

SMALL BAY WAREHOUSE SPACE FOR LEASE

12485-12555 44TH ST. N. | CLEARWATER, FL 33762



PROPERTY OVERVIEW

AVAILABLE SPACES RANGE FROM:

2,775 SF - 5,488 SF

OFFICE SPACES: Air-Conditioned

LOADING: Grade-Level, Cross-Dock Loading

CLEAR HEIGHT: 18'

POWER: 3-Phase

ZONING: Industrial Heavy (IH)

PARKING: 1/1,000 SF - Unreserved Vehicle
Parking Spaces

SPRINKLERS: Non-Sprinklered Buildings

CAPITAL IMPROVEMENTS

- Parking Lot Restriped
- New Roofs on All Buildings
- Exterior Facade Repainted on All Buildings
- All Availabilities are Move-In Ready with New Paint and Flooring in the Offices



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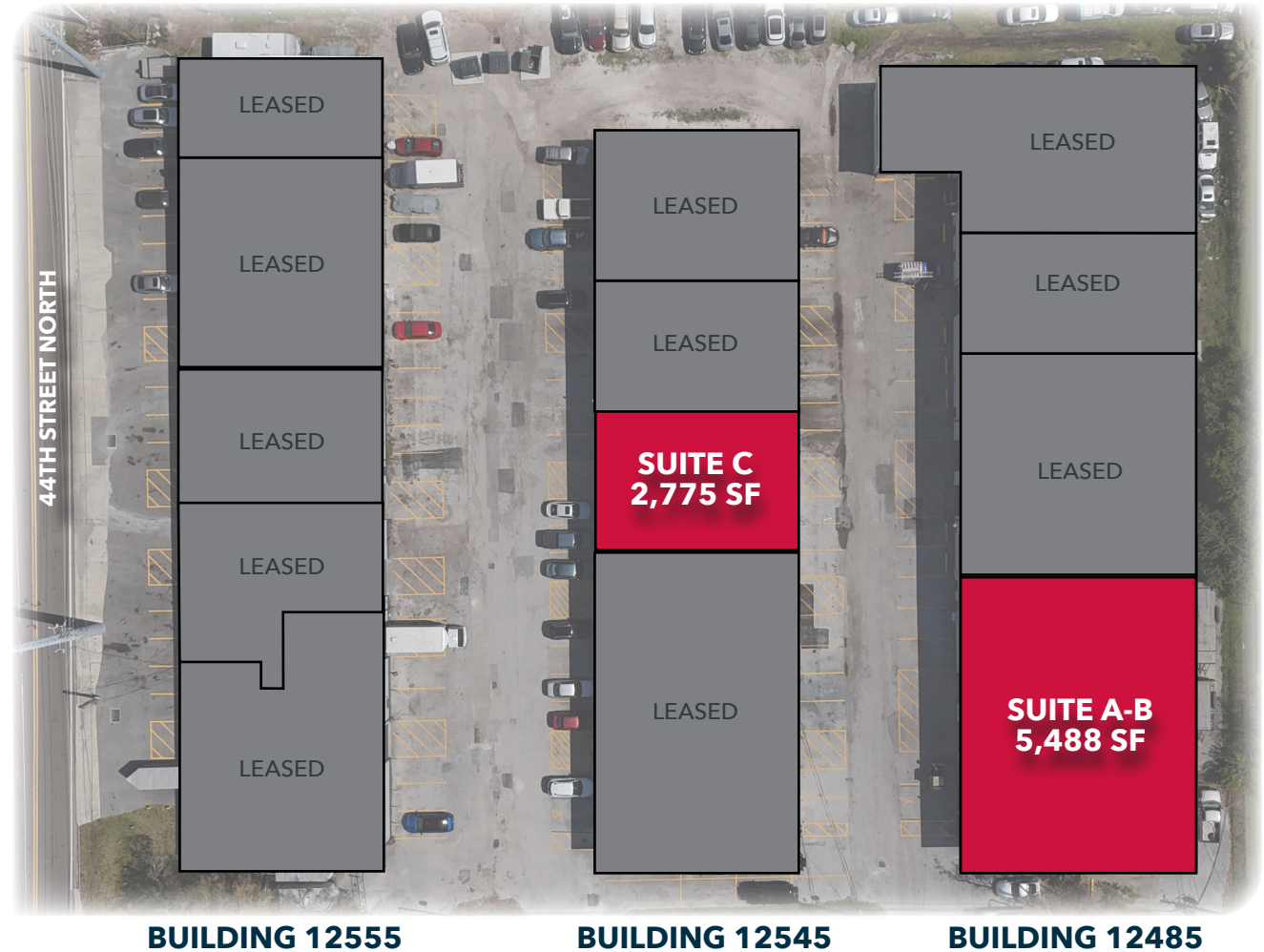


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AVAILABILITIES

| BUILDING | SUITE | SIZE | AVAILABLE |
|----------|-------|----------|-----------|
| 12485 | A-B | 5,488 SF | NOW |
| 12545 | C | 2,775 SF | NOW |



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BUILDING 12485 **SUITE A-B | 5,488 SF**

3-Phase Power
400 Amps
Gas Available

AVAILABLE: NOW

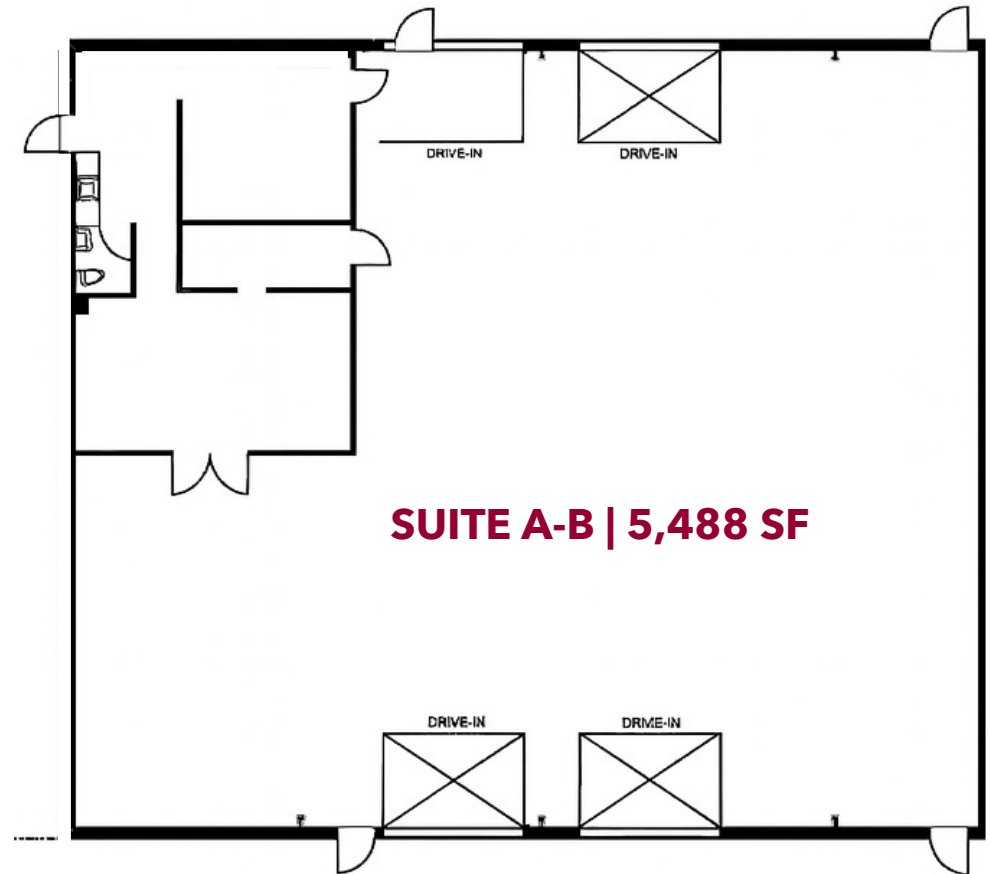
OFFICE SPACE: Air-Conditioned

LOADING: (4) 12'x14' Grade-Level, Cross-Dock Doors

CLEAR HEIGHT: 18'

ZONING: Industrial Heavy (IH)

PARKING: 1/1,000 SF - Unreserved Vehicle Parking Spaces



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BUILDING 12545 **SUITE C | 2,775 SF**

AVAILABLE: NOW

OFFICE SPACE: Air-Conditioned

LOADING: (2) 12'x14' Grade-Level, Cross-Dock Doors

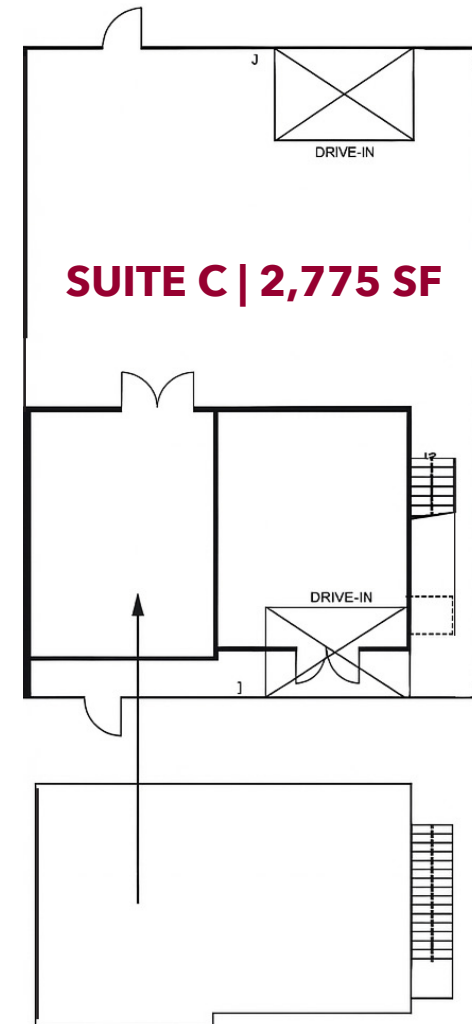
CLEAR HEIGHT: 18'

POWER: 3-Phase

ZONING: Industrial Heavy (IH)

PARKING: 1/1,000 SF - Unreserved Vehicle Parking Spaces

PHOTOS COMING SOON



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

DISTANCES

ST. PETE-CLEARWATER INT'L AIRPORT: 2.1 MILES

TAMPA INT'L AIRPORT: 12.6 MILES

PORT OF TAMPA: 18.8 MILES

U.S. 19: 2.2 MILES

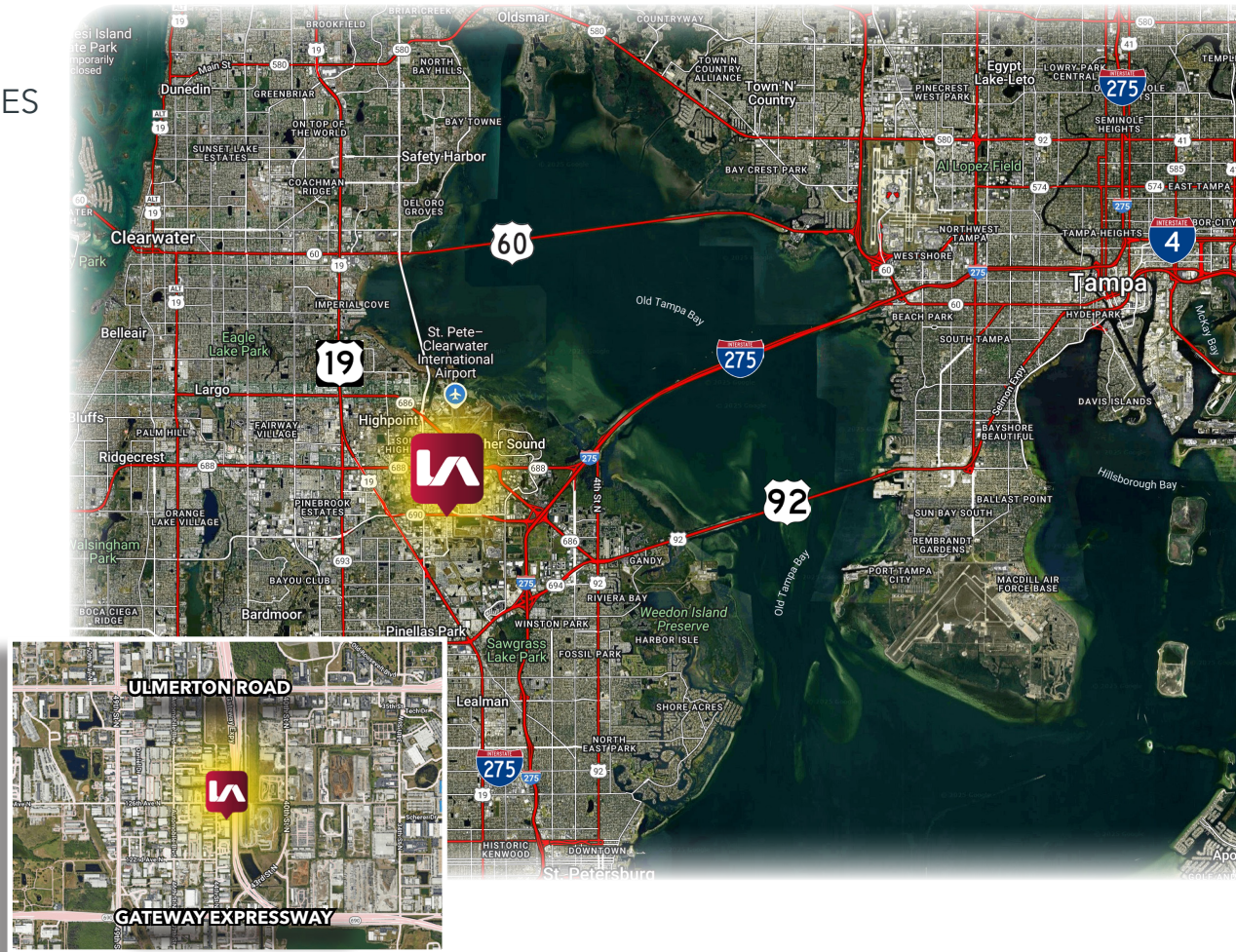
I-275: 3.5 MILES

U.S. 92: 4.8 MILES

S.R. 60: 5.5 MILES

LOCATION OVERVIEW

Situated in the well-established Clearwater industrial corridor, the property offers close proximity to major transportation routes, including U.S. Highway 19 and Interstate 275, as well as major distribution hubs; St. Pete-Clearwater International Airport, Tampa International Airport, and the Port of Tampa.



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