



LEASE RATE

\$25.00 SF/yr (NNN)



PROPERTY SIZE

18,588 +/- SF



YEAR BUILT / RENOVATED

1953 & 1991 / 2022



NUMBER OF UNITS AVAILABLE

4



UNIT SIZES AVAILABLE

1,772 to 9,544 +/- SF

**2606 FAIRFIELD AVENUE SOUTH
ST. PETERSBURG, FL 33712**

THE FACTORY ST PETE BUILDINGS 7 & 8

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PROPERTY INFORMATION



PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	1,772 - 9,544 +/- SF
Lot Size:	4.75 +/- Acres
Building Size:	18,588 +/- SF

SPACES	LEASE RATE	SPACE SIZE
Building 7, Unit 2	\$25.00 SF/yr	2,015 SF
Building 8, Unit 1	\$25.00 SF/yr	1,772 SF
Building 8, Unit 2	\$25.00 SF/yr	2,955 SF
Building 8, Unit 3	\$25.00 SF/yr	2,802 SF

PROPERTY DETAILS

Property Name:	The Factory St Pete Buildings 7&8
Property Type:	Industrial Flex
Property Sub-Type:	Retail/Office/Flex/Studio/Restaurant
APN:	23-31-16-17460-000-0110
Year Built:	1953 & 1991
Year Renovated:	2022
Construction Status:	Existing
Zoning:	Industrial Traditional (IT)
Clear Height:	15' to 18'
Construction:	Concrete Masonry

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Unleash Your Creative Spark at The Factory: Limited Space Available!

Immerse yourself in St. Petersburg's vibrant arts warehouse district at The Factory! This dynamic mixed-use facility offers a unique opportunity to be a part of a thriving creative community.

Only 2 buildings remain with spaces to claim your place:

- Building 7: The last chance to snag a pristine 2,015 +/- SF space – ideal for your boutique business, artist studio, or pop-up gallery.
- Building 8: Design your dream workspace! Choose from three flexible units starting at 1,772 +/-SF, or take all three for a sprawling 7,529 +/-SF creative haven.

The Factory transcends square footage. It's a full-fledged creative experience. Imagine your brand coming alive on the vibrant Pinellas Trail, with over 1,000 feet of frontage connecting you to a community of active lifestyle enthusiasts and potential customers. Here, inspiration ignites as you collaborate and network with a captivating mix of artists, galleries, restaurants, and event spaces. The Factory empowers you to host unforgettable experiences in stunning indoor and outdoor event spaces – perfect for festivals, art shows, and leaving a lasting impression.

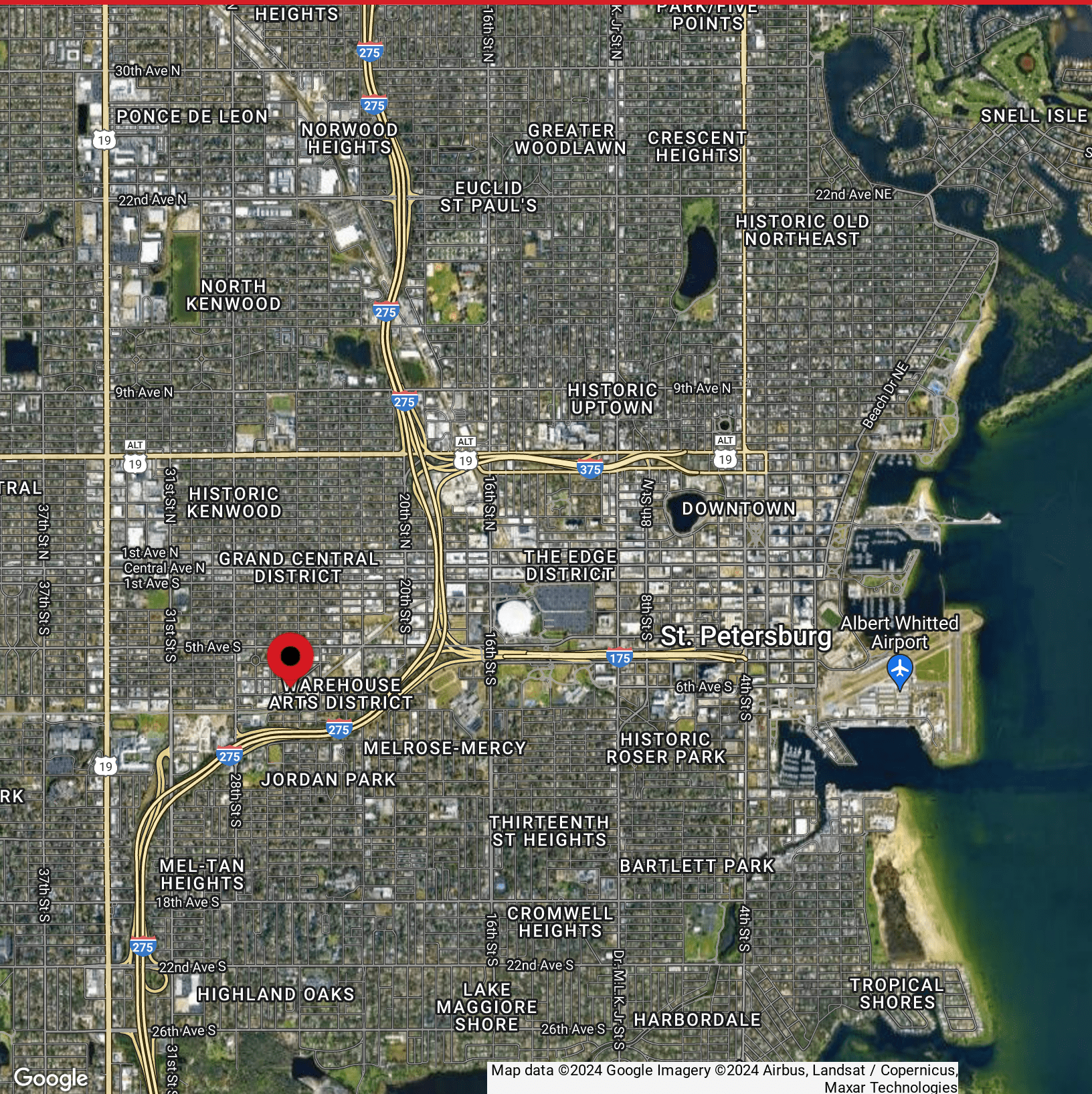
The Factory is more than a place, it's a canvas. Become part of the art! We're seeking bar/restaurants, retailers, indoor entertainment, fitness, offices, galleries, studios, and more to join our vibrant community.

Limited space available – Inquire today and don't miss your chance to be a part of something extraordinary!

LOCATION INFORMATION



REGIONAL MAP



LOCATION MAP & OVERVIEW



LOCATION DESCRIPTION

Uncage Your Creativity at The Factory St. Pete: Where Industrial Chic Meets Buzzing Arts District.

Imagine your business thriving in the heart of St. Petersburg's electrifying Warehouse Arts District. The Factory St. Pete places you at the epicenter of this burgeoning creative hub, where historic warehouses are reborn as artist studios, craft breweries, delectable restaurants, and innovative workshops.

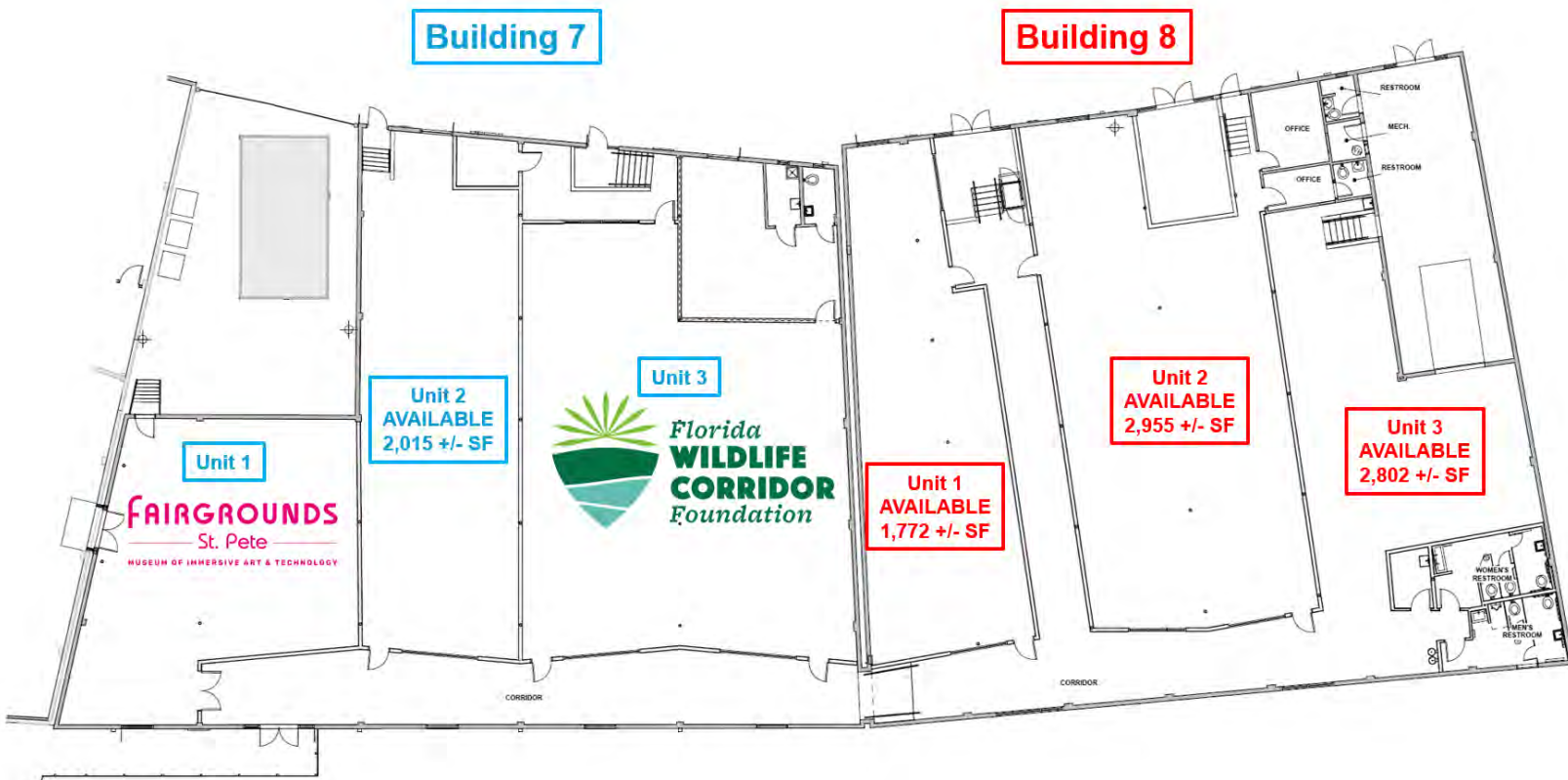
Fuel your inspiration with the energy of a thriving community. Your clients will enjoy mingling with established artists in the many surrounding galleries and studios, sip on award-winning spirits at St. Petersburg Distillery next door, or unwind with a craft beer at 3 Daughters Brewing – all within a stone's throw.

Location is everything, and The Factory St. Pete boasts the best. Nestled south of the dynamic Grand Central District, you'll enjoy prime frontage along the famed Pinellas Trail. This scenic paved pathway connects a network of parks, cafes, and cultural attractions at your doorstep, all accessible by bike or foot.

But the buzz doesn't stop there. The Factory St. Pete offers immediate access to I-275, making commutes and deliveries a breeze. Popular dining destinations like Casita Taqueria, Wild Child, and Urban Stillhouse are just steps away, and the entirety of downtown St. Petersburg, the scenic bay, and the beautiful beaches are all within easy reach.

This is more than just a location; it's an opportunity to be part of something special. The Factory St. Pete puts you at the forefront of St. Petersburg's creative renaissance. Join a vibrant community and unleash your entrepreneurial spirit in a space that ignites your passion.

SITE PLANS

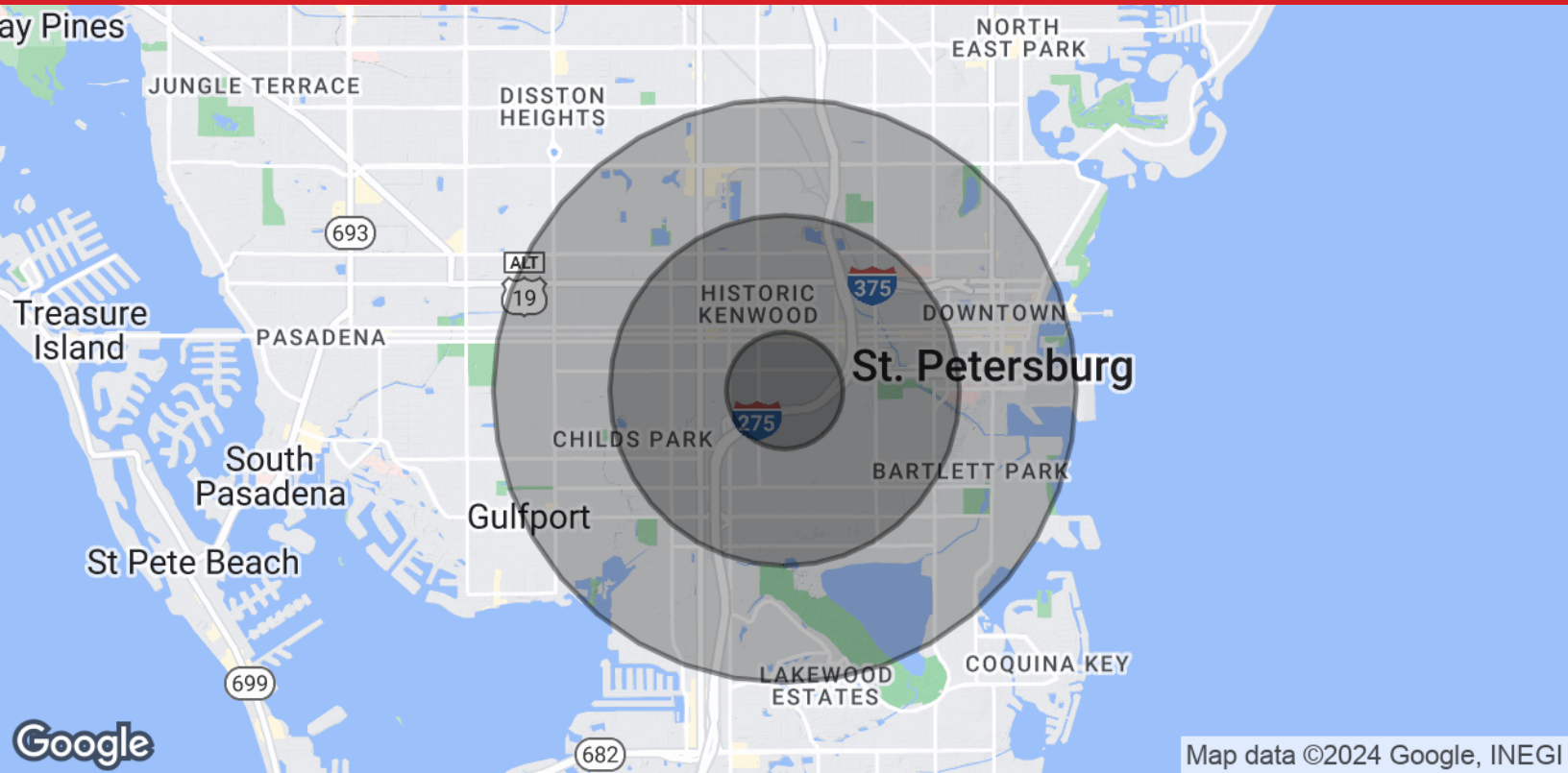


1 BLDG 7&8 - LEASING PLAN
1/8" = 1'-0"

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1.5 MILES	2.5 MILES
Total Population	2,964	33,653	94,392
Average Age	36	41	43
Average Age (Male)	35	40	43
Average Age (Female)	37	42	44

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	2.5 MILES
Total Households	1,115	14,805	44,352
# of Persons per HH	2.7	2.3	2.1
Average HH Income	\$66,706	\$75,990	\$87,714
Average House Value	\$334,364	\$324,585	\$412,099

Demographics data derived from AlphaMap