

# Brick Street Farms

199 20th St S, St. Petersburg, FL 33712

 727-822-4715

 [www.cprteam.com](http://www.cprteam.com)



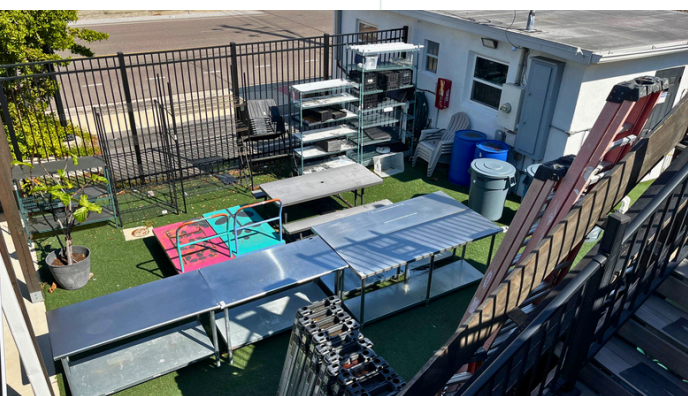
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# PROPERTY OVERVIEW





**1ST AVE S**

**SUBJECT  
PROPERTY**

**20TH ST S**

**2ND AVE S**

**DOWNTOWN  
ST PETE**

**TROPICANA FIELD**



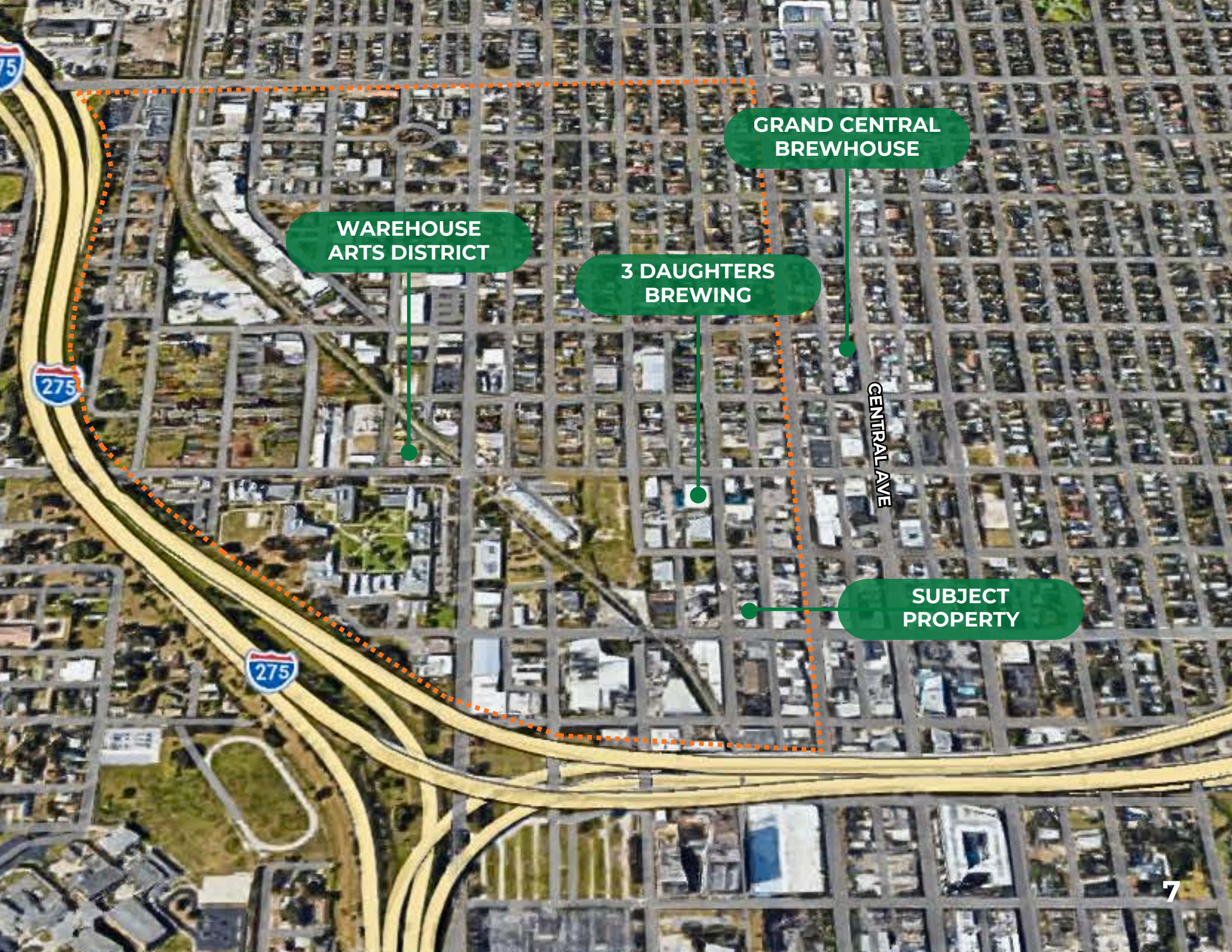
**INTERSTATE 275**

**1ST AVE S**

**2ND AVE S**

**SUBJECT  
PROPERTY**

**20TH ST S**



**WAREHOUSE  
ARTS DISTRICT**

**3 DAUGHTERS  
BREWING**

**GRAND CENTRAL  
BREWHOUSE**

**CENTRAL AVE**

**SUBJECT  
PROPERTY**

PROPERTY  
OVERVIEW

LISTING  
TEAM

# GENERAL SUMMARY

BUILT IN  
**1968**

SITS ON A  
**.28**  
ACRE PARCEL

Approximately  
**416**  
SF

**Positioned in St. Petersburg's rapidly evolving Warehouse Arts District**, this unique industrial property offers a rare opportunity to acquire a flexible site within one of the city's most active and transforming corridors. Surrounded by a mix of studios, breweries, and redevelopment projects, the area continues to see strong demand for adaptive industrial and mixed-use space.

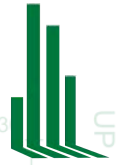
This property, located at 199 20th St S in St Petersburg, is **100' x 124' (0.28 acres) with a 416 SF concrete block, one-story building. Alongside the building are 28 shipping containers**, 4 of which were combined to create a retail and prep space, showcasing the farm's hybrid of production and direct-to-consumer sales.

**Formerly operating as a hydroponic farm, Brick Street Farms was extremely efficient in its use of water.** Using only 15 gallons of water per day, for each container, they grew the equivalent amount of produce that a traditional farm generates on 2-3 acres. **This property also benefits from the Sunrunner TEC Overlay, which permits multifamily up to a maximum building height of 86ft.**

The property's compact footprint and usable lot size support a range of potential uses, including continued agricultural operations, outdoor storage, or future redevelopment. Its proximity to Downtown St. Pete and the Grand Central District further enhances long-term value within a high-growth corridor.

COMMERCIAL PARTNERS REALTY





# HIGHLIGHTS



416 SF Concrete Block On .28 AC Of Land



AADT: 10,900



28 Shipping Containers On The Premises. 4 Of Which Are Combined To Be A Store/Prep Area



Shipping Container Dimensions: 40' L x 8' W x 8.5'H



3-Phase Power + Advanced Ozonated Water Filtration System



Zoned IT: Industrial Traditional



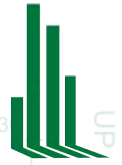
\$4 Million+ Invested Into Purchase And Retrofitting Containers



+ Additional Property Improvements



Information herein is not warranted and subject to change without notice. We assume no liabilities for errors and omissions.



# Purpose-Built Potential for Cannabis Operators

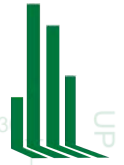
This property presents a rare opportunity for cannabis operators seeking an adaptable, infrastructure-ready site within an established industrial corridor. Previously utilized for controlled-environment agriculture, the asset offers a strong foundation for cultivation, processing, or ancillary cannabis uses. Its existing systems and layout support efficient, scalable operations while minimizing the need for extensive upfront buildout.

## Operational Advantages

- Existing infrastructure suited for high-demand electrical and mechanical systems
- Layout allows for segmented workflows, ideal for cultivation, processing, or packaging
- Prior use demonstrates efficient resource management and controlled growing conditions
- Secure site configuration supports restricted-access operations and compliance needs
- Flexible industrial zoning accommodates a range of production-oriented uses



\*Renderings are conceptual and for illustrative purposes only.

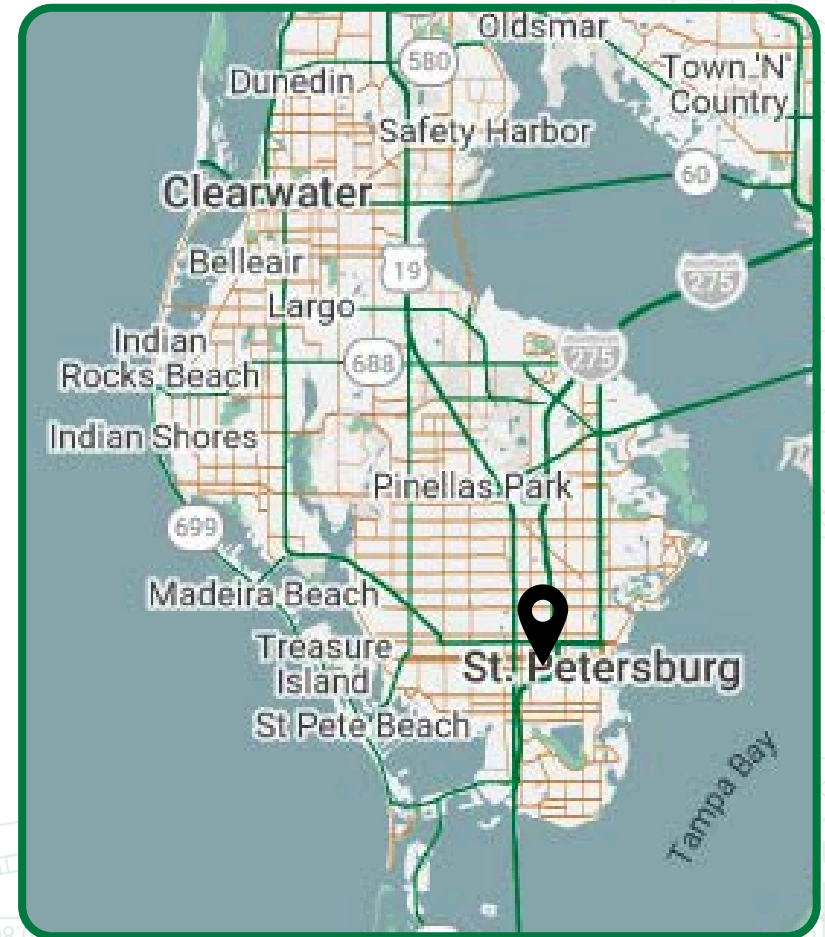


# ZONING DESCRIPTION

## INDUSTRIAL TRADITIONAL (IT)

IT zoning allows for a wide range of industrial and commercial uses, making it ideal for both owner-users and investors seeking flexibility. This designation typically supports manufacturing, warehousing, distribution, and service-oriented industrial operations, while also accommodating certain commercial and office functions. With strong redevelopment potential, IT zoning is well-suited for adaptive reuse, repositioning, or ground-up development in evolving markets where industrial demand continues to grow.

The SunRunner Transit Corridor overlay expands capabilities by permitting a broader range of commercial uses, including retail and mixed-use development, enhancing the site's overall flexibility.





# LISTING TEAM

PROPERTY  
OVERVIEW

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