



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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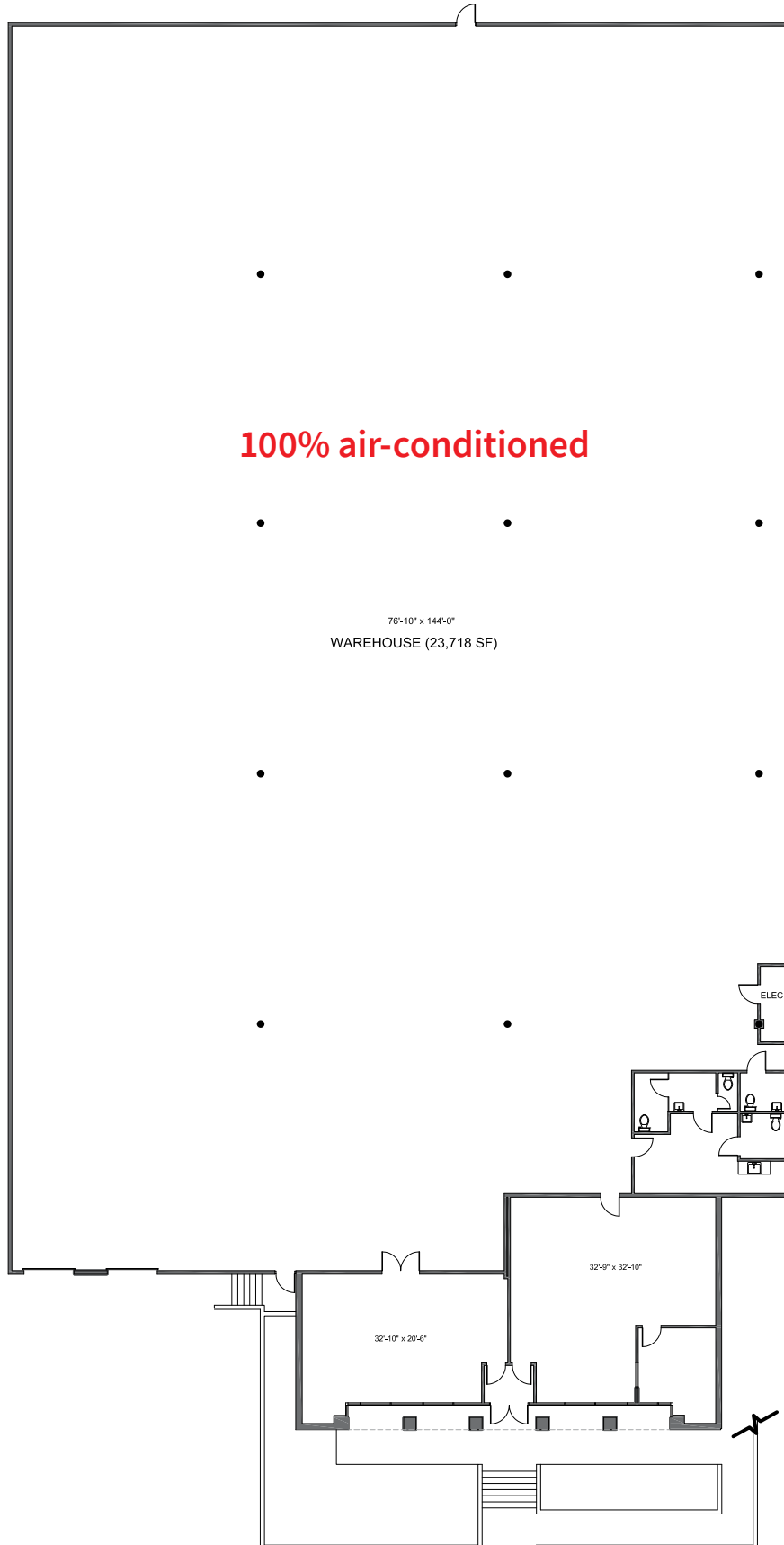
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**Bryan Dairy East
Building 1, Suite 125
7340 Bryan Dairy Road, Largo, FL 33777**

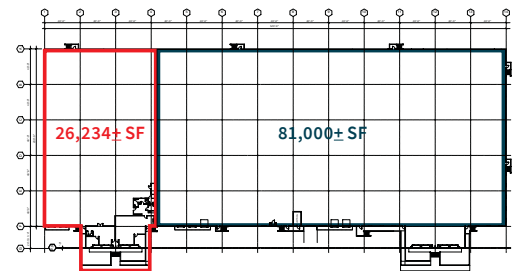


Total SF: 26,234± SF*

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



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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

