

# Industrial Outdoor Storage For Sale or Lease

12625 40th St N, Clearwater, FL 33762

Industrial  
Investment Opportunity  
Offering Memorandum



**MATTHEWS™**

## Exclusively Listed By



**Nick Watson**

VP & Associate Director

**(727) 579-8449**

[nick.watson@matthews.com](mailto:nick.watson@matthews.com)

License No. SL3469703 (FL)



**Gavin Dick**

Associate

**(813) 725-3049**

[gavin.dick@matthews.com](mailto:gavin.dick@matthews.com)

License No. SL3640268 (FL)

**Kyle Matthews**

Broker of Record | Lic. No. CQ1066435 (FL)

**MATTHEWS™**





## Table of Contents

- 01 Property Overview
- 02 Financial Overview
- 04 Market Overview

# Property Overview

12625 40th St N  
Clearwater, FL 33762



# Investment Highlights

**Rare Owner/User or Investor Opportunity:** This site will be delivered vacant at close of escrow or shortly thereafter. This allows both owner/user buyers and investors to purchase the opportunity to meet their needs.

**Infill Industrial Outdoor Storage Opportunity:** Situated on  $\pm 4.44$  acres in the highly developed South Pinellas industrial corridor, the property represents a scarce infill opportunity in Florida's most densely populated county - where developable industrial land is virtually built out.

**Strong South Pinellas Fundamentals:** The South Pinellas industrial submarket remains strong with rent growth up nearly 6% year-over-year and vacancies near historic lows. Limited land and high barriers to entry restrict new supply, while steady multi-industry demand drives on going rent growth and asset appreciation.

**Diverse Economic Base:** With active sectors in logistics, light manufacturing, marine services, healthcare, and local services, the South Pinellas industrial submarket benefits from steady tenant demand and strong market stability across economic cycles.

**Strategic Location:** Located just south of the St. Pete-Clearwater airport, the property offers convenient access to U.S. 19, I-275, and major east-west corridors. Its proximity to the St. Pete-Clearwater International Airport, Port of Tampa, and a densely populated labor base enhances both logistics efficiency and workforce accessibility.





St. Pete-Clearwater  
International Airport

Tampa, FL  
±16.5 Miles Away



1-800-PLUMBER  
+ AIR

INTEGRATED  
OPENINGS  
SOLUTIONS



Subject Property

ups  
THE UPS STORE



Gateway Expy

SHOWTIME  
Speedway

amazon

RAYMOND JAMES

686 ± 58,000 VPD

DAIKIN

TRUCK PARTS

The Reserve at Gateway Apartments  
±221 Units

690 ± 42,000 VPD

MASTRY  
ENGINE CENTER

United  
Rentals



U-HAUL

19 ± 57,000 VPD

planet  
fitness  
DOLLAR GENERAL

WM  
WASTE MANAGEMENT

DDP MEDICAL  
SUPPLY

275 ± 136,000 VPD

Google Earth



12625 40th St N  
Clearwater, FL 33762

**±28,356 SF**  
GLA

**±4.44**  
ACRES

**11.14%**  
Coverage Ratio/FAR

**Employment-1**  
Zoning



# Property Photos



# Financial Overview

12625 40th St N  
Clearwater, FL 33762



# Property Summary

## Property Summary

Address	12625 40th St N, Clearwater, FL 33762
APN (Parcel #)	10-30-16-71010-100-0901
Rentable SF	±28,356 SF
Acreage	±4.44 AC
Lot SF	±193,406 SF
Coverage Ratio/FAR	11.14%
Year Built	1982
# of Buildings	3
Zoning	E-1



# Financial Overview

## Financial Overview

SF	±28,356 SF
Acreage	±4.44 AC
Coverage Ratio	11.14%
Price	\$4,950,000
Price/SF	\$174.57
Price/SF of Land	\$25.59
Price/Acre of Land	\$1,114,865



# Market Overview

12625 40th St N  
Clearwater, FL 33762



# Clearwater, FL

## Market Demographics



**117,000**

Total Population

**\$64,440**

Median HH Income

**61,000**

# of Households

**59%**

Homeownership Rate

**52,500**

Employed Population

**35%**

% Bachelor's Degree

**46.4**

Median Age

**\$419,100**

Median Property Value

## Local Market Overview

Clearwater and the surrounding Tampa Bay region have experienced moderate population growth, driven in part by inbound migration and expanding service-sector employment. The stability of the local population base supports sustained demand for industrial and logistics-oriented real estate. At the same time, household incomes in the region have risen meaningfully in recent years, contributing to stronger consumer spending and local business expansion.

The industrial corridor in Pinellas County benefits from strong traffic volumes and highways offering efficient access to both major ports and airports, enabling seamless distribution. Vacancy rates in the local industrial market remain relatively low compared to historical averages, underscoring tight supply conditions in the market. This combination of household growth, income gains and strong access infrastructure creates a favorable backdrop for industrial investment in the area.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	409	55,292	179,370
Current Year Estimate	407	56,386	187,260
2020 Census	398	55,258	188,053
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	214	25,434	83,197
Current Year Estimate	214	25,882	86,842
2020 Census	200	24,959	85,978
Growth 2020-Current Year	6.84%	3.70%	1.00%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$93,020	\$98,725	\$96,938



## Local Market Overview

Clearwater's industrial market benefits from its position within the thriving Tampa Bay metro, supported by steady population growth, rising household incomes, and proximity to major transportation corridors. The city's strategic access to U.S. Highway 19, Interstate 275, and St. Pete–Clearwater International Airport provides excellent connectivity for distribution and manufacturing operations. The region's expanding labor force and strong base of small to mid-sized enterprises continue to drive demand for warehouse, flex, and light-industrial space, keeping vacancy rates well below national averages. Sustained investment in logistics infrastructure and consistent in-migration to the Tampa Bay area further reinforce Clearwater's position as a stable, high-demand industrial submarket.

## Economic Drivers

Clearwater's economy is fueled by a diverse mix of advanced manufacturing, healthcare, technology, and logistics employers that anchor regional growth. The city benefits from immediate access to Tampa Bay's multimodal transportation network—connecting major seaports, airports, and interstate highways—making it a strategic hub for both domestic and international commerce. Leading industries include precision manufacturing, marine technology, life sciences, and professional services, all supported by a skilled regional workforce of over one million. Ongoing infrastructure upgrades, such as freight-corridor improvements and new industrial park developments, continue to attract high-value tenants seeking efficient access and modern facilities. The area's balanced economic base and expanding logistics ecosystem position Clearwater as a key driver of industrial activity within the West Central Florida region.

# The Port of Tampa Bay

The Port Tampa Bay (PTB) is a significant logistics and maritime gateway that plays a pivotal role in the regional economy, offering benefits that extend into surrounding real-estate markets. Located approximately **24 to 25 miles** from the property at 12625 40th St N, the port's operational scale means that industrial, distribution and warehousing uses are well-supported by infrastructure and transportation access. With its cargo-handling facilities, intermodal rail and highway linkages, and proximity to Gulf shipping lanes, PTB fosters supply-chain connectivity—this improves occupier demand and tenant stability for commercial properties in the broader region. For the Clearwater site, being within a short commute of a major port enhances its appeal for light industrial, logistics or flex-use tenants, as access to maritime freight services can reduce transit times and costs. Additionally, the broader economic activity generated by the port—employment, ancillary services, and business growth—can contribute to sustained property-value support in areas that benefit from that activity.



# MATTHEWS™

## Exclusively Listed By



**Nick Watson**

VP & Associate Director

(727) 579-8449

[nick.watson@matthews.com](mailto:nick.watson@matthews.com)

License No. SL3469703 (FL)



**Gavin Dick**

Associate

(813) 725-3049

[gavin.dick@matthews.com](mailto:gavin.dick@matthews.com)

License No. SL3640268 (FL)

## Kyle Matthews | Broker of Record | Lic. No. CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 12625 40th St N, Clearwater, FL, 33762 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Service™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™, or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer** – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.