

# 124,000 SQUARE FEET 6.75 ACRES MOL

FOR SALE - LIGHT MANUFACTURING OR OFFICE/WAREHOUSE  
2400 118TH AVENUE NORTH  
ST. PETERSBURG, FLORIDA 33716



FOR ADDITIONAL INFORMATION CONTACT:  
**DERON THOMAS, SIOR, CCIM**  
CELL (727) 204-0201  
**TYLER THOMAS, JD**  
**KYLE HARRIS**  
OFFICE (727) 724-3300



**INDUSTRIAL REALTY SOLUTIONS, INC.**  
701 ENTERPRISE ROAD E., SUITE 701  
SAFETY HARBOR, FL 34695  
[DT@INDUSTRIALREALTYSOLUTIONS.COM](mailto:DT@INDUSTRIALREALTYSOLUTIONS.COM)  
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## PROPERTY SPECIFICATIONS:

<b>Building Size:</b>	<b>124,000 Square Feet MOL</b>
<b>Building Class:</b>	<b>B</b>
<b>Construction:</b>	<b>Concrete Block</b>
<b>Year Built:</b>	<b>1987</b>
<b>Office Area:</b>	<b>47,000± Square Feet MOL</b>
<b>Office Per Level:</b>	<b>23,500± Per Floor with Elevator</b>
<b>Warehouse/Light Assembly:</b>	<b>77,000± Square Feet MOL</b>
<b>Clear Height:</b>	<b>23.7'-25.4'</b>
<b>Dock Well Loading Doors:</b>	<b>3</b>
<b>Grade Level Loading Doors:</b>	<b>1 Ramp Loading Door 9'h x 8.3'w</b>
<b>HVAC:</b>	<b>100% AC</b>
<b>Power:</b>	<b>Heavy 3-phase (1,600± Amp Panels)</b>
<b>Warehouse Lighting:</b>	<b>Fluorescent</b>
<b>Sprinklered:</b>	<b>Yes</b>
<b>Column Spacing:</b>	<b>37' x 29'</b>
<b>Site Size:</b>	<b>6.75 Acres MOL</b>
<b>Additional Land For Sale:</b>	<b>Contiguous 4.3 Acres Also Available</b>
<b>Paved Parking Spaces:</b>	<b>285 (2.3/1) Paved Parking Spaces</b>
<b>Zoning:</b>	<b>EC-1 Employment Ctr.-St. Petersburg</b>
<b>Offered For Sale:</b>	<b>Contact Broker For Pricing</b>



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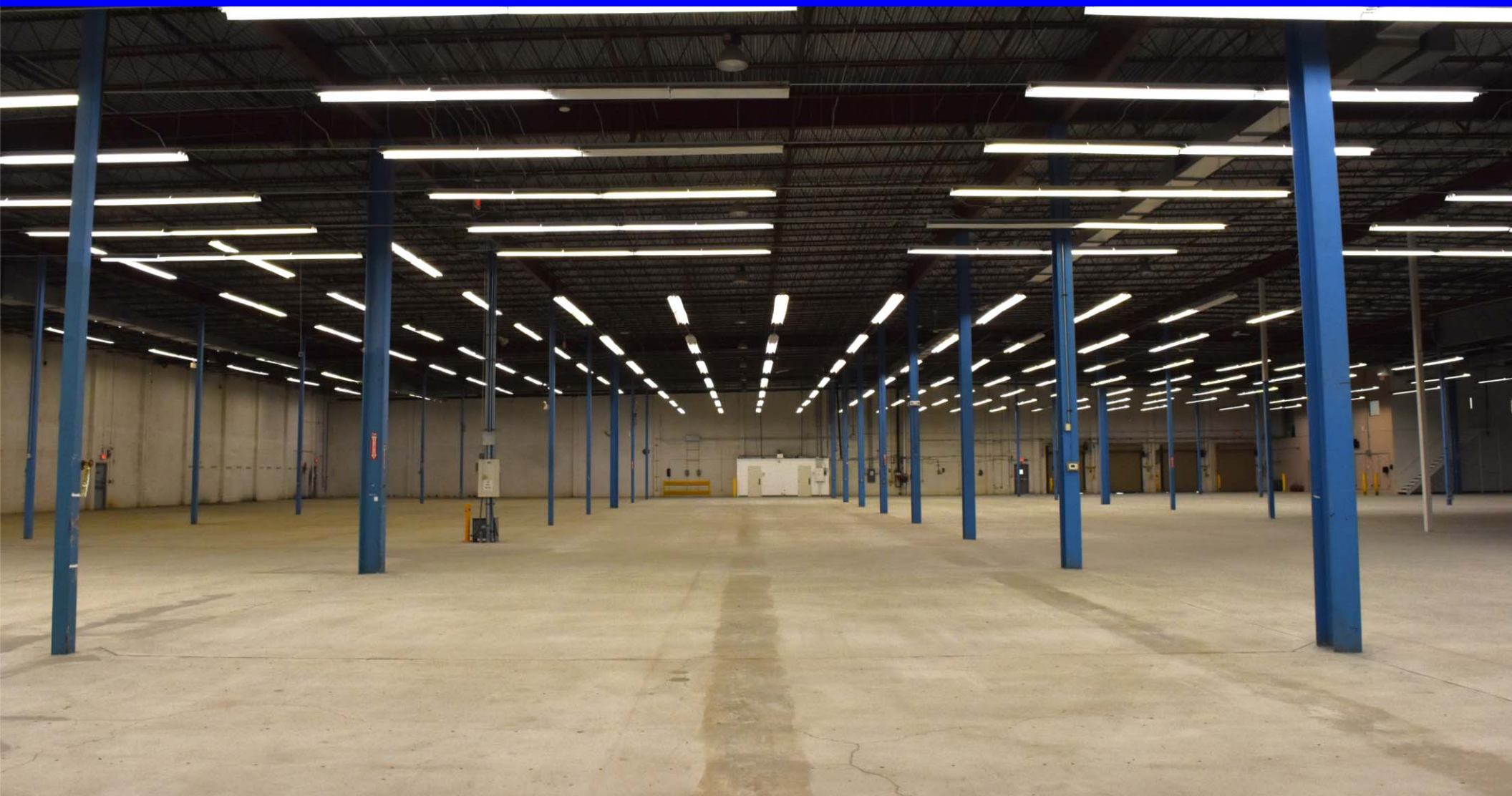
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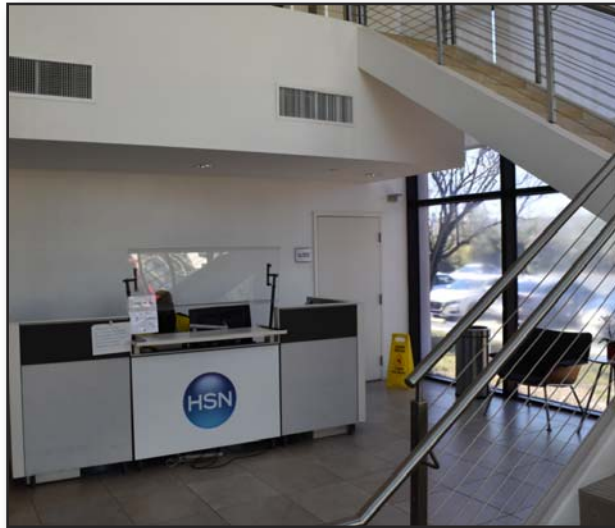
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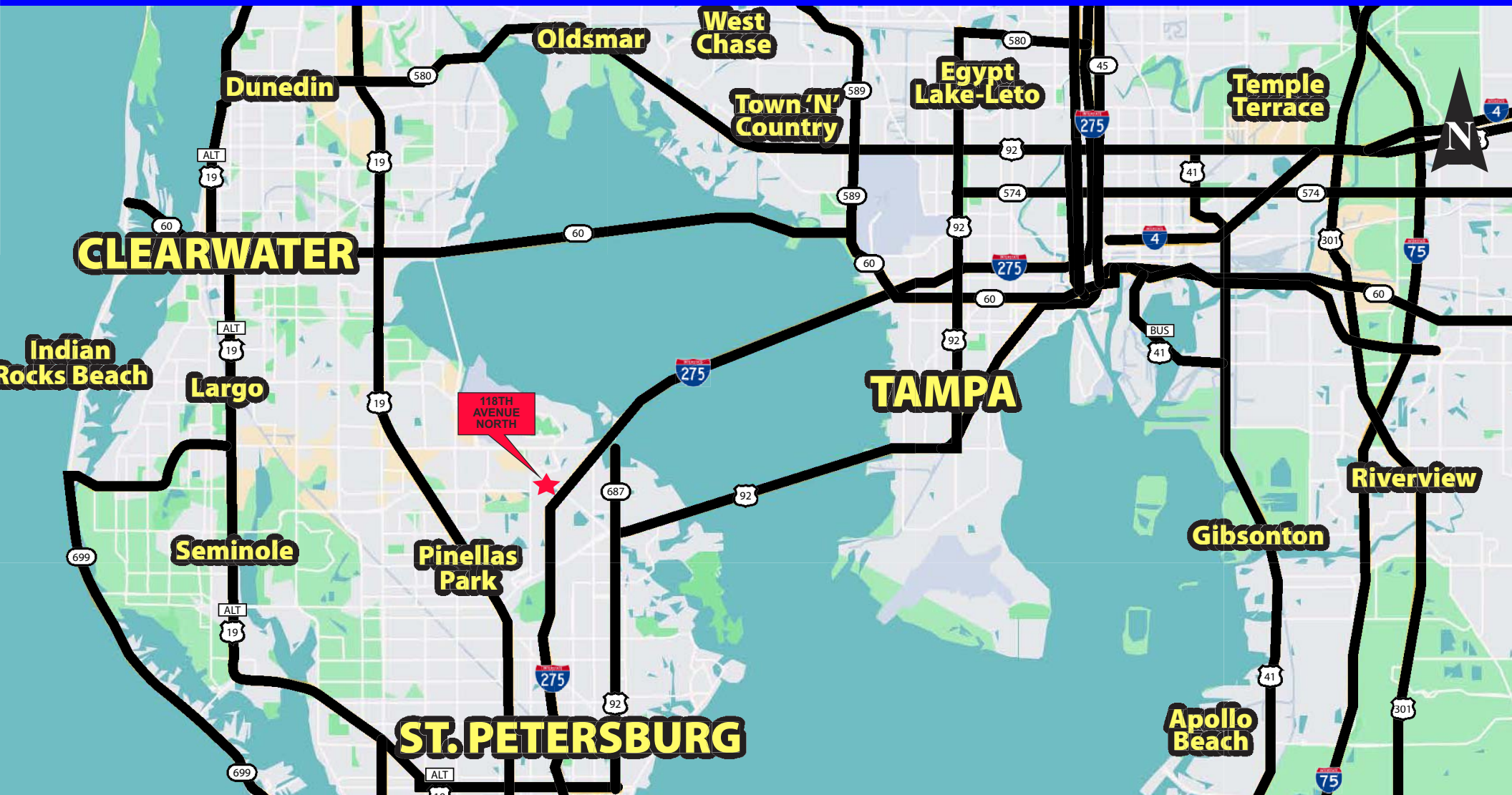
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