

1453 S Martin Luther King Jr. Ave, Clearwater, FL 33756

FOR SALE OR LEASE



Lease Rate: \$15.00/SF MG

Asking Price: \$2,300,000

KW COMMERCIAL®

**Rare Warehouse Space
Available | Clearwater, FL**

ALEX LUCKE, CCIM
Commercial Director
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#SL3351552

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01

Property Information

[DISCLAIMER](#)

[EXECUTIVE SUMMARY](#)

[PROPERTY PHOTOS](#)

[FLOOR PLAN - MAIN BUILDING](#)

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Exclusively Listed by

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

Executive Summary



Property Overview

KW Commercial Tampa Properties is proud to represent for Sale or Lease the Sagamore Exchange located at 1453 S Martin Luther King Jr. Ave, Clearwater, FL 33756 (the "Property"). This versatile 0.71-acre commercial Property, zoned Commercial (City of Clearwater), is located just minutes from downtown Clearwater and America's #1 Beach.

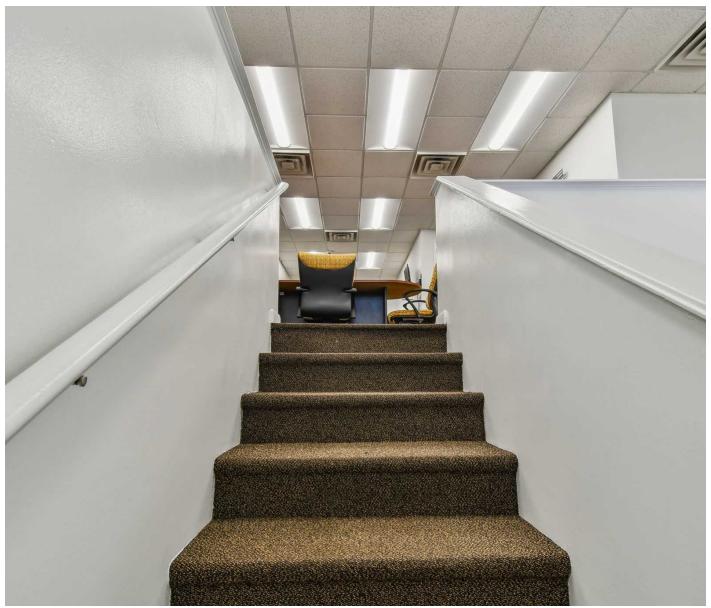
The Property offers 11,375 sq. ft. across three metal buildings built in 1986. Ownership has available several leasing options should a Tenant need majority warehouse space, please call Broker to discuss. The main building is 5,690 sq. ft. with flexible configuration. Currently featuring 4,700± sq. ft. of office space with 2 floors, 8 private offices, 3 restrooms, a break room, and 1000± sq. ft. of flex warehouse space with a 12' x 10' grade-level door. Not included in the total SF is an additional 1,000± SF of useable mezzanine space, perfect for additional storage.

The rear buildings house 43 storage units ranging in size, which could be rented individually or converted to single user. Several of the units are already rented month to month, please call Broker for an updated inventory list. Fully fenced, gated, and equipped with security cameras, the Property also offers ample space for parking.

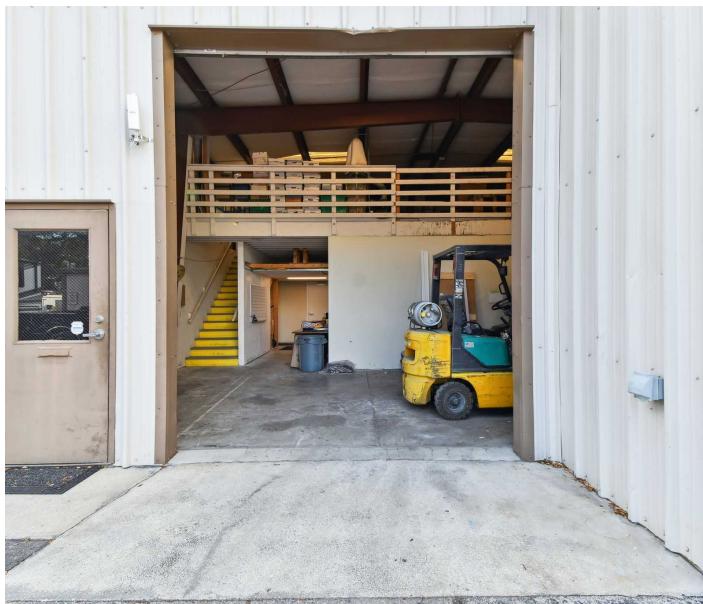


Price:	\$2,300,000
Building SF:	11,375
Price / SF:	\$202/ft
Lease Rate:	\$15/ft Modified Gross
Lot Size:	0.71 Acres
Zoning:	Commercial (City of Clearwater)
Grade Level Door:	(1) 12' x 10'
Power:	Single Phase, 240 AMP
Storage Units:	43
Year Built:	1986
APN:	22-29-15-22986-000-0100
Parking:	~10 Spaces

Property Photos



Property Photos



Floor Plan - Main Building

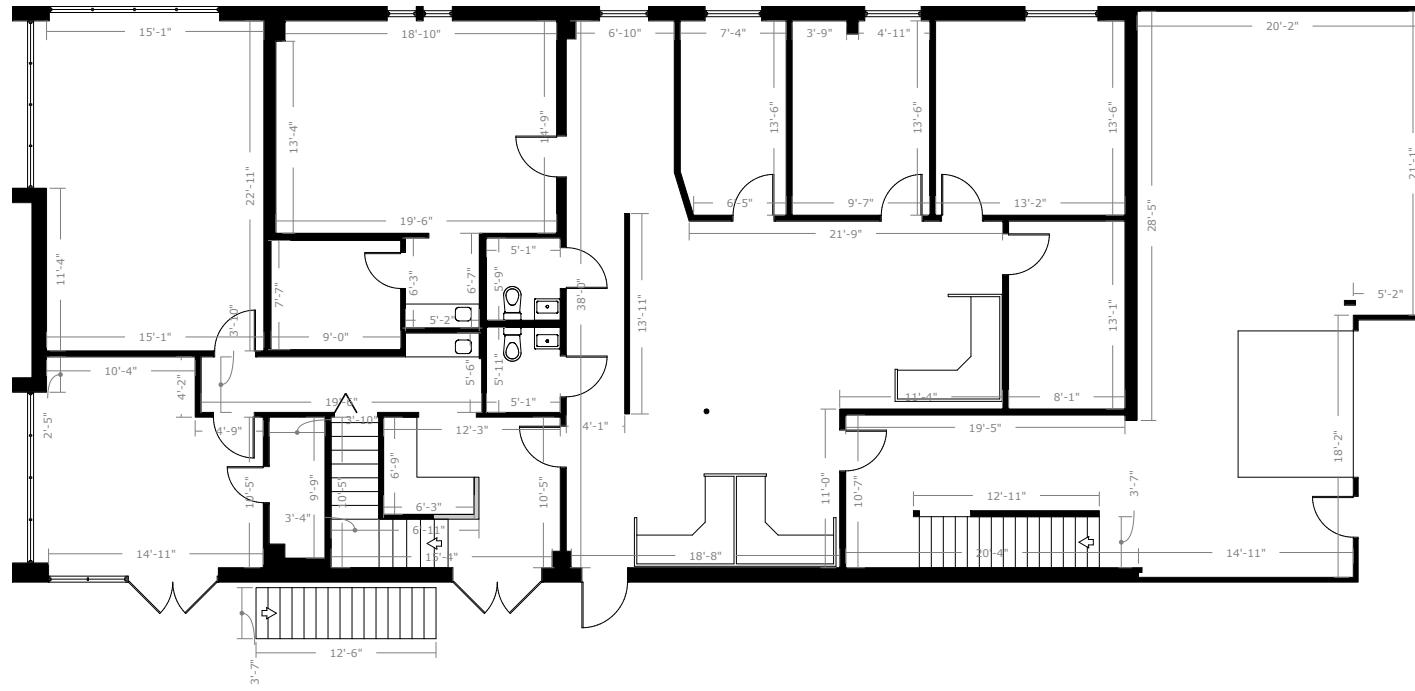


1453 S Martin Luther King Jr

Clearwater, FL 33756

0' 1' 5' 10' 15' 20'
FEET

SCALE: 1' = 3/32"



FloorPlanNinja.com



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Floor Plan - Main Building

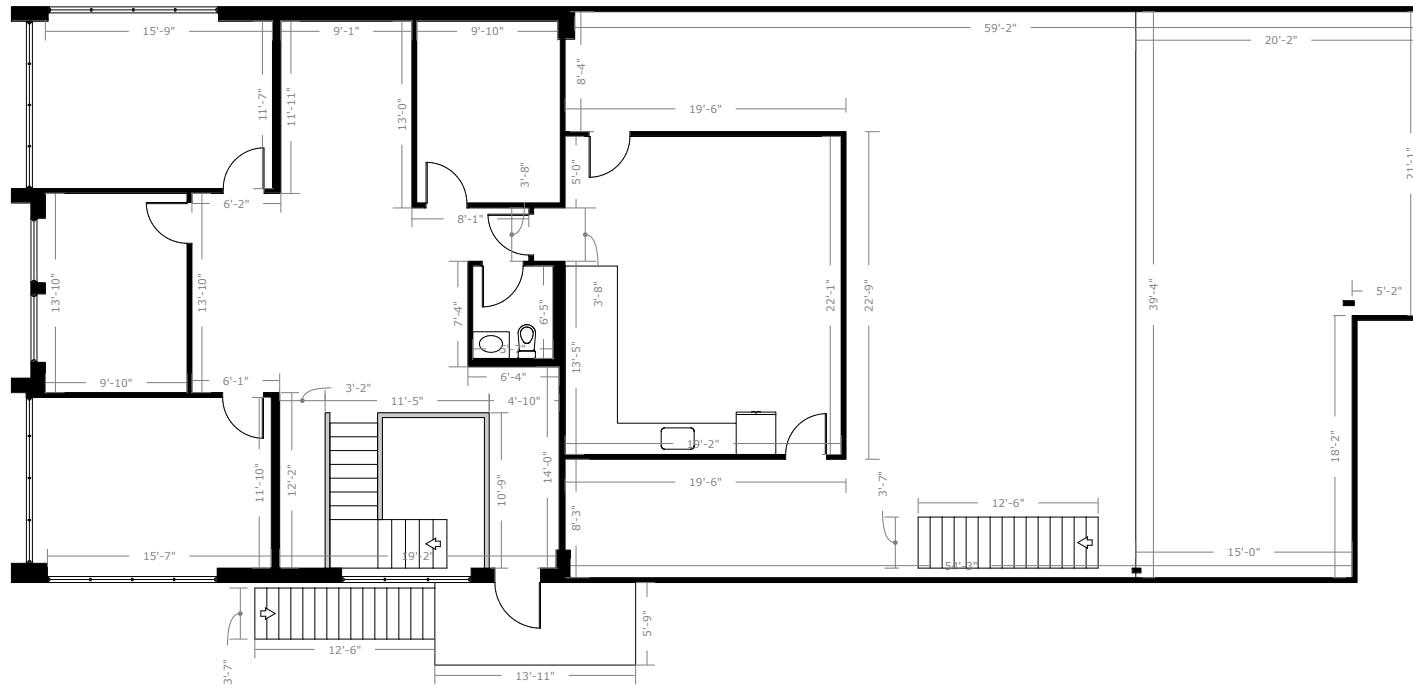


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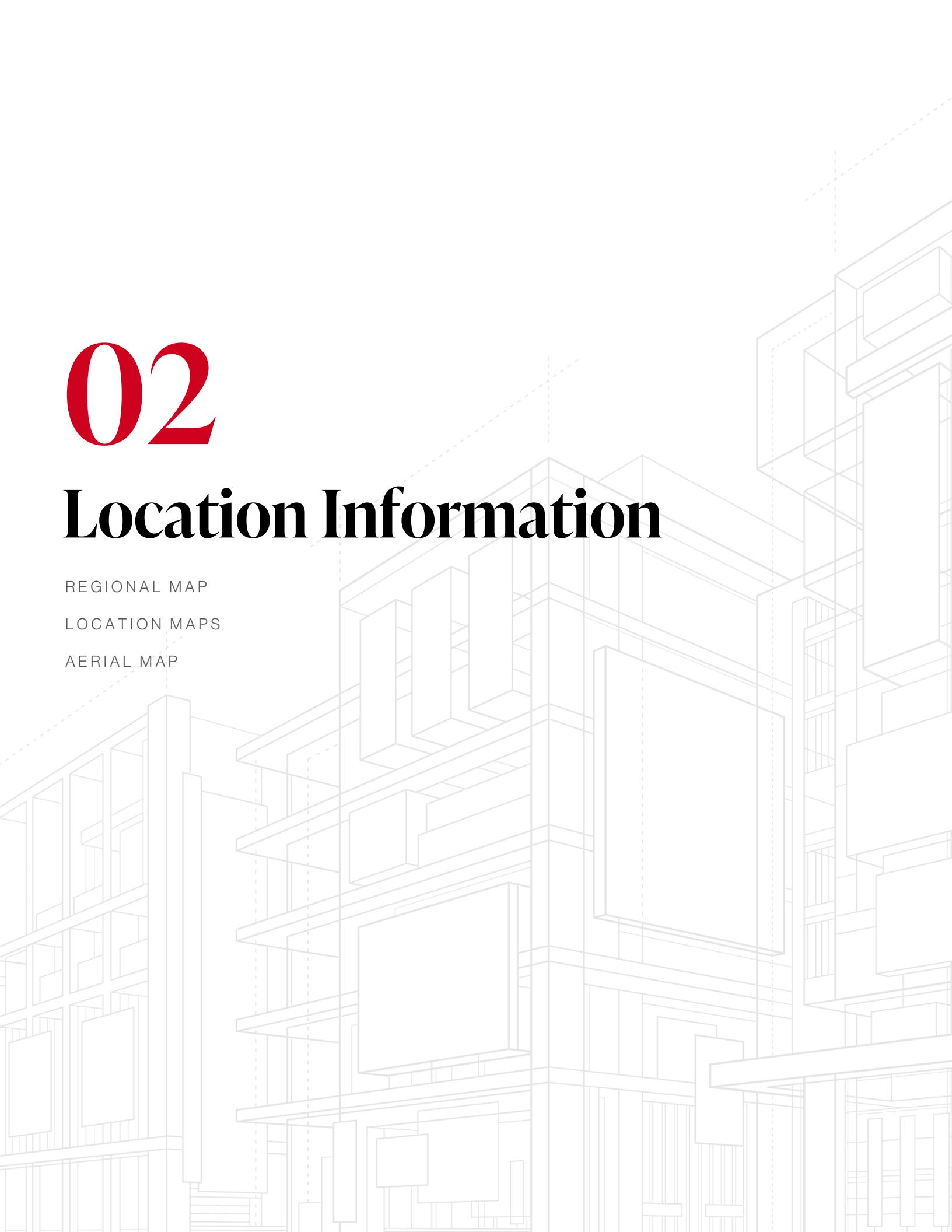
02

Location Information

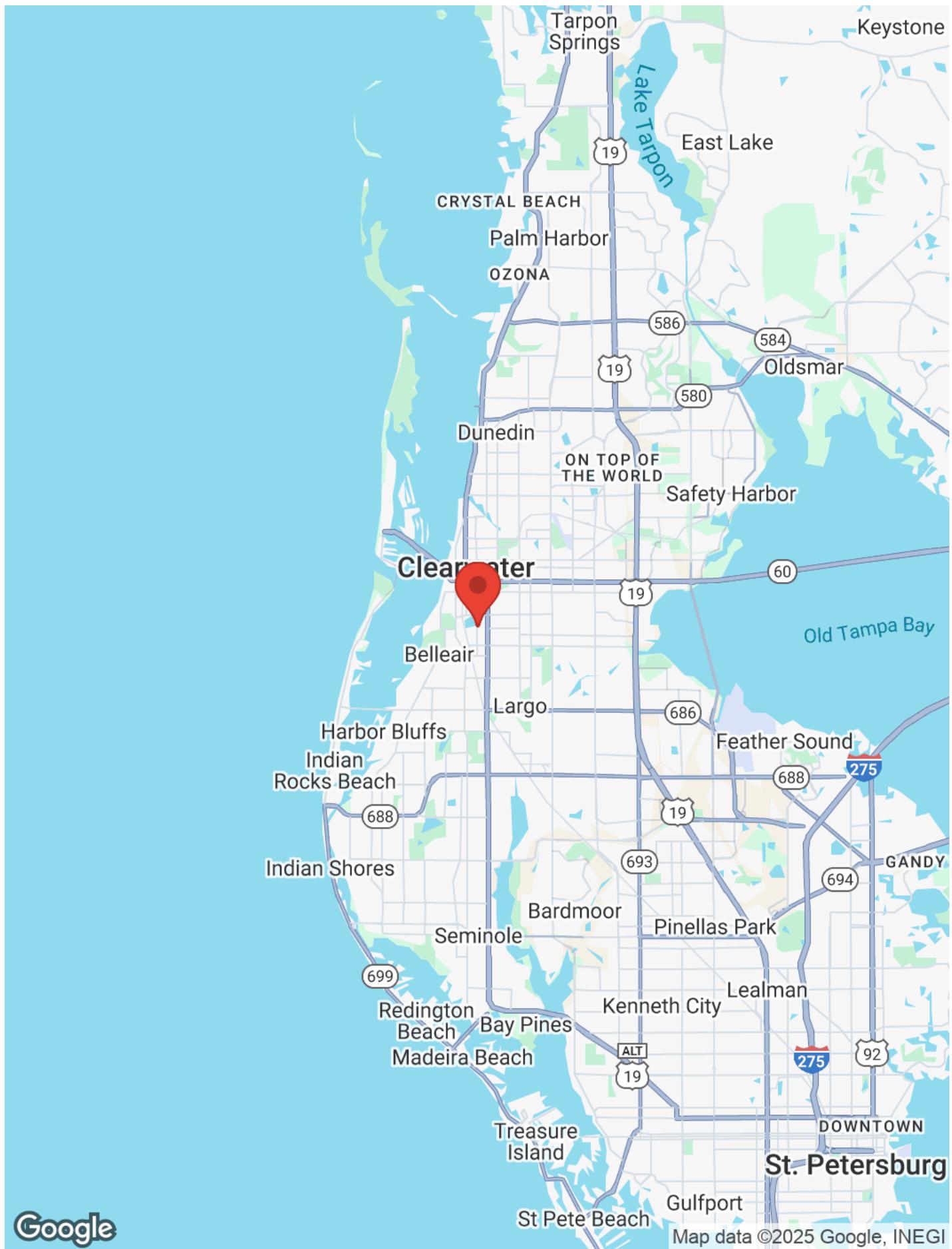
REGIONAL MAP

LOCATION MAPS

AERIAL MAP

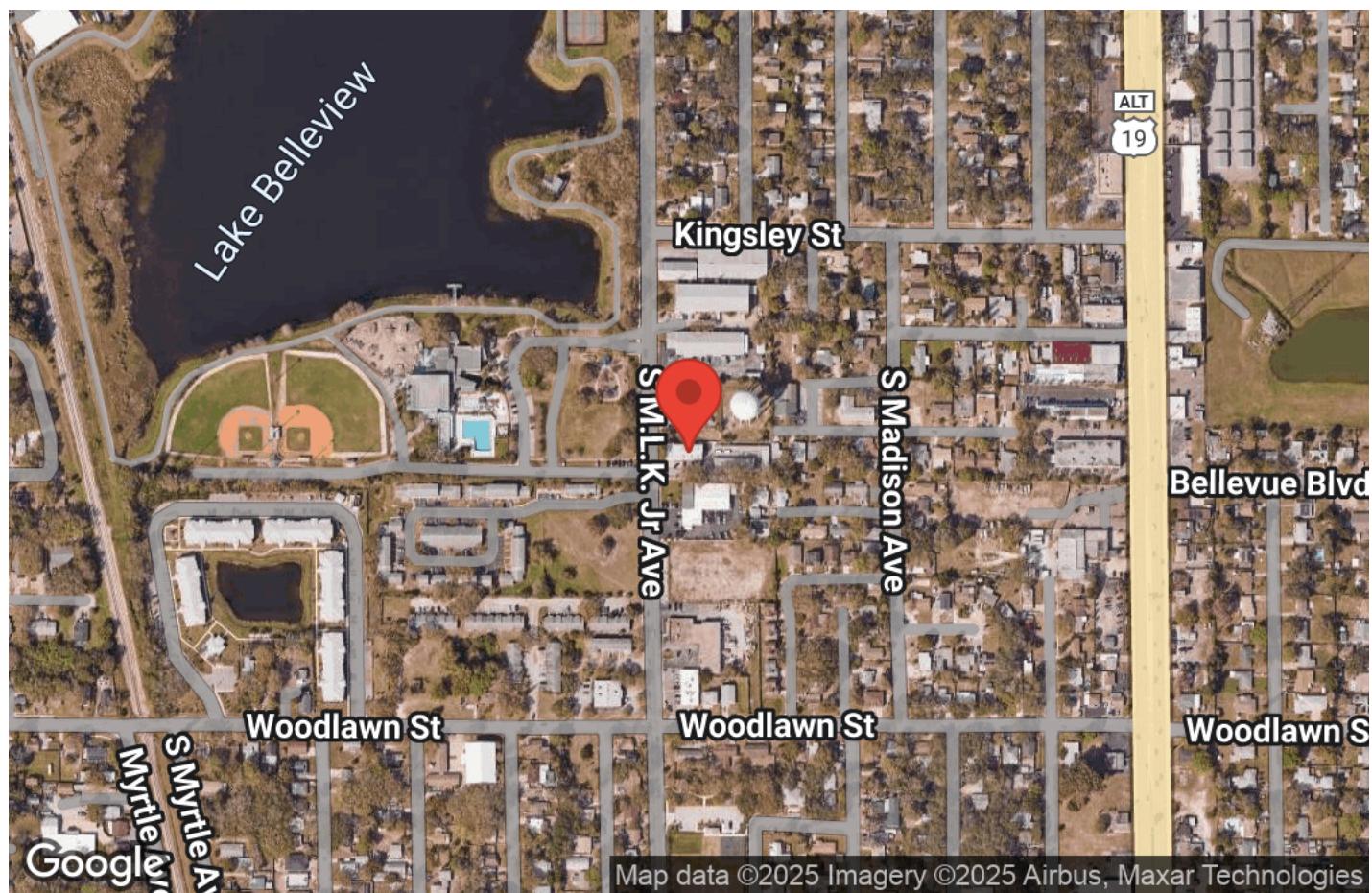
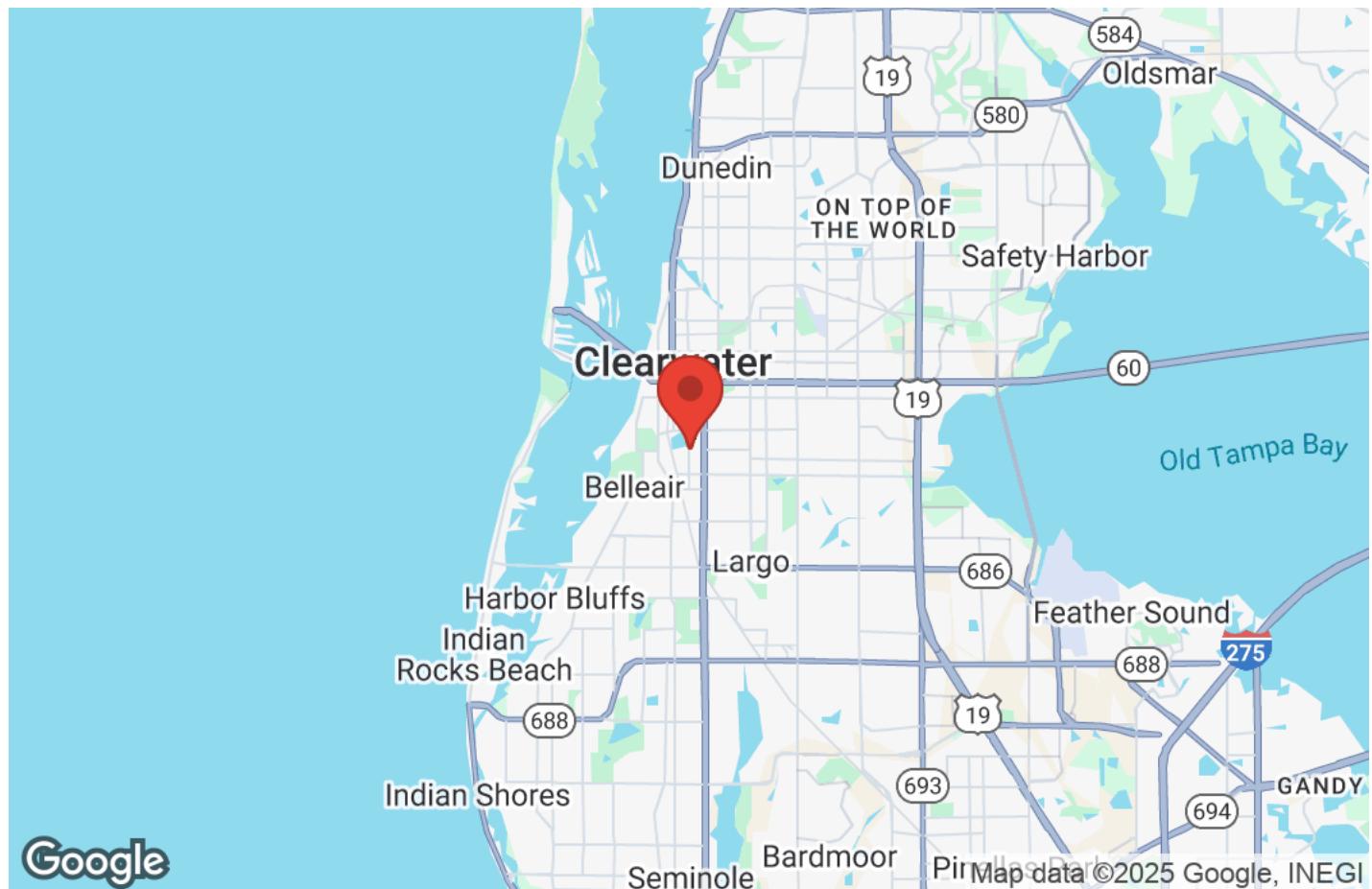


Regional Map

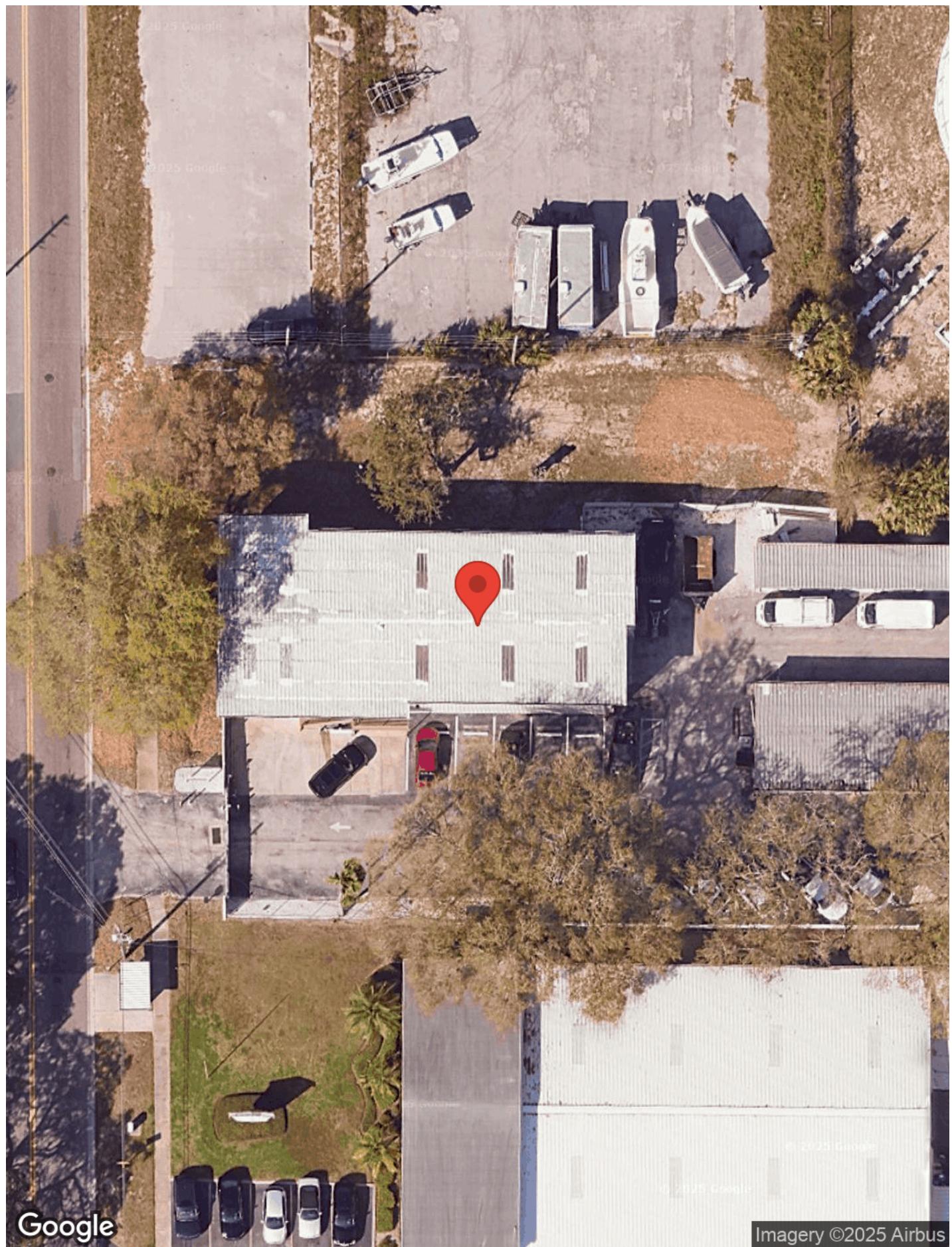


Google

Location Maps



Aerial Map



03

Agent Profile

PROFESSIONAL BIO

Professional Bio



ALEX LUCKE, CCIM

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Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast—delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation—an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Plaza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.

KW Commercial Tampa Properties

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