

**3291 40th Ave N
St. Petersburg, FL 33714**

**FOR SALE
INDUSTRIAL / WAREHOUSE**



DESCRIPTION

This industrial property features 2 metal frame warehouse buildings totaling 20,425 SF. The property offers 14' to 20' clear heights and grade-level loading, as well as exceptional 2,400-amp 3-phase power. Tucked away near Joe's Creek Industrial Park, the property has convenient access to both I-275 and US-19.

PROPERTY HIGHLIGHTS

PRICE: \$2,549,000

- Over 20,000 SF of Industrial space
 - Building A: 16,675 SF (14,575 SF Warehouse, 2,100 SF Office)
 - Building B: 3,750 SF (2,500 SF Warehouse, 1,250 SF Office)
- Clear Heights 14-20 ft.
- 2,400 Amp 3-Phase Power
- Grade Level Loading (14' x 14' and 10' x 12')
- 2003 and 2008 Construction
- Convenient location between I-275 and US-19



Josh Sims, Agent
JSims@vectorrealty.com
813-625-6213



Montana Massa, Agent
MMassa@vectorrealty.com
386-295-2989



