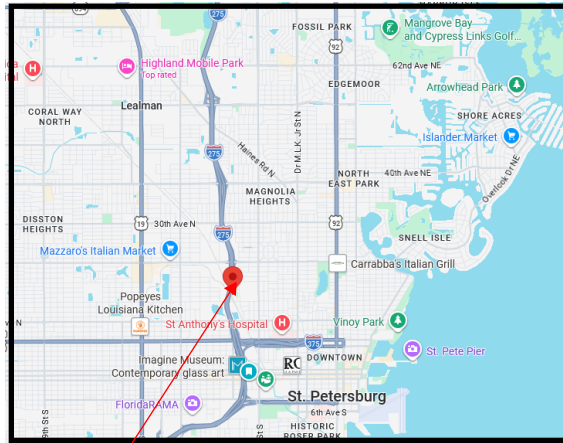
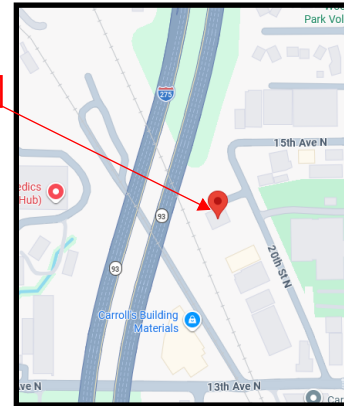


For Sale – Industrial Building

Vacant, Available for Immediate Occupancy



1444 20th St North



Excellent Location!

Located in the center of St. Petersburg with fast and convenient access to I-275, US 19, downtown St. Petersburg and surrounding residential areas. The location offers the perfect solution for a small contractor or private owner interested in storage of autos or equipment in a high and dry location near home.

Set up to maximize storage and warehouse space. Almost 6,000sf of overall usable square feet.

Address	1444 20 th Street North, St. Petersburg FL	
Offering Price	\$1,175,000	
Lot Size	100 x 115 OR 11,500sf	
Gross Area	Office	1,224
	Warehouse	2,304
	2 nd Fl Room	1,008
	2 nd Floor Storage	1,418
	Total	5,954
Parking	6 surface spaces	

HIGHLIGHTS

Exclusively Offered By:
J. Mark Stroud, MAI, CCIM
mstroud@stroudre.com

The Stroud Corporation
1120 Pinellas Bayway, Suite 214, Tierra Verde, Florida 33715
Phone 727-259-3635

For Sale – Industrial Building

Vacant, Available for Immediate Occupancy

Attribute	Details
Year Built	1989
Signage	Available at front elevation and possible signage with I-275 view.
Zoning	IT, Industrial Traditional
Topography	Generally, Level
Ceiling Height	Approx 19' below joists
Foundation	Slab on Grade
Exterior	CMU; Good condition, 6 paved parking spaces, fully fenced perimeter with rolling gate.
Windows	Fixed Casement
Roof	Bar Joists w/ Galv Steel Deck
Roof Cover	Modified Bit, replaced in 2014.
HVAC	Two split units servicing office and 2nd floor
Power	Single phase 225-amp panels and 225 amp 3 phase panel (currently unused).
Loading Dock	Grade height 14x14 motorized overhead door.
Parking lot Access	Asphalt Paved 20th Street North via 15th avenue or 13th avenue north.
Office Area	Reception, large open office, smaller office with copy/file storage and secy area.
Bathrooms	Two on 1 st floor, one full bath with shower on 2 nd floor.
2 nd Floor Area (above office)	Currently configured for use as an apartment or office area. Small kitchenette, Full Restroom.
	Additional 1,418sf of 2 nd

Bonus 2 nd Floor	floor storage space available for use
HVAC	1 st Floor Tempstar 2 ton, R410A 2 st Floor Goodman 2-ton R22 Refrigerant, 2007 Both units in working condition per owner
Opportunity	Perfect space for “man cave”, auto storage, auto repair, small commercial business, contractor, etc.
Flood Zone	X-Panel 12103Co216G. Area of minimal flooding



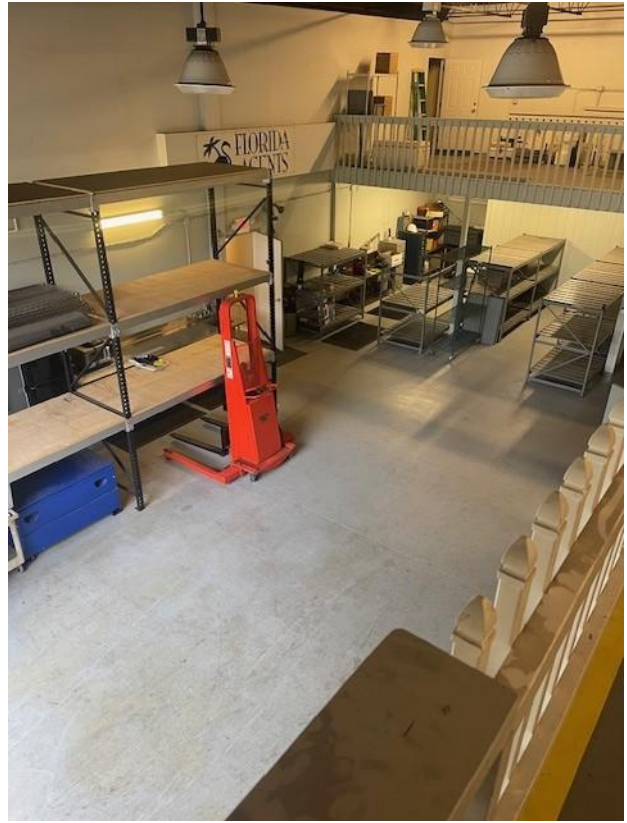
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1444 20th Street North
St. Petersburg, Florida

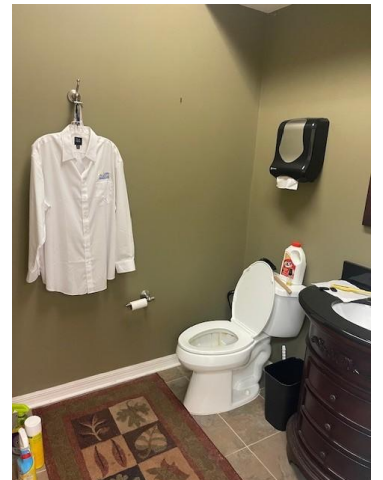
Photos



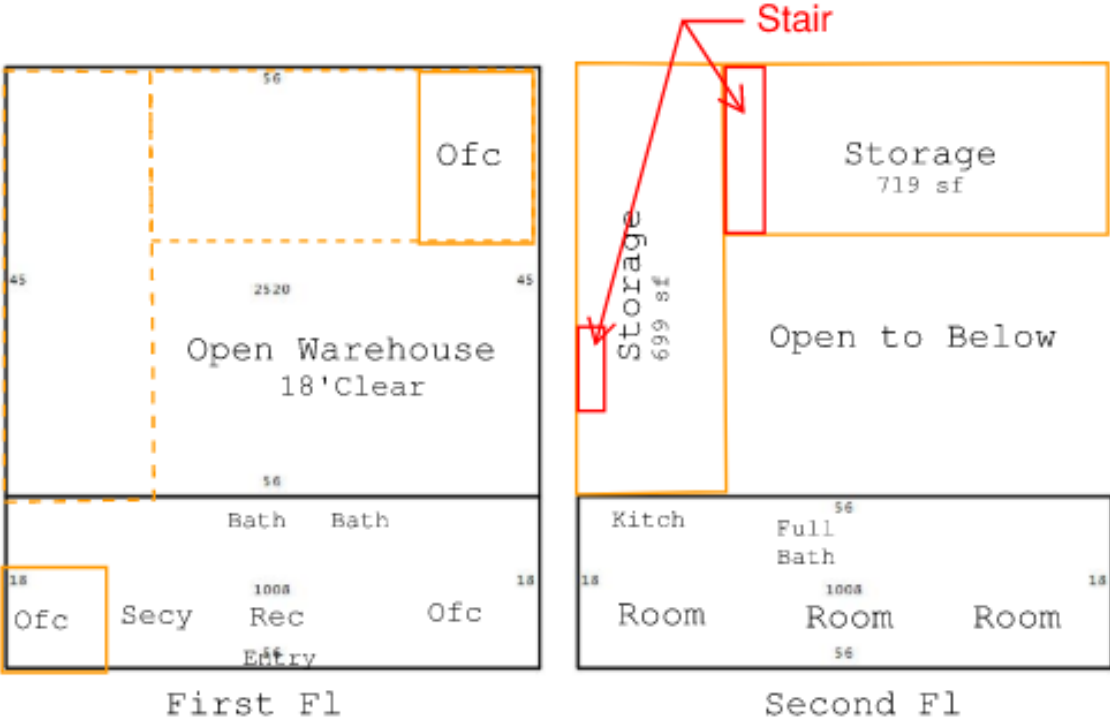
1444 20th Street North
St. Petersburg, Florida



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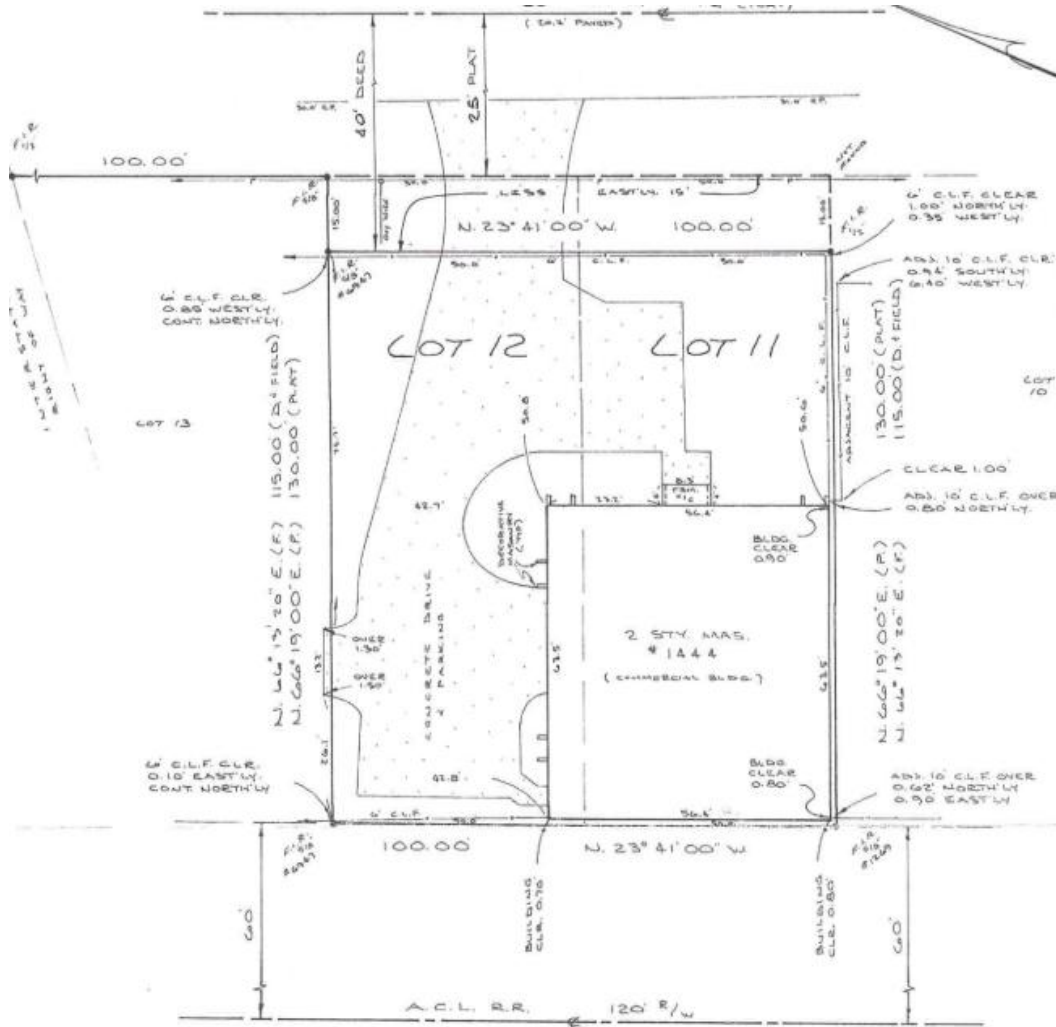


Floorplan



1444 20th Street North St. Petersburg, Florida

Survey



A BOUNDARY SURVEY OF: Lots 11 and 12, LESS the Easterly 15 feet thereof, MAXWELL SUPPLY COMPANY SUB'N, as recorded in Plat Book 10, Page 48 of the Public Records of Pinellas County, Florida.

LANGTON SURVEYING, INC. (L.B. 3218) LAND SURVEYORS		6285 PARK BOULEVARD, PINELLAS PARK, FL 33781 TEL: 727-545-5900 • FAX: 727-545-9441	
CERTIFIED TO: James & Denise Degnan Heritage Title Insurance Corporation Stewart Title Guaranty Company			FOR THE PURPOSE OF: <input type="checkbox"/> purchase <input type="checkbox"/> financing <input type="checkbox"/> other <input type="checkbox"/> not limited to specific use
JOB NO. 071436	SURVEY DATE 7-30-2007	DRAWN BY RES	CHECKED BY E
According to maps prepared by F.E.M.A., this property appears to be located in Flood Zone(s) "X" Community Parcel No. 155148 0516 G Map Date 7/13/05 Base Flood Elev. 11.0		SCALE: 1" = 20'	SEC. 13 TWP. 31 S. R. 16 E.
IF THE APPROXIMATE LIMITS OF FLOOD ZONES IS SHOWN ON THIS SURVEY IT HAS BEEN APPROXIMATED BASED UPON FLOOD MAPS THAT SCALE OF 1"=500', MAKING AN EXACT LOCATION OF THE LINE IMPRECISE TO DETERMINE. ACCORDINGLY, THE SURVEY WILL NOT BE RESPONSIBLE FOR DESIGNING OR PROVIDING FLOOD INSURANCE REQUIREMENTS BASED ON THE APPROXIMATE LIMITS OF THE FLOOD ZONES AS SHOWN HEREON. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATION AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY. THE SURVEY WAS PERFORMED FOR THE EXCLUSIVE USE OF THE PURPOSES SET FORTH BY ABOVE, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. ANY OTHER METERS OR USE OF THIS SURVEY WILL BE AT THE USER'S OWN RISK, NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND WITHOUT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61G14, FLORIDA ADMINISTRATIVE CODE, PUBLISHED TO SECTION 602 OF FLORIDA STATUTES.			
ALL LOTS SHOWN ARE IN THE SHAD BLOCK UNLESS OTHERWISE NOTED. THESE PROPERTY CORNERS THAT DO NOT SHOW A NUMBER HAVE NO IDENTIFYING CAP OR DISC. (BRASS) AND (MARKINGS) ARE AS PLATED UNLESS OTHERWISE NOTED.			
Edward J. Langton, J. P.L.S. #3746 8/01/2007			
LEGEND: * - Basis of Bearings: PLAT BEARING ON THE WEST R/W LINE OF 20th ST. N			
M - NORTH S - SOUTH E - EAST W - WEST P.O.B. - POINT OF BEGINNING B.O.V. - BOUNDARY OF VARYING P.E. - POINT OF ESTABLISHMENT P.T. - POINT OF TANGENCY A - ARC LENGTH C - CHORD LENGTH SB - BLOCK	O.R. - OPTIONAL RECORDS R - RASTER INFORMATION D - DEED INFORMATION C.I. - CALCULATED S.M.T. - SURVEY C.P. - CURVED POLYLINE C.V. - CURVED VERTICAL LINE C.H. - CHORD LINE E.E. - EDGE OF CURB E.P. - EDGE OF PAVEMENT	C - CURVED LINE A.S. - ADJACENT FENCE C.L. - CENTER LINE FENCE C.C. - CONCRETE OR PAVED DRIVE M. - METAL BARS P. - PLASTER H.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988 S.P. - SURVEY POINT	1 - EXCEEDED WHEN USED IN A BEARING 2 - EXCEEDED WHEN USED IN A BEARING 3 - SECOND WHEN USED IN A BEARING 4 - SET POINT USED IN BEARING 5 - POINTS WHEN USED IN DISTANCE 6 - POINTS WHEN USED IN DISTANCE 7 - FLORIDA REGISTRATION OF PROFESSIONAL LAND SURVEYOR'S NAME OR COMPANY 8 - LICENSE NO. FOR SURVEYOR 9 - ELEVATION 10 - SET (SEE EACH BEARING)