



G|I|D  
INDUSTRIAL



For lease

26,234 SF

Industrial warehouse

### Building 1, Suite 125

- 26,234± SF industrial warehouse
- 2,516± SF office
- 2 dock-high doors
- 26' clear height
- 100% air-conditioned
- Potential to expand into an additional 81,000± SF for full-building contiguous space of 107,000± SF

### Bryan Dairy East

- Class A flex/industrial business park
- Mid-Pinellas County with frontage on Bryan Dairy Road
- All buildings tilt-wall constructed, sprinklered, 100% air-conditioned and have 3-phase power

**Bryan Dairy East**  
**7340 Bryan Dairy Rd**  
**Largo, FL 33777**

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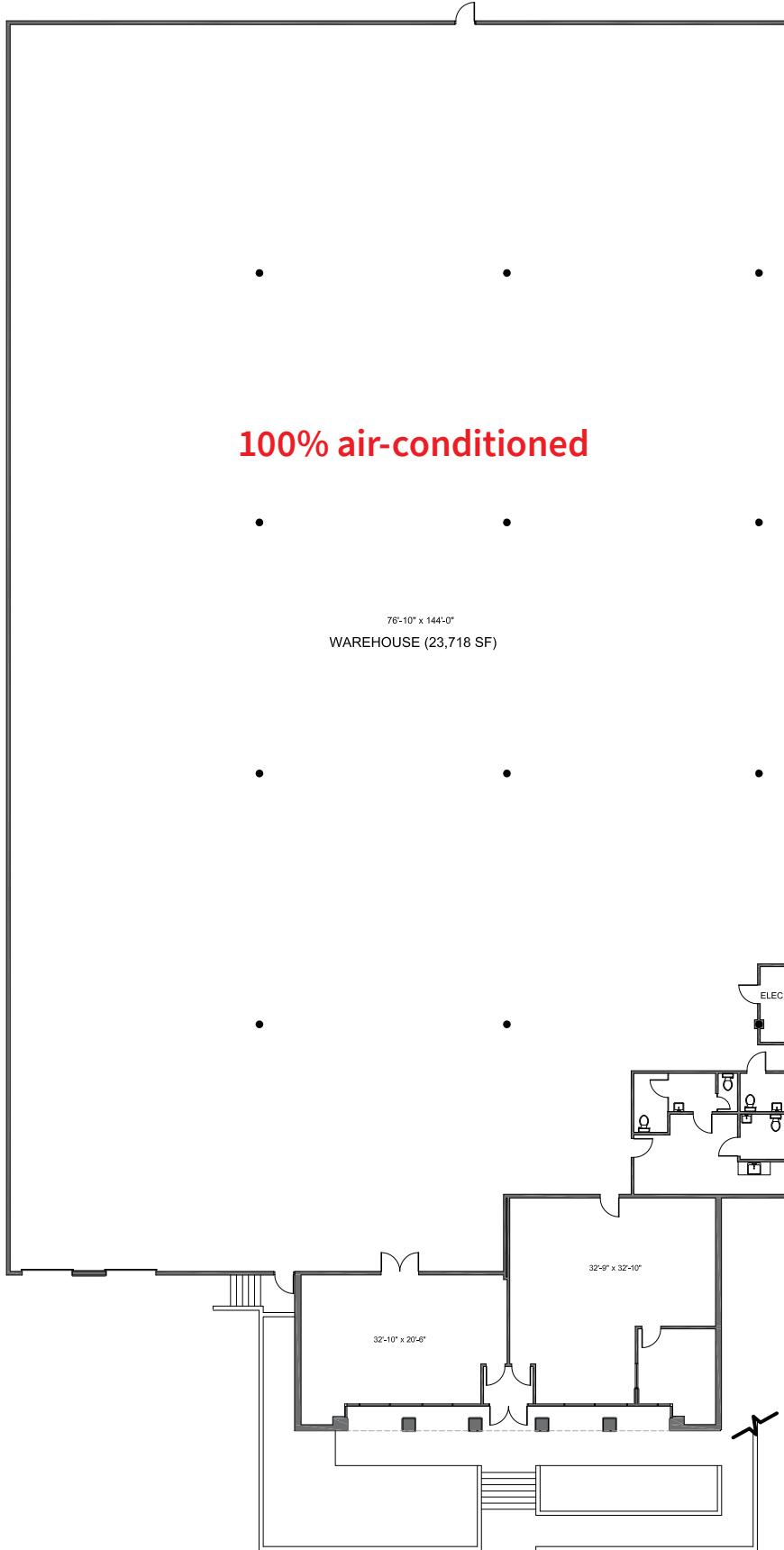
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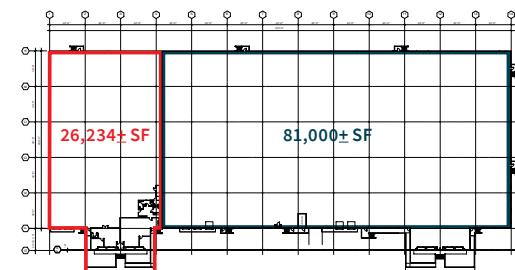


**Total SF: 26,234± SF\***

**Office SF: 2,516± SF**

**Warehouse SF: 23,718± SF**

\*Potential to expand into an additional 81,000± SF for full-building contiguous space of 107,000± SF



## Bryan Dairy East

### Building 1, Suite 125

7340 Bryan Dairy Road, Largo, FL 33777

### 2023 Demographics

#### Population

41,343	256,488	705,793
2 miles	5 miles	10 miles

#### Households

17,163	115,268	322,672
2 miles	5 miles	10 miles

#### Avg. household Income

\$81,706	72,664	\$79,681
2 miles	5 miles	10 miles

#### Daytime employees

29,874	158,883	389,017
2 miles	5 miles	10 miles

#### Daytime businesses

2,627	16,018	389,017
2 miles	5 miles	10 miles

