

# FOR LEASE

\$7.50 - 13.00 SF/YR

INDUSTRIAL WAREHOUSE & OFFICE SPACE



NRT



6251 44TH STREET N., PINELLAS PARK, FL 33781  
**ENTERPRISE BUSINESS PARK**

## Property Description

19 building complex with ample industrial warehouse space for lease as well as office space at front of the park.

## Property Highlights

- Buildings 1-5, 7-18 \$7.50- \$8.50 SF/YR
- Building 6 \$9.00 - \$12.00 SF/YR with units fully air-conditioned
- Building 19 \$10.00 \$13.00 SF/YR includes common area janitorial and maintenance
- MG leases with 3% annual escalations. 1, 2, 3, and 5 yr leases available
- Nightly and weekend security patrol
- Notary on site
- City of Pinellas Park Utilities
- 12' x 14' OHD on all warehouse units with 1 bathroom and min 1 office in ea.



## Ronald Struthers, CCIM

941.769.3316

FL #BK275268

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[www.commercialrealtyfl.com](http://www.commercialrealtyfl.com)



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COLDWELL BANKER COMMERCIAL

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200 WEST MARION AVE

PUNTA GORDA, FL 33950

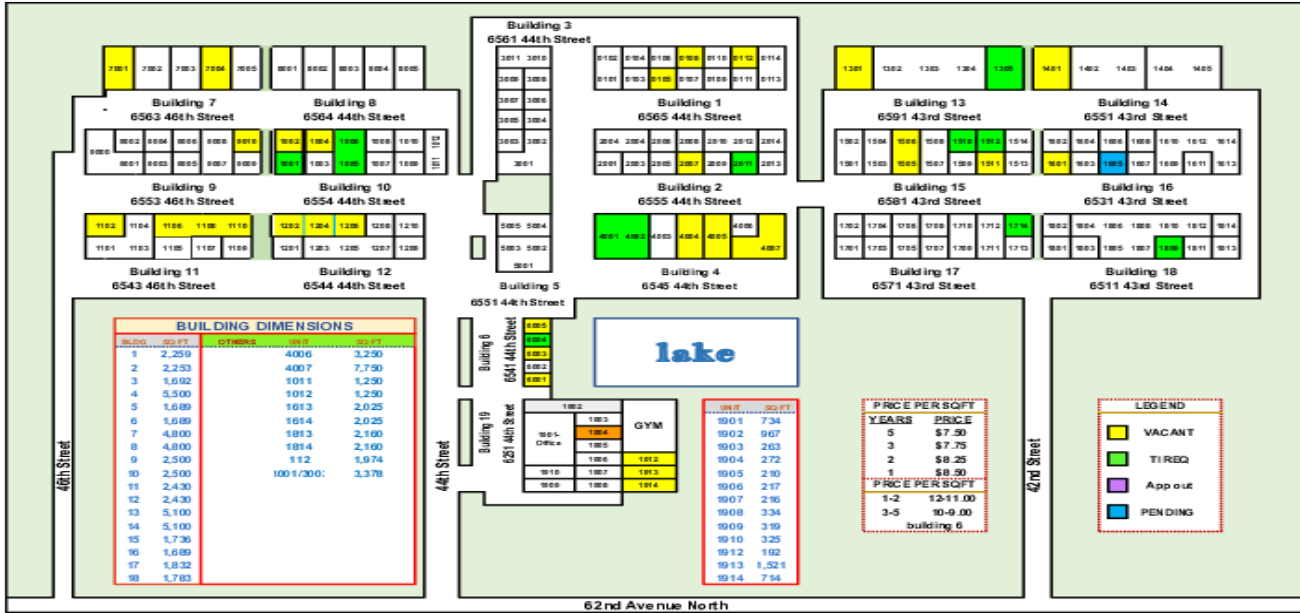
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08-018ENTERPRISE BUSINESS PARK

C00000UP DATED 9/23/2019



**OFFERING SUMMARY**

Available SF: 192-1521 for Office  
 1689-133,000 in Warehouse space

Lease Rate: \$7.50 - 13.00 SF/yr (MG)

Year Built: 1985

Building Size: 500,000 SF

Submarket: Pinellas Park

**PROPERTY OVERVIEW**

19 building complex with ample industrial warehouse space for lease as well as office space at front of the park.

**PROPERTY HIGHLIGHTS**

- Buildings 1-5, 7-18 \$7.50- \$8.50 SF/YR
- Building 6 \$8.00 - \$12.00 SF/YR with units fully air-conditioned- This is OFFICE SPACE
- Building 19 \$10.00 \$13.00 SF/YR includes common area janitorial and maintenance. This is OFFICE SPACE
- MG leases with 3% annual escalations. 1, 2, 3, and 5 yr leases available
- Nightly and weekend security patrol
- Notary on site
- City of Pinellas Park Utilities
- 12' x 14' OHD on all warehouse units with 1 bathroom and min 1 office in ea.
- Units in Yellow and Green in map above show vacant units.

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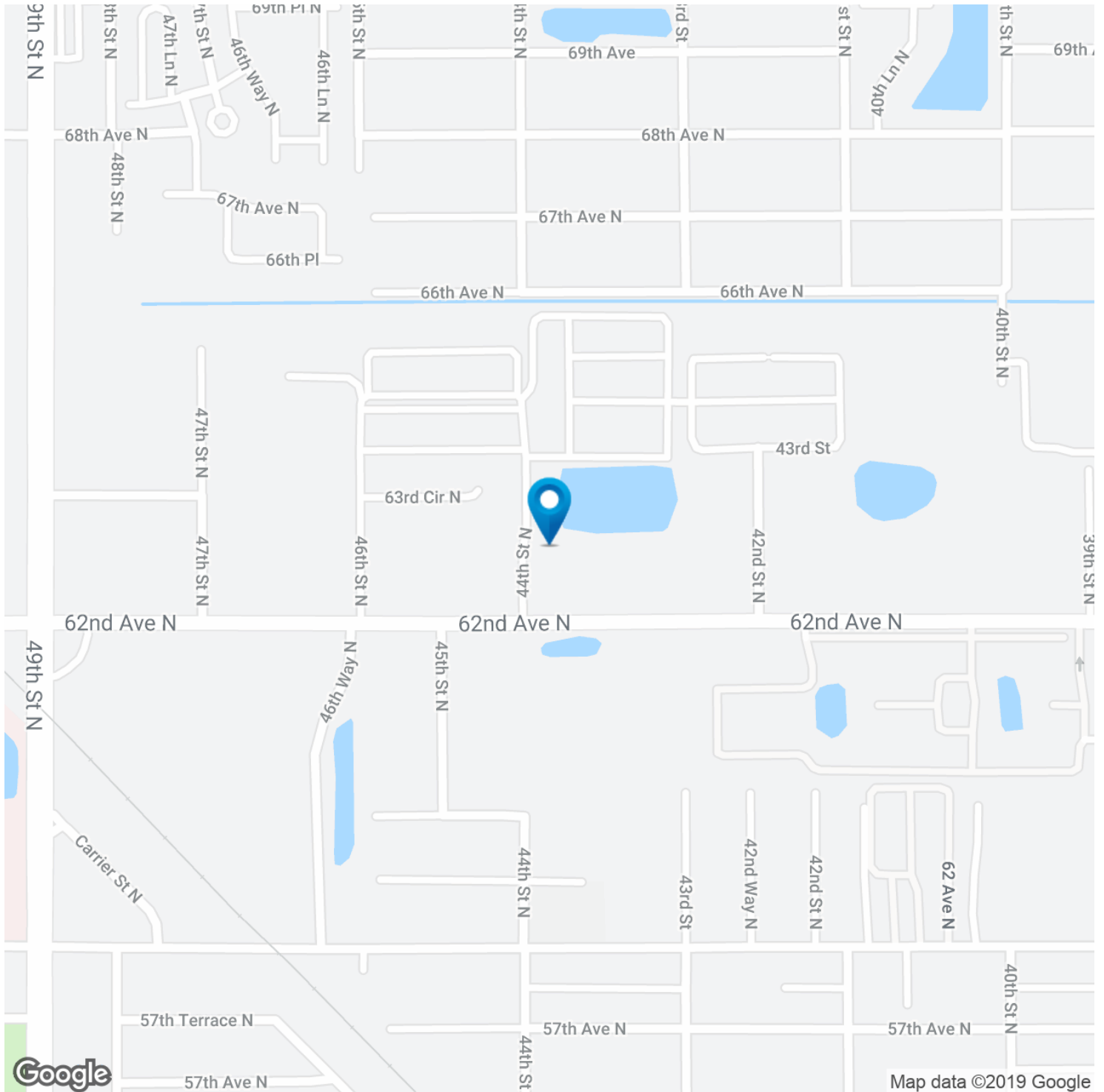
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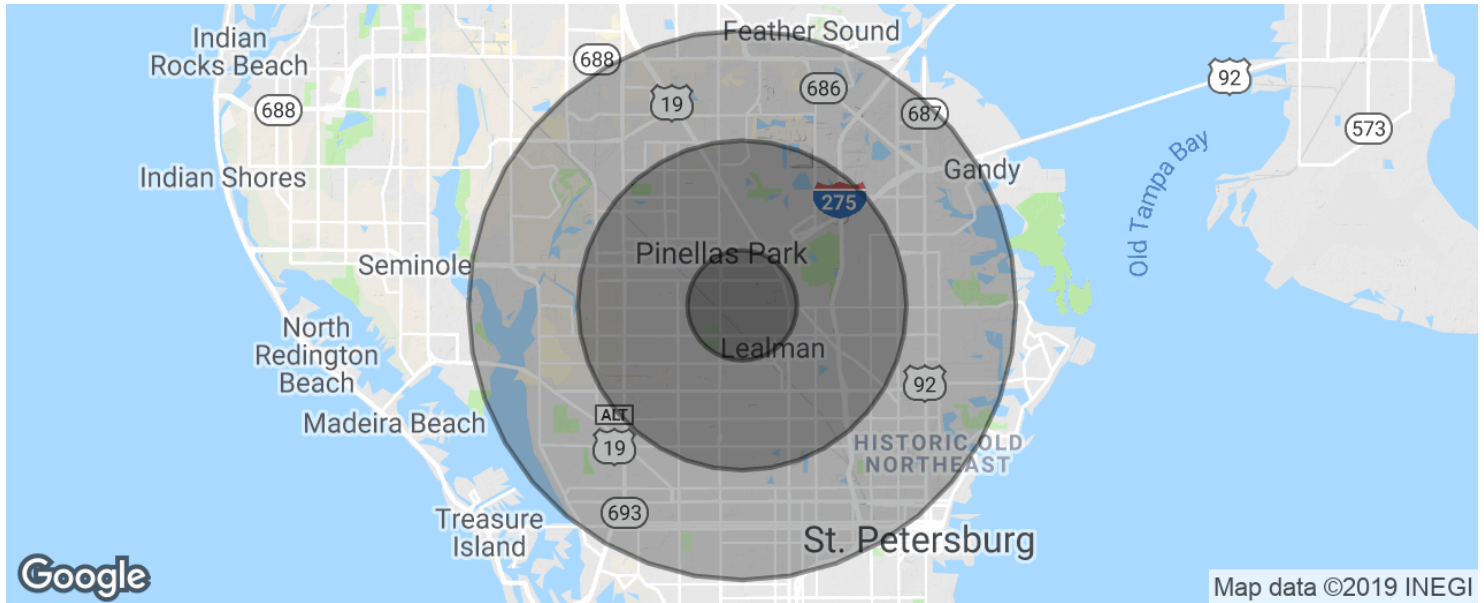
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# ENTERPRISE BUSINESS PARK



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	13,031	114,208	277,763
Median age	42.6	42.9	42.5
Median age (Male)	40.3	42.0	41.1
Median age (Female)	45.0	44.0	43.7

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,639	48,088	119,538
# of persons per HH	2.3	2.4	2.3
Average HH income	\$43,867	\$50,182	\$53,291
Average house value	\$115,381	\$164,436	\$179,660

\* Demographic data derived from 2010 US Census

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# OUR TEAM



NRT



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## BACKGROUND

Since moving to Florida from Canada in 1988 **Ron Struthers** has been 100% committed to Real Estate Services and actively involved in New Construction, Property Management, Leasing and the selling of Real Estate in SWFL.

Ron earned his CCIM designation in 2002 and has from 2003 served the SWFL CCIM District in the capacity of a board member, directorship, and Past President for 2016. Ron again has been appointed for the 2019 Presidency of SWF CCIM. Ron also served as a board member and director of the Sarasota CID for 5 years.

Ron joined Coldwell Banker Commercial NRT in 2012 and services most facets of commercial brokerage in Charlotte and South Sarasota Counties. Helping hundreds of clients buy, sell, and lease commercial real estate, Ron has become one of the top agents in the Coldwell Banker Commercial NRT Florida marketplace.

Ron has been appointed to the CBC NRT Advisory Board

I AM the Team Leader of the STRUTHERS NETWORK  
My goal is to MENTOR, TEACH, AND HELP  
Junior agents in the intricacies of Commercial Real Estate.  
To teach good habits and customer service to these agents so that they will provide superior service to  
The Coldwell Banker clients and prospects.

## PRIMARY SPECIALTY

Investment sales

## AWARDS

Ranked number One for best producers in Florida in 2018 and a top 15 producers since 2011

## DESIGNATIONS

CCIM

## SIGNIFICANT ASSIGNMENTS

Represented numerous banks in asset disposition

**CBCWORLDWIDE.COM**

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