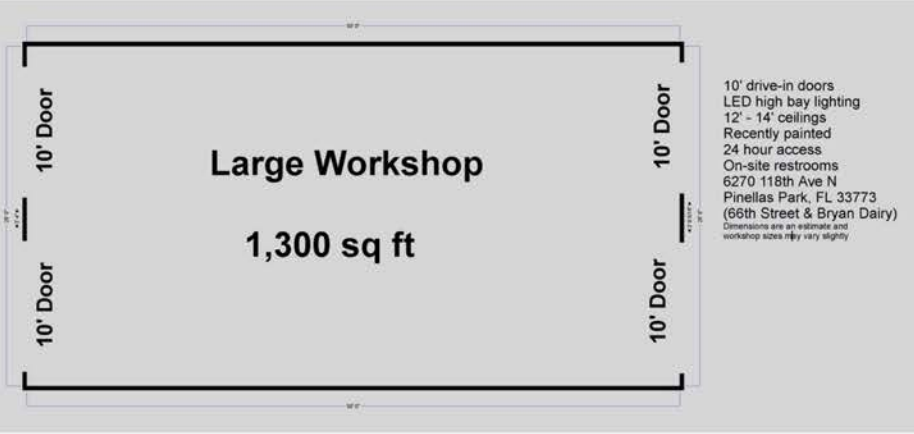
1.73 ACRES

DEVELOPABLE LAND





FLOORPLANS



10' drive-in doors
LED high bay lighting
12' - 14' ceilings
Recently painted
24 hour access
On-site restrooms
6270 118th Ave N
Pinellas Park, FL 33773
(66th Street & Bryan Dairy)
Dimensions are an estimate and workshop sizes may vary slightly

Medium Workshop

10' drive-in door(s)
12' - 14' ceilings
LED high bay lighting
Recently painted
24 hour access
On-site restrooms
6270 118th Ave N
Pinellas Park, FL 33773
(66th Street & Bryan Dairy)

Dimensions are an estimate and workshop sizes may vary slightly

10' Door Height 10' Door Height



10' drive-in door
12' - 14' ceilings
LED high bay lighting
Recently painted
24 hour access
On-site restrooms
6270 118th Ave N
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(66th Street & Bryan Dairy)

Dimensions are an estimate and workshop sizes may vary slightly

FINANCIALS

- Market Rent - \$37,700
- Current Gross Rent - \$35,527
- Utility Income Included
- Annual Current Market Rent - \$398,832
- 5.5% Sales Tax - \$23,448
- Insurance - \$8,231
- Flood Insurance - (2 bldgs only) \$3,269
- Property Taxes - \$35,936
- Management - \$ 22,000
- Repairs & Maintenance - \$18,000
- Utilities - \$26,400
- Phone - \$1,920
- Pest Control - \$1,920
- **\$ 280,937 Net Operating Income**



CONTACT US



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We look forward to working with you



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