

# St Petersburg Climate-Controlled Warehouse

7490 30<sup>th</sup> Ave N  
St Petersburg, FL 33710

FOR SALE: \$4.6 million

Dee Maret, CCIM | 727-641-5736

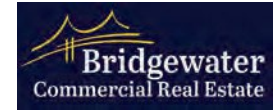
Kristopher Dumke | 813-541-4254





## Property Summary

Climate Controlled Warehouse | 7490 30th Ave N | Saint Petersburg, FL



### Property Summary

Sale Price:	\$4.6 million
Gross SqFt*:	19,000 SF
Total Heated SqFt*:	18,560 SqFt, Fully Climate Controlled
Warehouse SqFt:	14,500 SqFt (approx.)
Office SqFt:	4,060 SqFt (approx.)
Sector Type:	Flex Warehouse
Flood Zone:	X
Roof:	Flat
Clear Heights:	17.5 to 21.5 ft (warehouse)
Zoning:	IS (Industrial Suburban)
Lot Size:	1.25 Acres

### Property Overview

This concrete block industrial facility, offering 3-phase power, blends modern office spaces, a conference room and showroom areas with a high-clear warehouse for convenient racking and storage. Freshly painted, fully climate controlled and beautifully landscaped, this opportunity offers both professional appeal and functional efficiency. There are two overhead doors with ramp access and one dock-level door. Ample private parking for employees and customers alike. This corner lot in the Tyrone Planned Industrial District is just 0.2 mile away from Tyrone Boulevard with quick access to major roads and Interstate 275. This property is perfect for growing business owners or investors seeking a well-located, flood-free industrial facility.

\* Per Pinellas County Public Record

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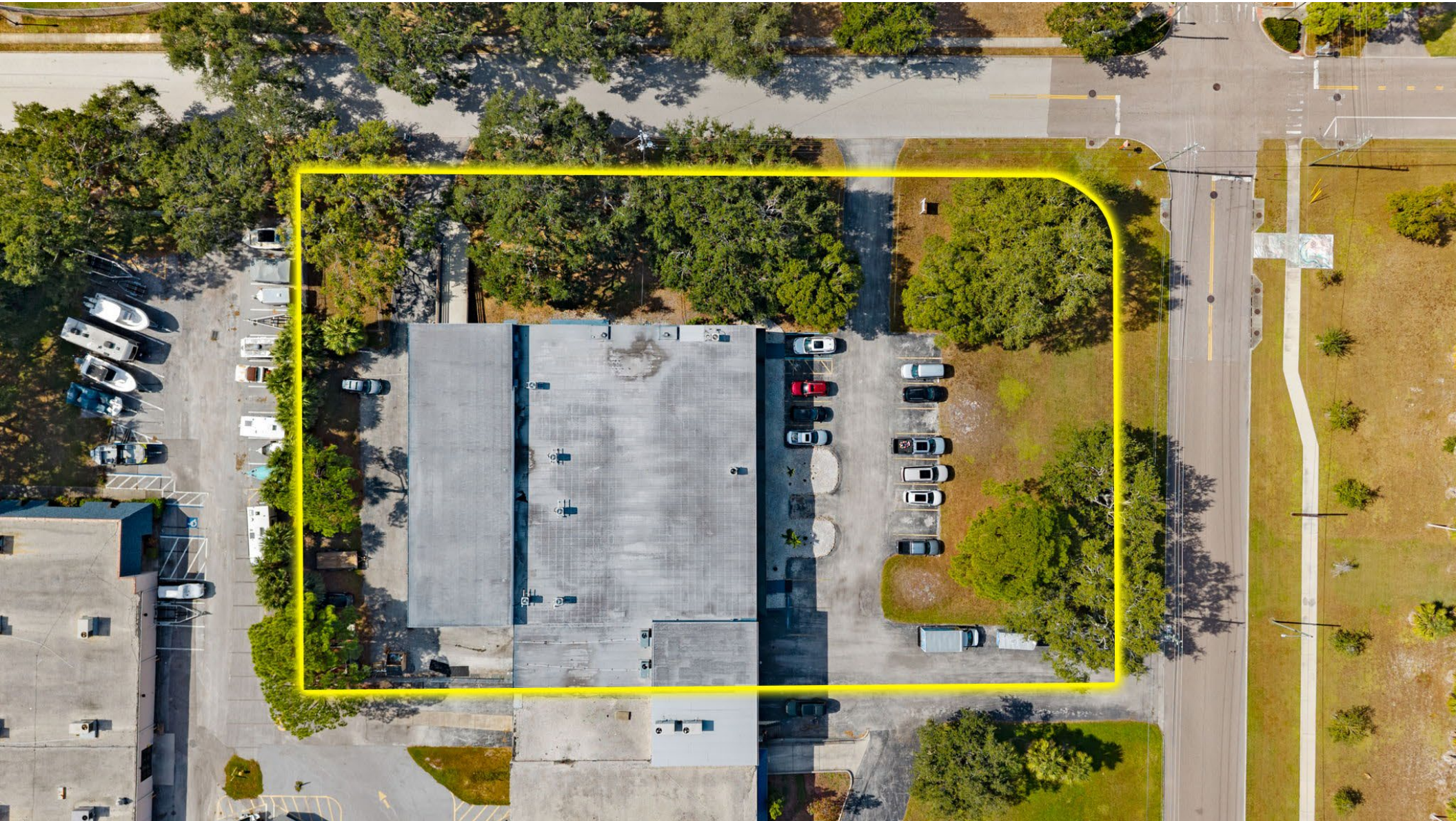


## Aerial Photo

Climate Controlled Warehouse | 7490 30th Ave N | Saint Petersburg, FL



0.2 miles to Tyrone Blvd ➡





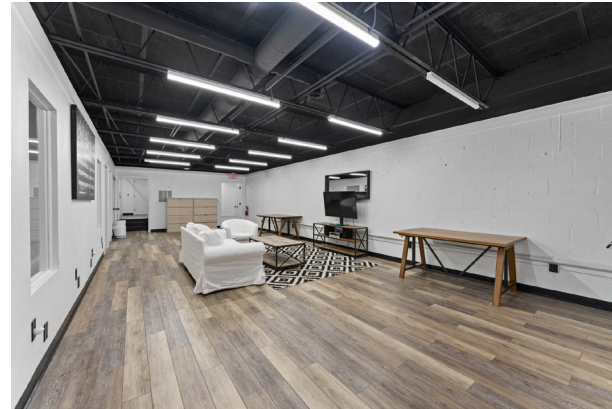
## Property Layout

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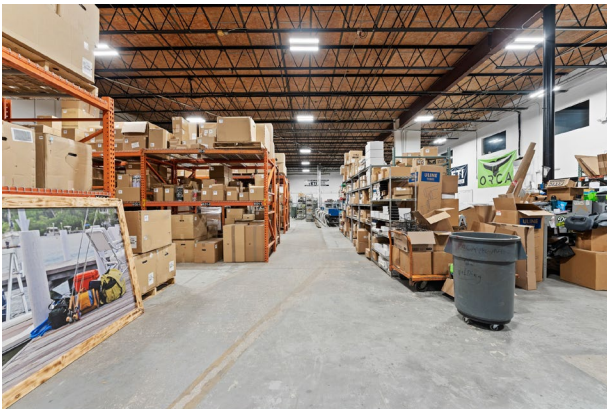
### First Floor Office and Showroom

The first floor office space is approximately 2,300 SqFt and includes a reception area, private offices, restrooms and a flexible showroom area.



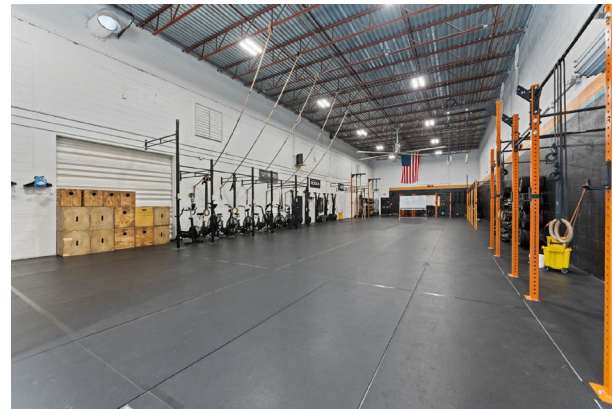
### Second Floor Office and Conference Room

The 2,340 SqFt updated second floor features private offices overlooking the warehouse with a large bullpen, large kitchen/breakroom with shower and bathrooms, and plenty of added storage.



### Main Warehouse

This climate-controlled space is approximately 8,200 SqFt and features ceiling heights ranging from 17.5 Ft to 21.5 Ft. This area has 2 docks. One is a drive-in from the rear. The Front has a dock leveler. Currently, this area is being used for inventory storage and light manufacturing.



### Additional Warehouse Space

This 4,070 SqFt space is currently being used as a Cross Fit Gym. This space is climate controlled with a drive-in roll up door and connects with the rest of the building. Clear height is approximately 21 Ft.

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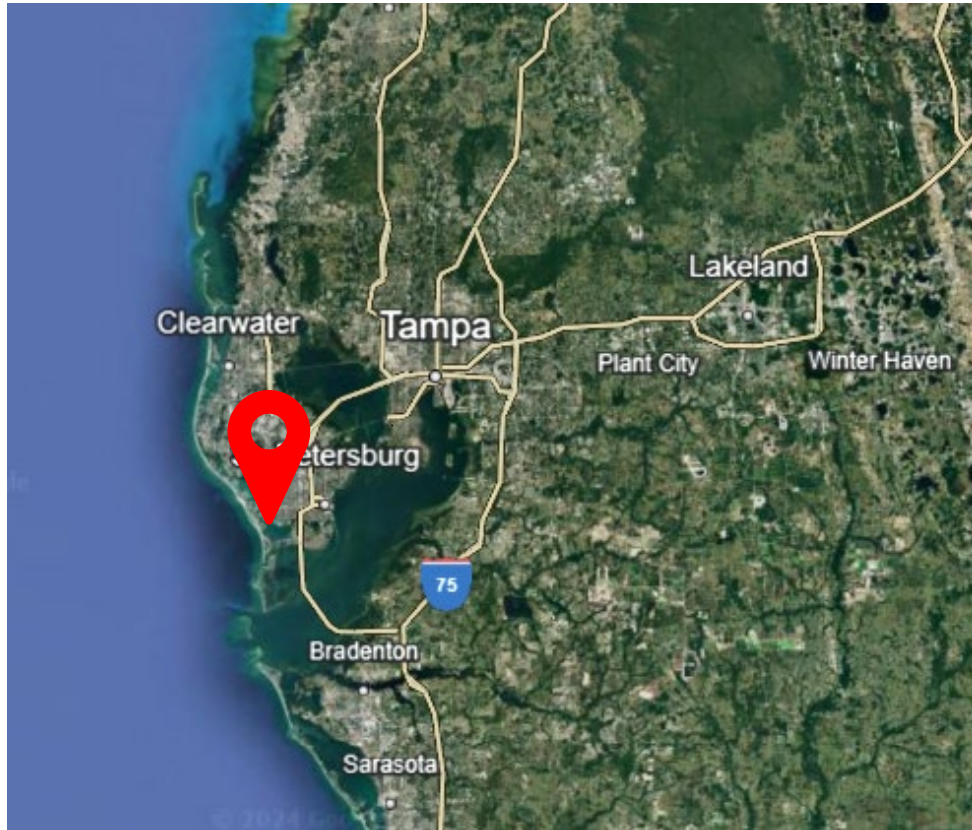
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## Location Description

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## Location Overview

The region around the industrial park is a suburban area known for a strong retail presence, abundant amenities, and convenient access to the Gulf beaches and major transportation routes. It is a self-sufficient area that provides a blend of quiet residential living with commercial convenience. Tyrone Square Mall is a major enclosed mall with numerous department stores, a movie theater and nationally recognized restaurants. The location offers excellent access to the Pinellas County beaches. St. Pete Beach, Treasure Island, and Gulfport's Waterfront District are all a short drive (approximately 15 minutes) to the west, providing extensive recreational opportunities and a coastal lifestyle. The area is well-connected by major roadways, including Tyrone Boulevard (Alternate U.S. 19), 66th Street, and 22nd Avenue N, facilitating easy travel throughout the region. The countywide transit authority is also enhancing bus service and planning a Park 'N Ride facility near the mall.



## Drive Times

Downtown St. Petersburg:	20 minutes
St. Pete Clearwater Airport:	25 minutes
Tampa International Airport:	30 minutes
Downtown Tampa:	40 minutes

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## Exterior Photos

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## First Floor Offices and Showroom

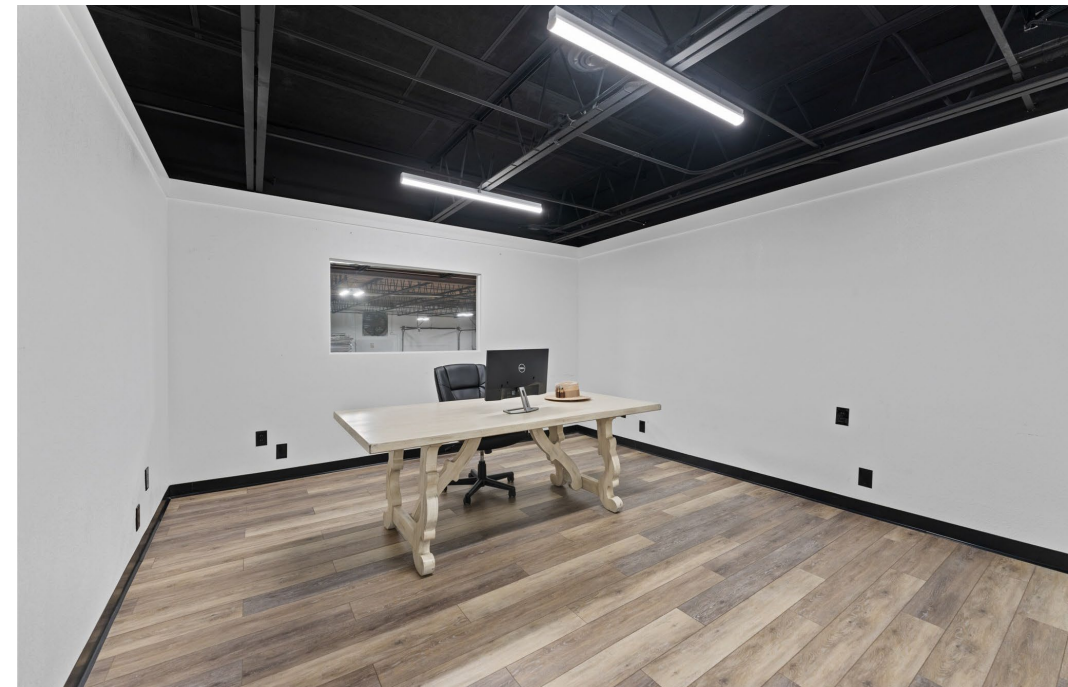
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## Second Floor Offices and Conference Room

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## Main Warehouse Space

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## Additional Warehouse Space

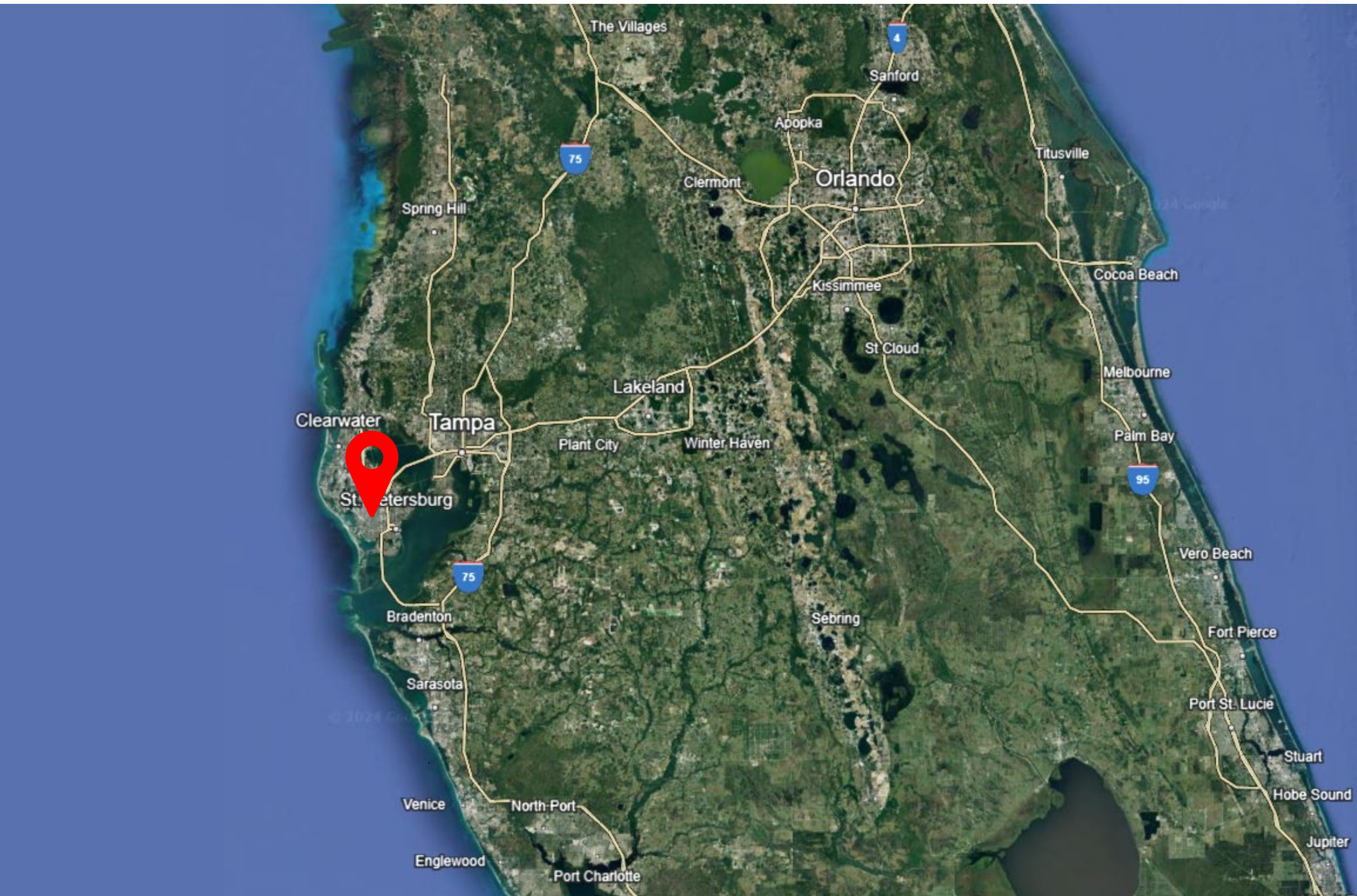
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## Regional Map

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## Additional Information

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## Potential Users

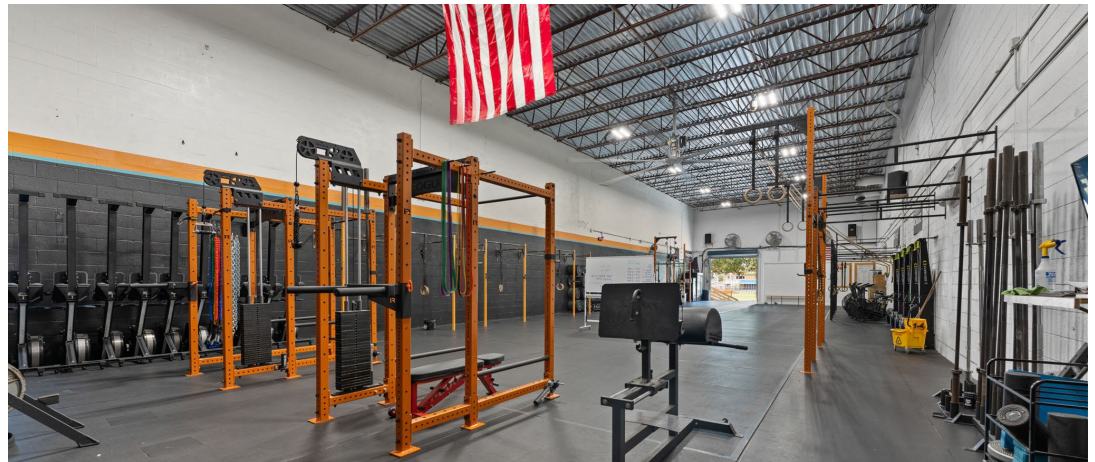
### Any warehouse user and/or distributor, including:

- Distribution and logistics
- Light manufacturers that require a sizable, flexible area for production and assembly.
- Research and development companies
- Businesses with storage needs such as a climate-controlled storage
- Pet care and kennel
- Catering services & food service contractors
- Microbrewery
- Any fleet-based service
- Establishments involved in construction
- Storage facility & mini warehouses
- Wholesalers

### Good candidate for Cost segregation suitability:

This IRS-approved tax strategy identifies and reclassifies a property's components into shorter depreciation schedules (5, 7 or 15 years) instead of a standard 39 years. This can provide:

- Accelerated depreciation
- Improved cash flow
- Enhanced ROI
- Significant Income tax savings



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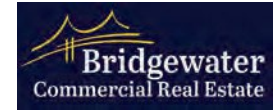
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