

For Lease

Waterside Business Center

13100-13191 56th Court, Clearwater, FL 33760

Industrial/flex space



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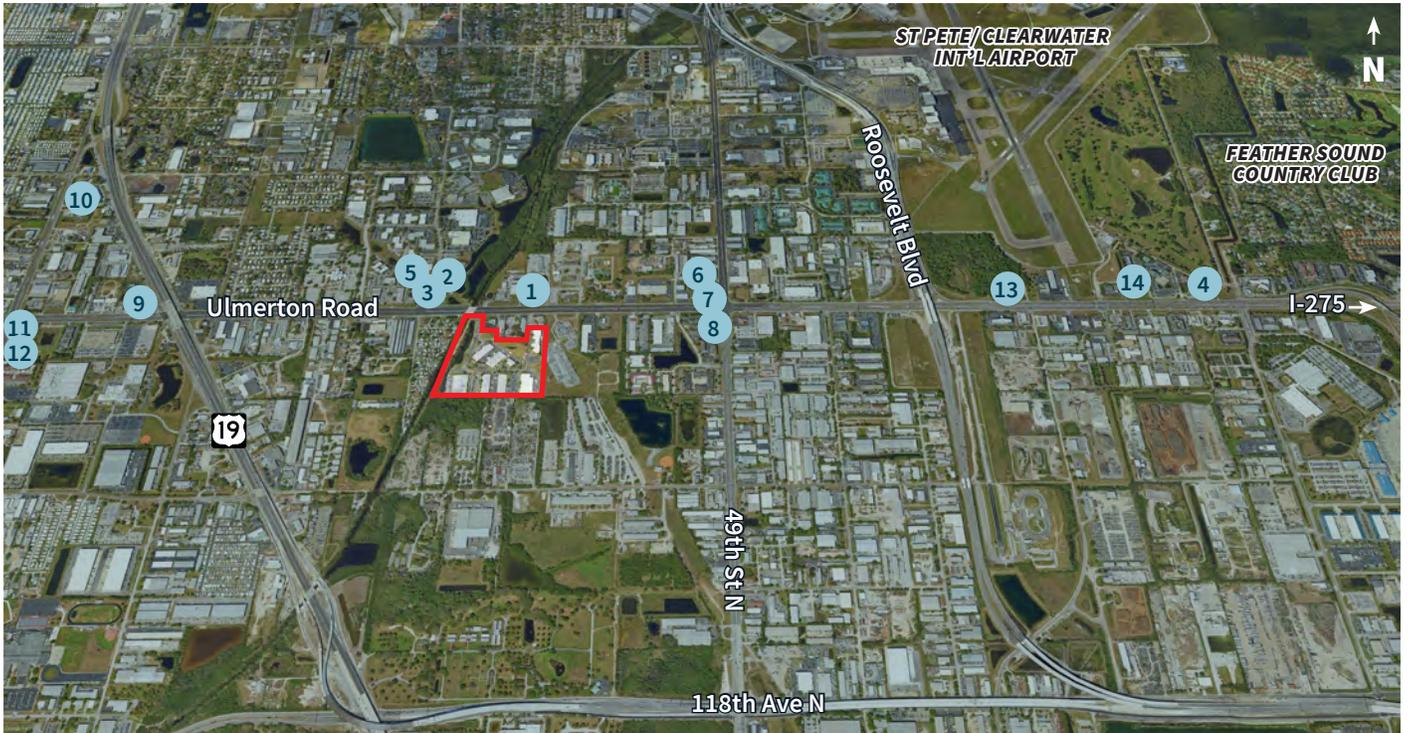
Property Features

- 8 building flex park totaling 284,170 SF
- Industrial, flex and office space
- Dock-high and grade-level loading
- 15'- 17' clear height
- 3-phase power
- Wet sprinkler system
- Concrete block construction
- M-1 zoning

Location

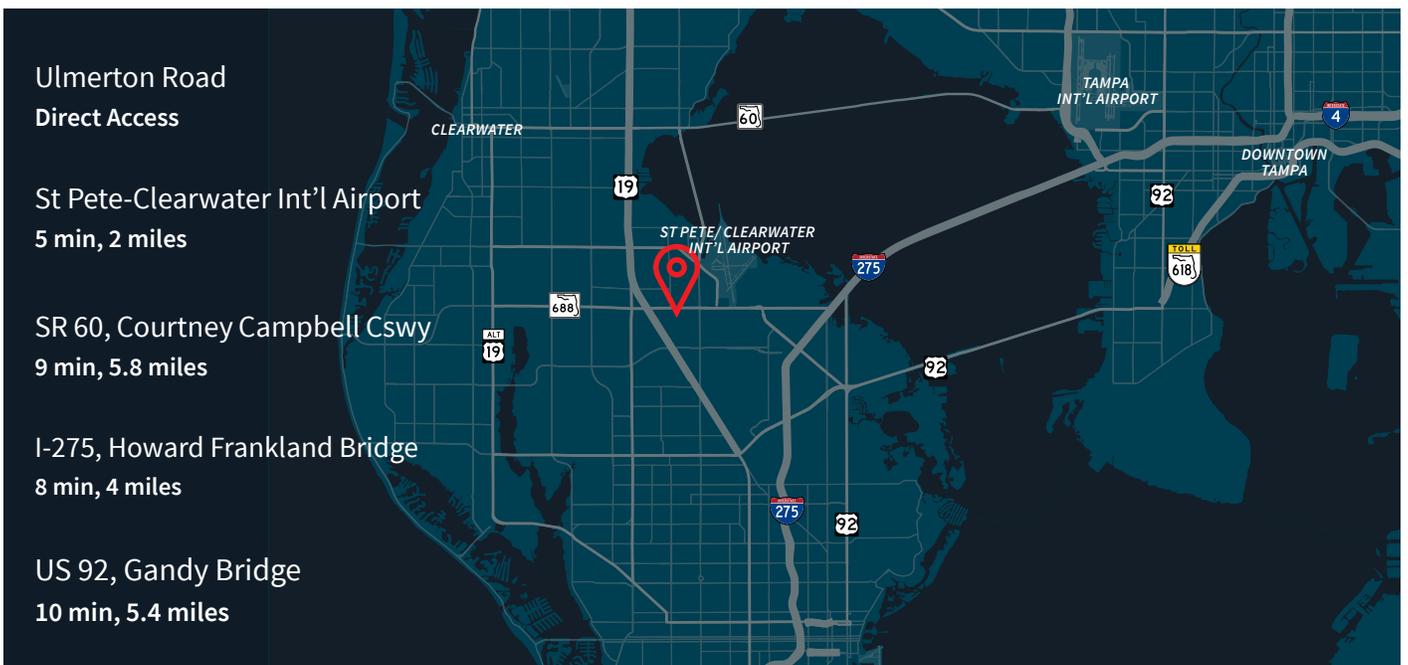
- Located along Ulmerton Road, a major road between 49th St. and US-19
- Convenient access to/from I-275
- 2 miles to/from St. Petersburg/Clearwater Int'l Airport





Dining/Convenience (5-minute drivetime)

- | | | |
|--|----------------------------|---------------------------|
| 1. Krispy Crunchy Chicken | 5. Mugs Sports Bar & Grill | 10. La Mordida Restaurant |
| 2. Kobe Italian | 6. Mike's Pizza | 11. Arby's |
| 3. Foxtail Coffee/Kelly's
Ice Cream | 7. Checkers | 12. Burger King |
| 4. Chick-fil-a | 8. Circle K | 13. Cracker Barrel |
| | 9. 7-Eleven | 14. Bascom's Chop House |



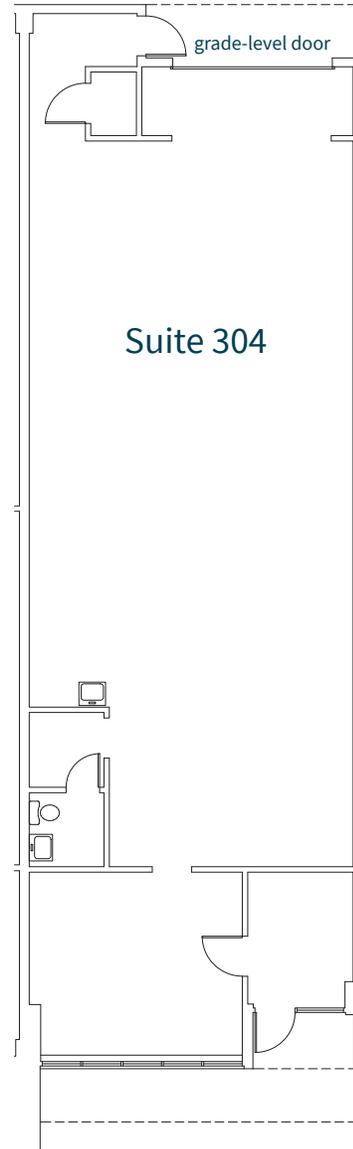
Waterside Business Center / Clearwater



Waterside Business Center

Building 3 - 13131 56th Court, Clearwater, FL 33760

Suite 304 2,092 SF



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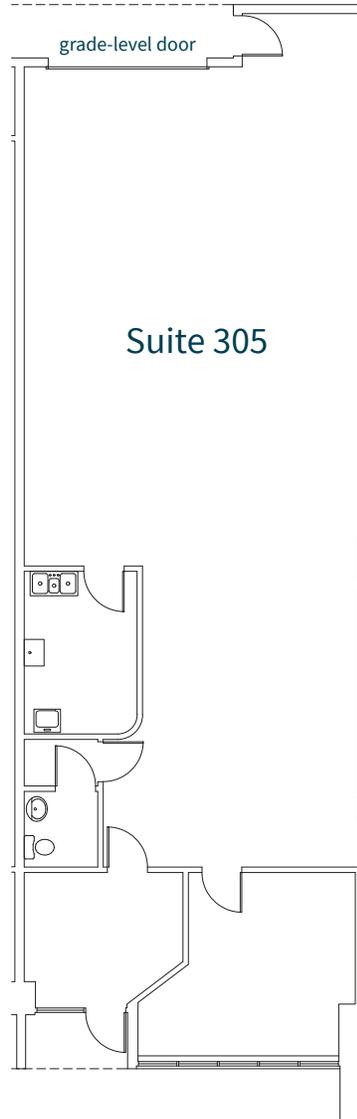


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Waterside Business Center

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Suite 305 2,122 SF



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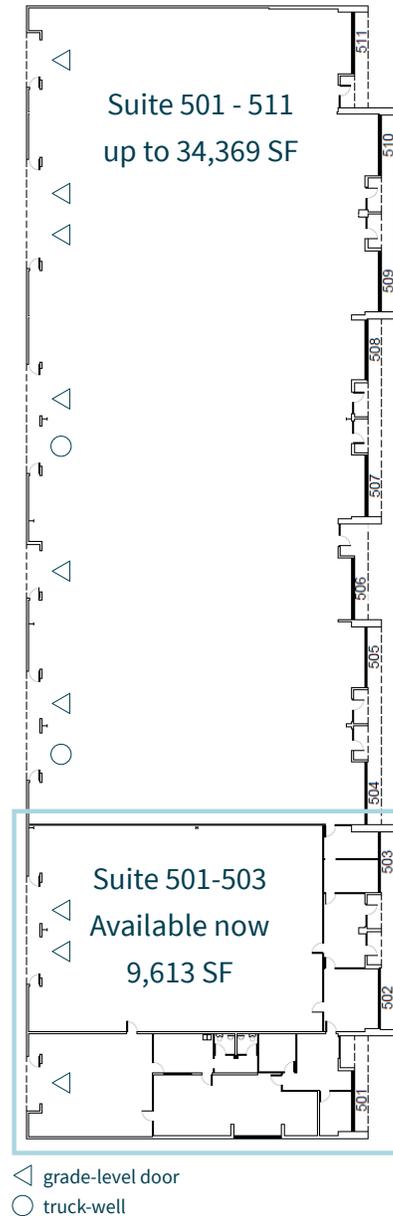
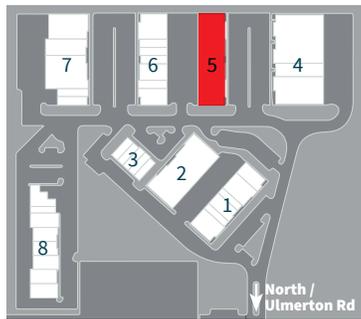


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Waterside Business Center

Building 5 - 13160 56th Court, Clearwater, FL 33760

Total size	34,369 SF
Divisible	up to 6,246 SF
Loading	9 grade-level doors, 2 truck-wells
Power	3-phase
Clear height	16'



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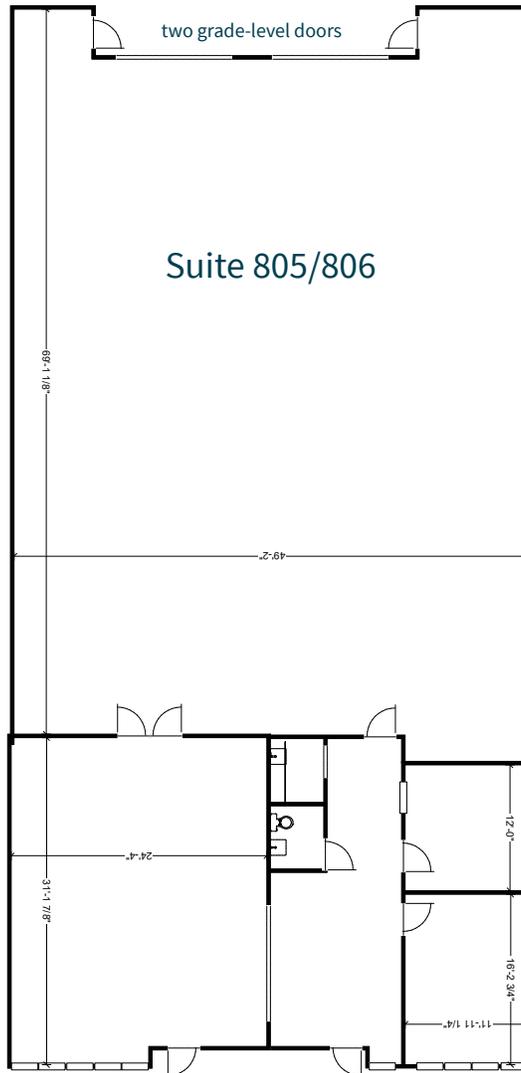


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Waterside Business Center

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Suite 805/806 5,384 SF



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