

# INDUSTRIAL SPACE FOR LEASE

**5322 – 5350 115<sup>th</sup> Avenue North**

Clearwater, Florida 33760

21,840 Square Feet



**Fully Renovated in 2019**

## Property Highlights

- 21,840 square feet available
- Next to a “twin” building next door containing 19,750 sf for a total of 41,590 sf available
- Rental Rate: \$14.00/sf NNN
- 17’ 5” clear ceiling height
- Parking: 1.54/1,000 RSF (32 spaces)
- Signage available
- +/- 2,000 sf air-conditioned office space with an open break room and bathrooms
- HVAC can be installed throughout
- Four (4) electric OH doors - two 12x12 (grade level) & two 10x10 (one grade and one dock-high)
- 480 amp, 3 phase electric
- Flood Zone X
- Zoned M-1 – Approved uses include: Light Manufacturing/Assembly, Storage, Warehouse, Lab, Office, Brewery
- Built in 1981; renovated in 2019
- Extensive renovation included new:
  - New R-30 insulated roof
  - Impact rated glass doors, storefronts and overhead doors
  - Landscaping
  - Resurfaced parking lot
  - Exterior façade and paint
  - LED Lighting
  - Electrical

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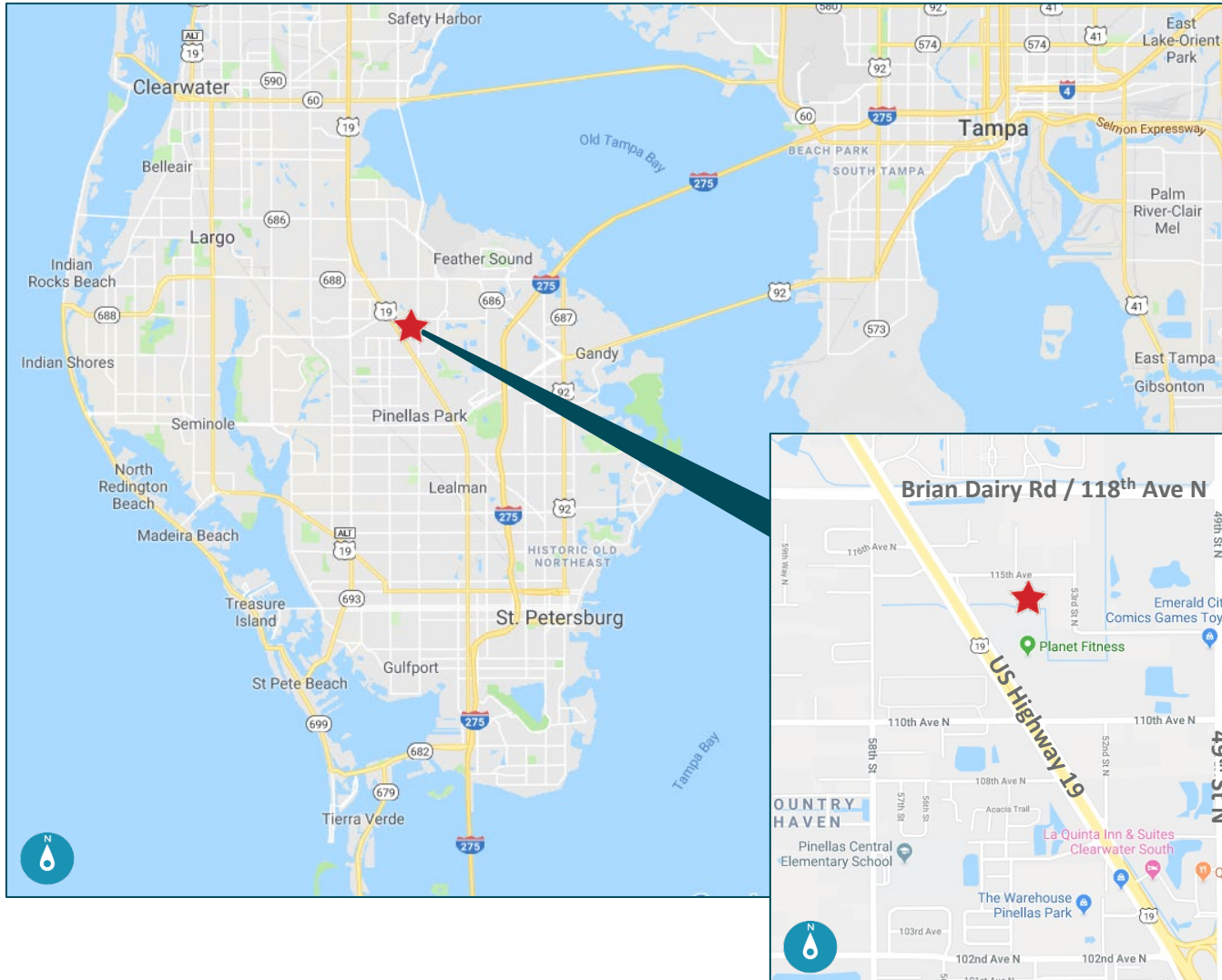
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## LOCATION

- Located in the triangle of US Highway 19, 49<sup>th</sup> Street and 118<sup>th</sup> Avenue
- Minutes to Ulmerton Road and Interstate 275



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