

# INDUSTRIAL REALTY SOLUTIONS

ALL INDUSTRIAL...ALL THE TIME

## 12,046 SQ. FT. INDUSTRIAL FACILITY

12011 44TH STREET NORTH, CLEARWATER, FLORIDA 33762



- 12,046 SQUARE FOOT OFFICE/WAREHOUSE OR MANUFACTURING FACILITY
- 1,500± SQUARE FEET OFFICE
- 10,546± SQUARE FEET WAREHOUSE AND/OR LIGHT ASSEMBLY AREA
- 11.6'-14.6' CLEAR HEIGHT
- 2 GRADE LEVEL LOADING DOORS MEASURING 12' x 12'
- 2 DOCK WELLS WITH LEVELERS
- 400 AMP 3-PHASE POWER
- FULLY INSULATED - AIR LINES
- IH - HEAVY INDUSTRIAL ZONING CITY OF PINELLAS PARK
- 12 PARKING SPACES PLUS SIDE YARD & REAR PARKING
- .86 ACRE MOL SITE
- EXCESS LAND/OUTSIDE STORAGE
- "GATEWAY" LOCATION
- FOR SALE

FOR ADDITIONAL INFORMATION CONTACT:  
DERON THOMAS, CCIM, SIOR  
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  
WWW.INDUSTRIALREALTYSOLUTIONS.COM

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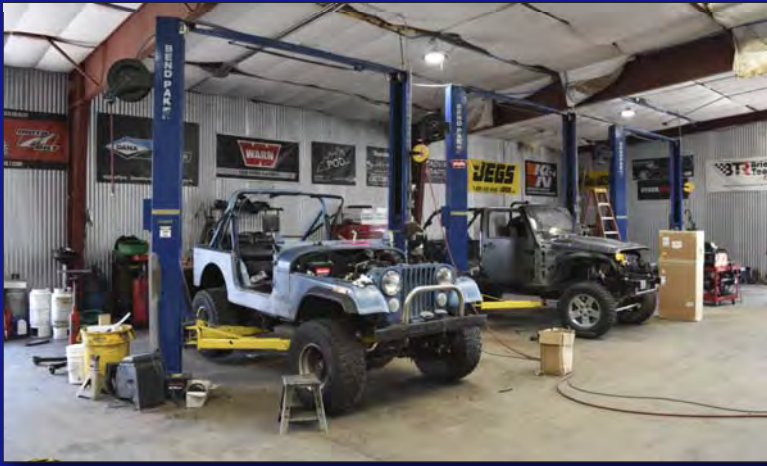
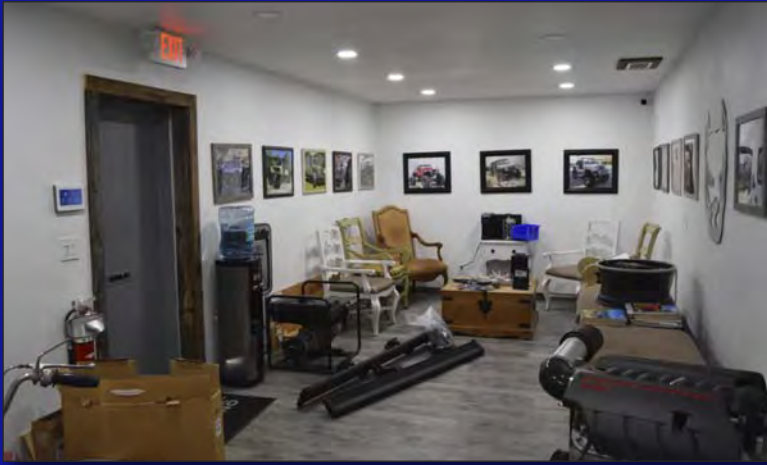
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