



For Lease - 4.4 Acre IOS Property

12625 40TH STREET NORTH CLEARWATER, FL | INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate: Contact Broker

Building Size: 28,400 SF

Lot Size: 4.4 Acres

Zoning: E-1 - Employment 1

PROPERTY OVERVIEW

Positioned in the heart of Pinellas County, 12625 40th St N offers a rare opportunity to lease a premier 4.4-acre Industrial Outdoor Storage (IOS) site in one of Tampa Bay's most supply-constrained submarkets. This highly functional property features a well-balanced mix of office and warehouse improvements, including a 14,000 SF two-story office, a 9,000 SF warehouse (approx. 50% air conditioned), and a 5,400 SF warehouse, providing flexibility for a wide range of users. The expansive yard area is ideal for outdoor storage, fleet parking, equipment staging, or contractor operations, while the site layout supports efficient circulation and operations. With strong connectivity to major thoroughfares and a central Clearwater location, this property is perfectly suited for tenants seeking scale, accessibility, and functionality in a high-demand IOS corridor.

PROPERTY HIGHLIGHTS

- 4.4 Acres of IOS Property – Ideal for outdoor storage, fleet, or equipment-heavy users. Plans in place to add stabilized gravel to all grass area
- 28,440 SF Total Improvements – Includes 14,000 SF office + two warehouses (9,000 SF - 50% air conditioned & 5,400 SF)
- Prime Clearwater Location – Central Pinellas County with excellent access to US-19, SR-60, and I-275
- Efficient Site Layout – Multiple buildings with ample parking, circulation, and operational flexibility

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Site Plan

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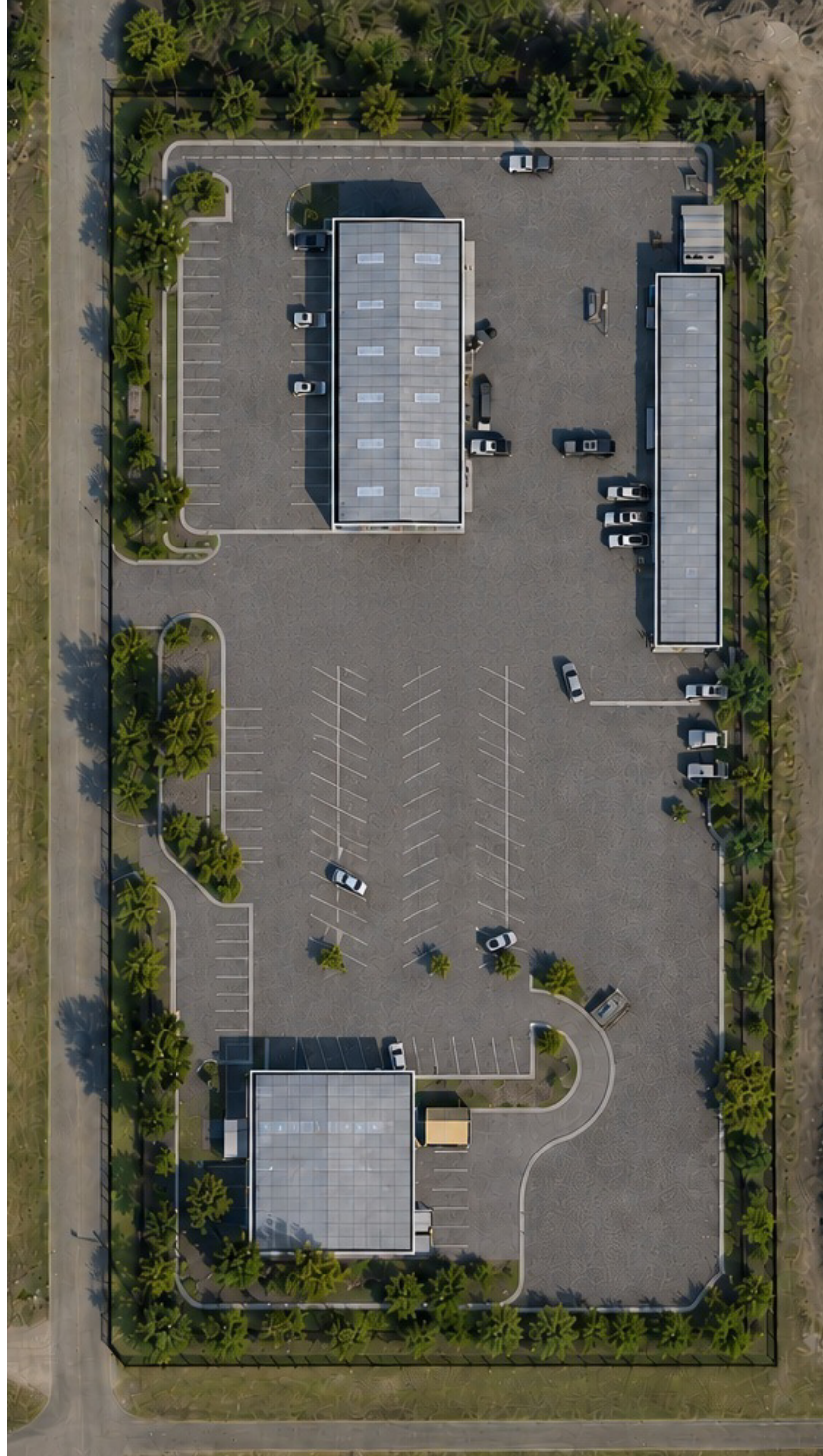
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Stabilized Site Plan

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Aerials

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Property Photos

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Office Photos

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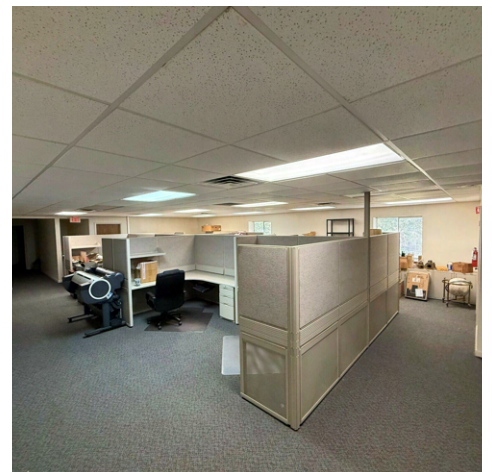
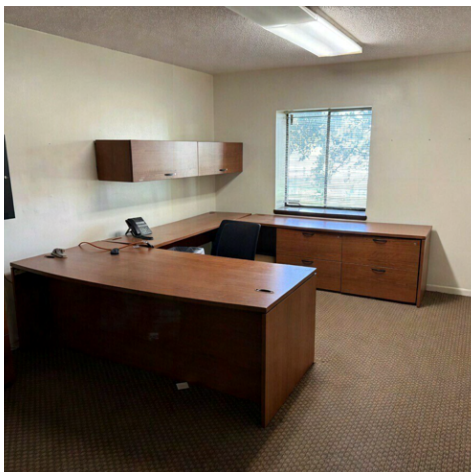
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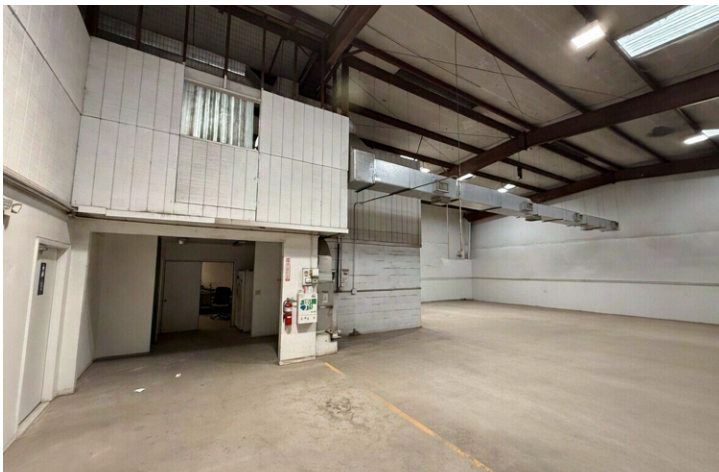
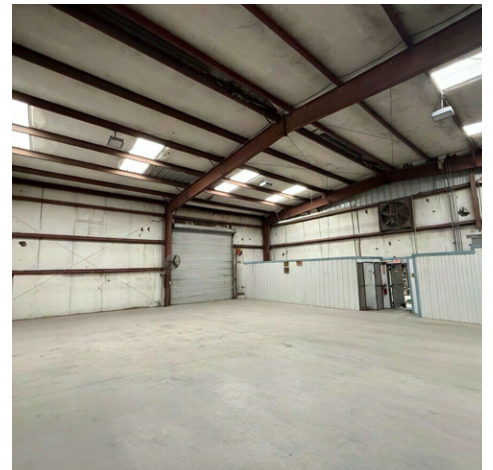
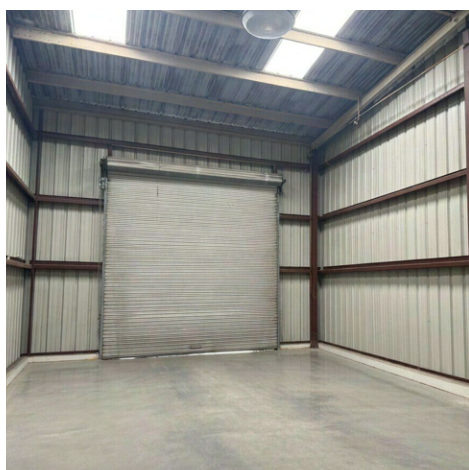
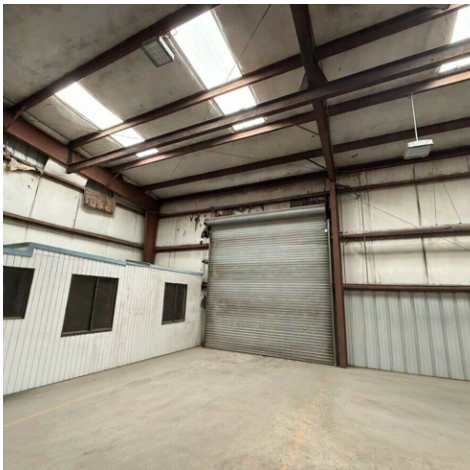
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9,000 SF Warehouse (50% Air Conditioned) Photos

12625 40TH STREET NORTH | 22' CH WITH FIVE 14'X14' DOORS



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5,400 SF Warehouse Photos

12625 40TH STREET NORTH | 10'-12' CH WITH ONE 8'X9' DOOR AND ONE 10'X12' DOOR



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Office Floor 1

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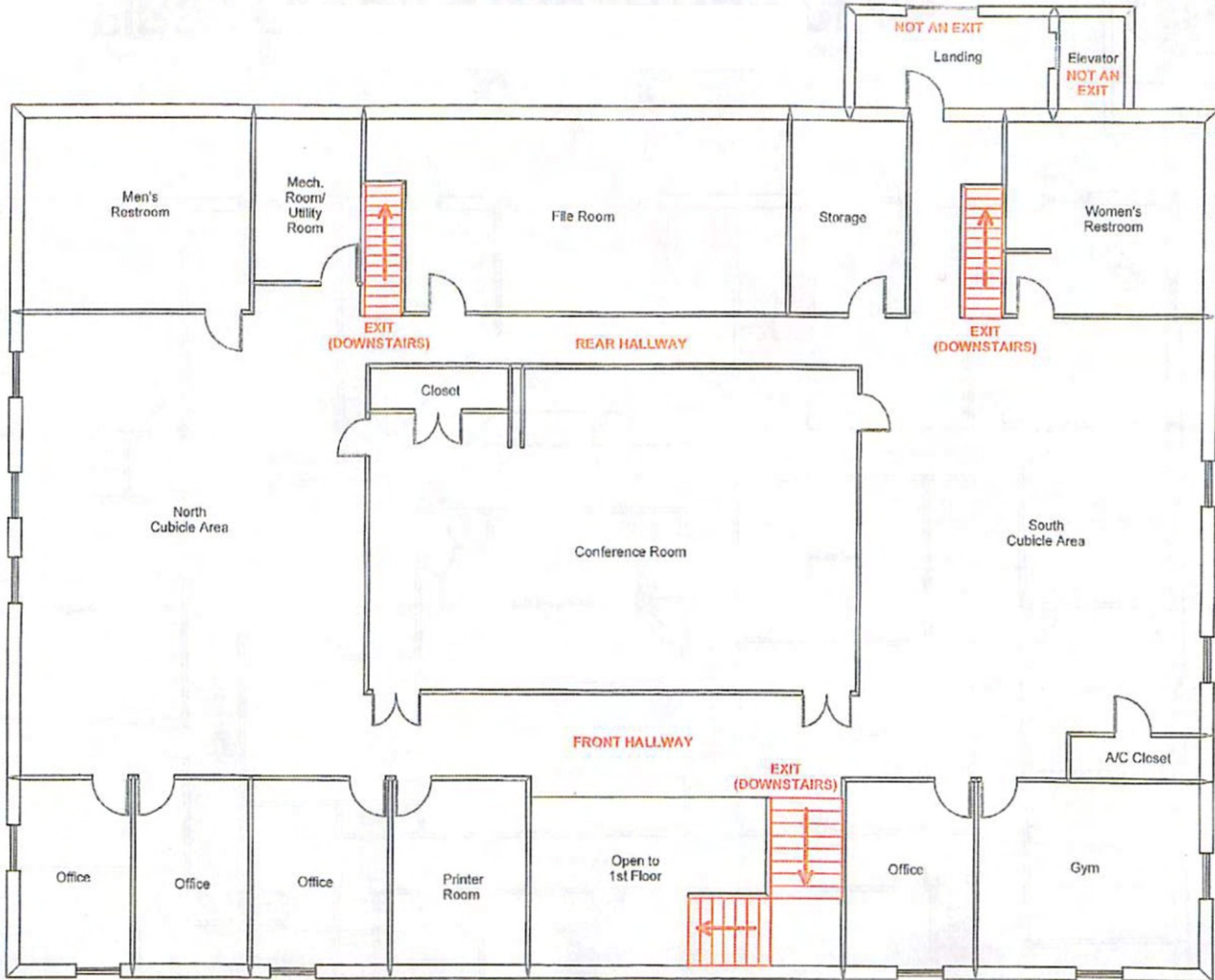
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Office Floor 2

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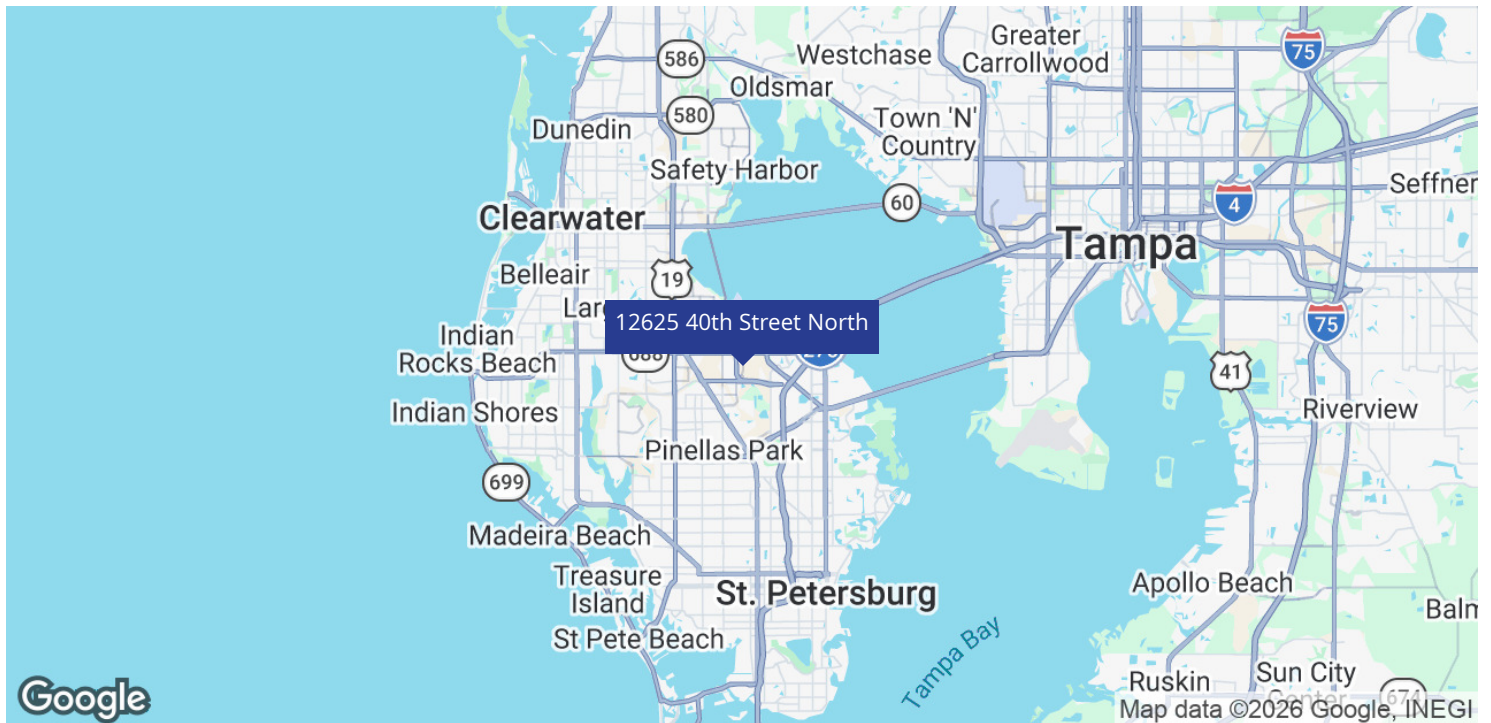
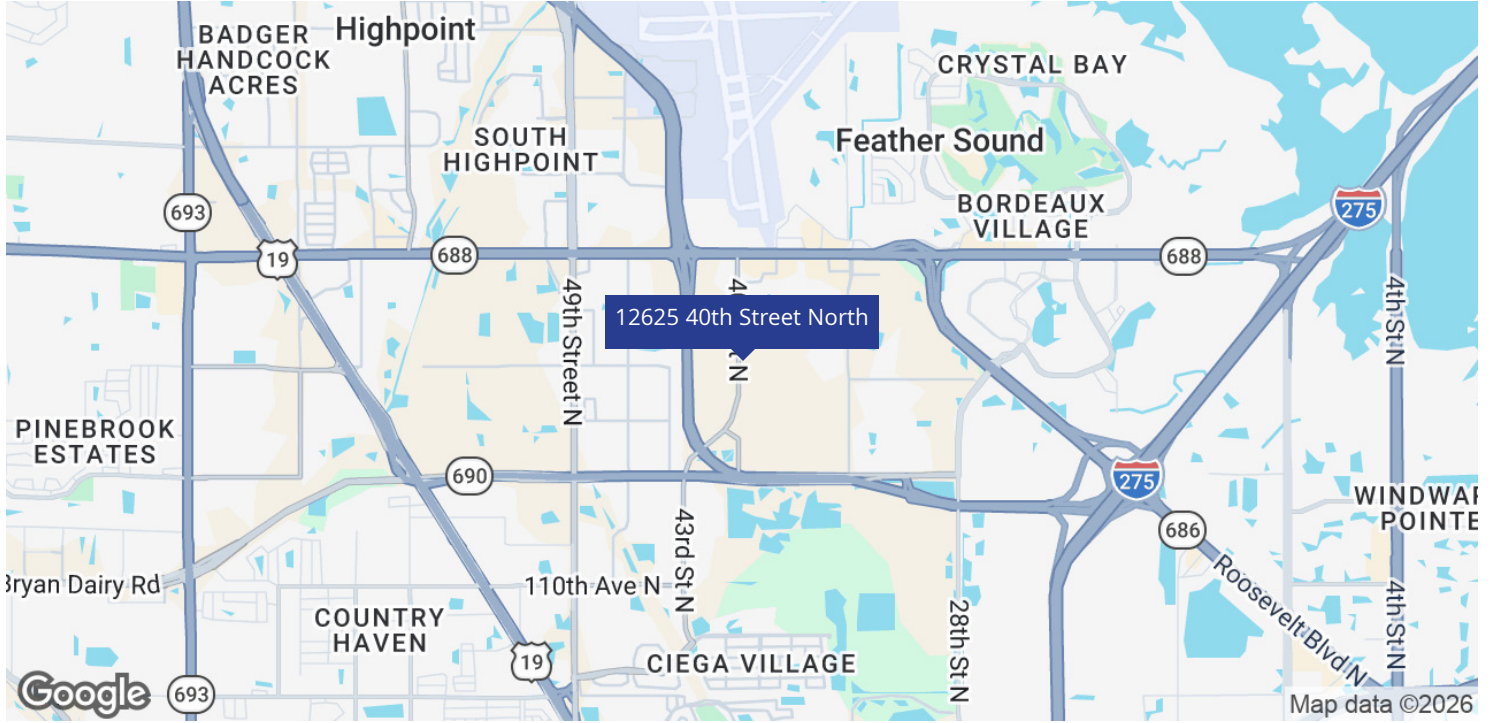
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Location Map

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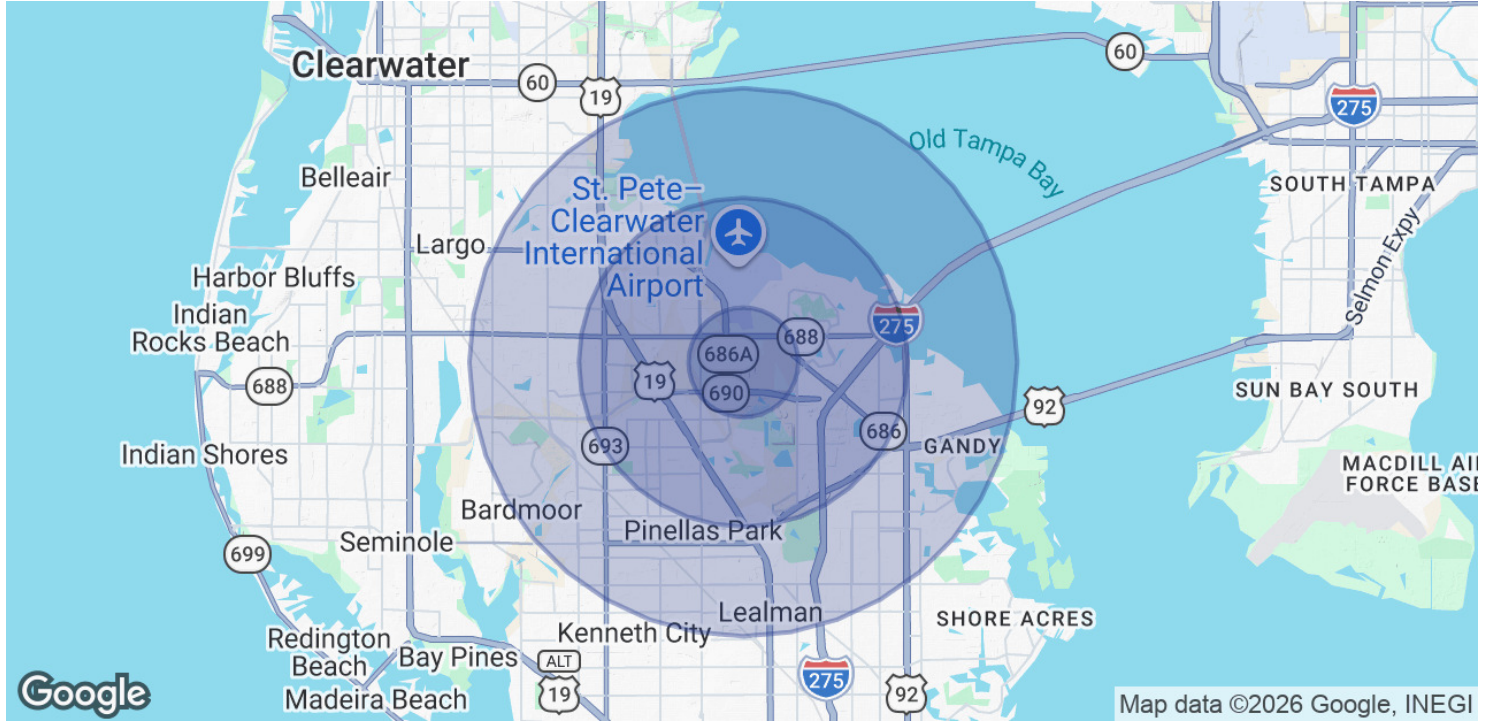
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,528	55,708	187,002
Average Age	55.1	43.9	43.9
Average Age (Male)	50.4	42.7	42.6
Average Age (Female)	58.0	44.0	44.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	793	24,115	81,707
# of Persons per HH	1.9	2.3	2.3
Average HH Income	\$95,404	\$87,028	\$85,128
Average House Value	\$328,287	\$252,953	\$260,602

2023 American Community Survey (ACS)

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