

AVAILABLE

10551 47 ST N, PINELLAS PARK, FL, 33762
OFFERED AT \$ 4, 125,000 OR \$ 11.25 NNN LEASE

Smith &
Associates **Commercial**



Immediate occupancy on this free standing warehouse on a 1.53 acre lot in a popular industrial area

Parking is available both in the front and in the rear, which is fenced in for vehicle storage

The building totals 27,235 square feet; 4,400 of which is air conditioned

Wide open interior with 24-27 foot clear ceiling height, 3 phase 480m volt power, and a 10 ton crane system

There are three grade level doors, two are 10' and one is 16', as well as two truck wells

There is a large amount of industrial shelving and racks that may remain with the property if requested

About 2,200 square feet of the office area could be restored to warehouse square footage

Located near all major roads leading in and out of Pinellas County, with easy access to Tampa

Smith & Associates Real Estate, does not guarantee any representations. Important facts should be confirmed by buyer.

CALHOON COMMERCIAL GROUP - PAT CALHOON & CHRIS CALHOON

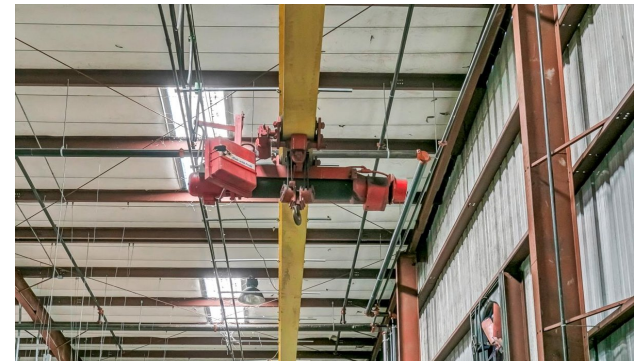
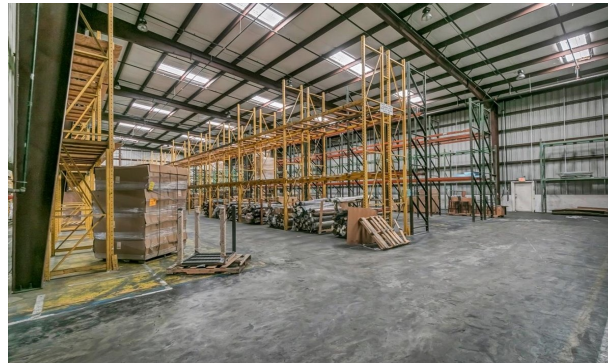
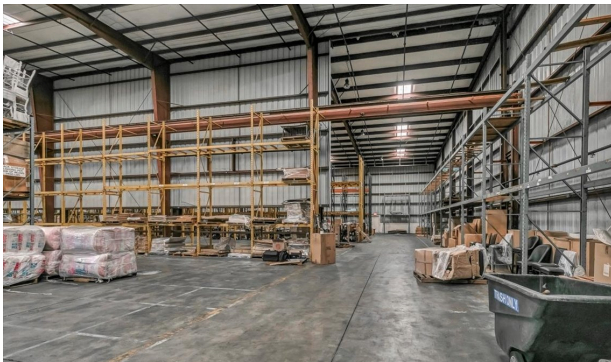
Specializing in: Apartments | Strip Centers | Retail | Office Buildings | Warehouses | Motels

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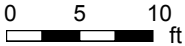
Smith &
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10551 47th Way, Clearwater, FL

Main Floor Finished Area 4788.85 sq ft

OFFICES AND SHOWROOM ONLY



PREPARED: 2024/12/13



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

BOUNDARY SURVEY

PAGE 1 OF 1

PROPERTY ADDRESS:
10551 47TH STREET NORTH
PINELLAS PARK, FL 33762

COMMUNITY NUMBER: 120251
PANEL: 0202 SUFFIX: H
FLOOD ZONE: X-F
FIELD WORK: 12/1/2017

SURVEY NOTES
CONCRETE DRIVES CROSS PROPERTY LINE ON WESTERLY SIDE OF LOT.

THERE ARE FENCES AND WALL NEAR THE BOUNDARY OF THE PROPERTY AND CROSS INTO THE 20' D.E. & U.E. AT REAR OF PROPERTY. PROPERTY SUPPLIED BY CITY WATER AND SEWER.

CLIENT FILE NUMBER: 17-1201

SURVEY NUMBER: 309730

$L1 = N00^{\circ}01'07''W \quad 147.04'$
 $C1 = \Delta = 41^{\circ}30'04'' \quad C2 = \Delta = 41^{\circ}24'14''$
 $R = 50.00' \quad R = 30.00'$
 $L = 36.22' \quad L = 21.68'$

LEGAL DESCRIPTION:
PARCEL 1: A PORTION OF LOTS 21 AND 22, KEYSTONE INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 91, PAGES 88 AND 89, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF LOT 17, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF KEYSTONE INDUSTRIAL PARK, RUN SOUTH 89°55'36" EAST, 658.55 FEET ALONG THE SOUTH LINE OF KEYSTONE INDUSTRIAL PARK TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 00°07'06" WEST, 330.00 FEET ALONG THE EASTERLY LINE OF KEYSTONE INDUSTRIAL PARK TO THE POINT OF BEGINNING; THENCE NORTH 89°55'36" WEST, 317.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF 47TH STREET NORTH; THENCE ALONG SAID RIGHT-OF-WAY LINE BY THE FOLLOWING THREE (3) COURSES: (1) 36.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 50.00 FEET, CHORD NORTH 20°40'39" WEST, 35.43 FEET; (2) 21.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 30.00 FEET, CHORD NORTH 20°43'24" WEST, 21.21 FEET; (3) NORTH 00°01'07" WEST 47.04 FEET; THENCE SOUTH 89°55'36" EAST, 337.80 FEET TO THE EASTERLY LINE OF KEYSTONE INDUSTRIAL PARK; THENCE SOUTH 00°07'06" EAST, 100.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL 2: A PORTION OF LOTS 22 AND 23, KEYSTONE INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 91, PAGES 88 AND 89, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF LOT 17, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF KEYSTONE INDUSTRIAL PARK, RUN SOUTH 89°55'36" EAST, 658.55 FEET ALONG THE SOUTH LINE OF KEYSTONE INDUSTRIAL PARK TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 00°07'06" WEST, 430.00 FEET ALONG THE EASTERLY LINE OF KEYSTONE INDUSTRIAL PARK TO THE POINT OF BEGINNING; THENCE NORTH 89°55'36" WEST, 337.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF 47TH STREET NORTH; THENCE SOUTH 89°55'36" EAST, 337.62 FEET TO THE RIGHT-OF-WAY LINE; THENCE SOUTH 89°55'36" EAST, 337.62 FEET TO THE EASTERLY LINE OF KEYSTONE INDUSTRIAL PARK; THENCE SOUTH 00°07'06" EAST, 100.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CERTIFIED TO:
COMMERCIAL SEATING, LLC.; ROBERT D. BARCLEY, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; BRANCH BANKING AND TRUST COMPANY; U.S. SMALL BUSINESS ADMINISTRATION; FLORIDA BUSINESS DEVELOPMENT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR.

- ABBREVIATION DESCRIPTION:**
- A/C AIR CONDITIONER
 - C CENTERLINE
 - I.D. IDENTIFICATION
 - L LENGTH
 - LB LICENSED BUSINESS
 - NA/V.D. NATIONAL AMERICAN VERTICAL DATUM
 - NG/V.D. NATIONAL GEODETIC VERTICAL DATUM
 - O.H. OVERHEAD UTILITIES
 - P.C. POINT OF CURVATURE
 - P.C.C. POINT OF COMPOUND CURVE
 - P.K. PARKER KYLON NAIL
 - P.R.C. POINT OF REVERSE CURVE
 - PSM PROFESSIONAL SURVEYOR MAPPER
 - P.T. POINT OF TANGENCY
 - R RADIAL / RADIUS
 - R/W RIGHT OF WAY

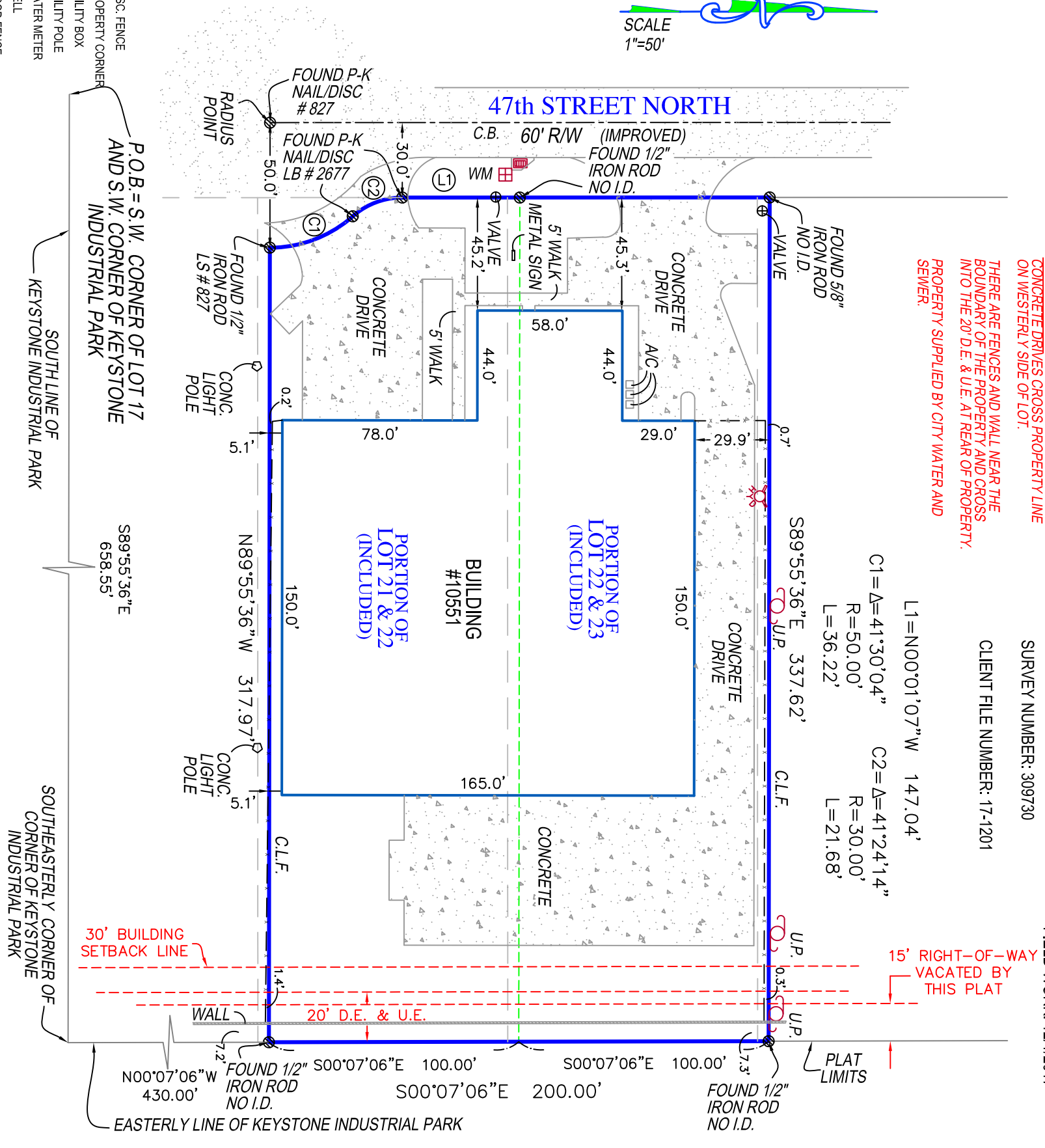
- SYMBOL DESCRIPTIONS:**
- [Symbol] = CATCH BASIN
 - [Symbol] = CENTERLINE ROAD
 - [Symbol] = COVERED AREA
 - [Symbol] = EXISTING ELEVATION
 - [Symbol] = HYDRANT
 - [Symbol] = MANHOLE
 - [Symbol] = METAL FENCE
 - [Symbol] = MISC. FENCE
 - [Symbol] = PROPERTY CORNER
 - [Symbol] = UTILITY BOX
 - [Symbol] = UTILITY POLE
 - [Symbol] = WATER METER
 - [Symbol] = WELL
 - [Symbol] = WOOD FENCE

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 4) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.

REVISIONS:

- 6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- 7) FENCE OWNERSHIP NOT DETERMINED
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D., 1929 DATUM, UNLESS OTHERWISE NOTED.
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415



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