

13,400 SF OF INDUSTRIAL SPACE FOR LEASE



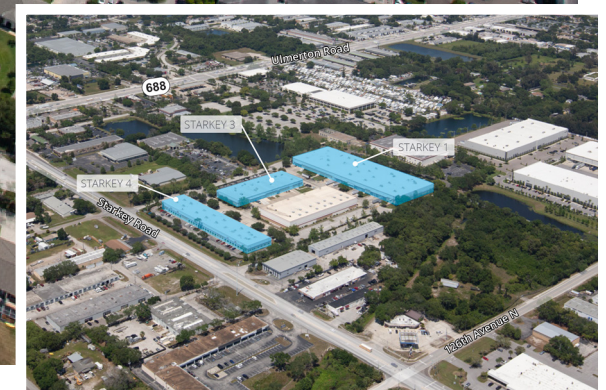
# Westbrook Corporate Center

11401 & 11451 S. BELCHER ROAD  
PINELLAS PARK, FL 337733



Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker














# portfolio OVERVIEW

The Portfolio is located in two high density submarkets of the Tampa Bay MSA, Pinellas and Pasco Counties. Four projects incorporating 10 buildings with a total net rentable area of 516,369 square feet are located in Pinellas County, Florida's most densely populated community. A two-phased project totaling 240,480 square feet known as Asturia Corporate Center is located in Pasco County.

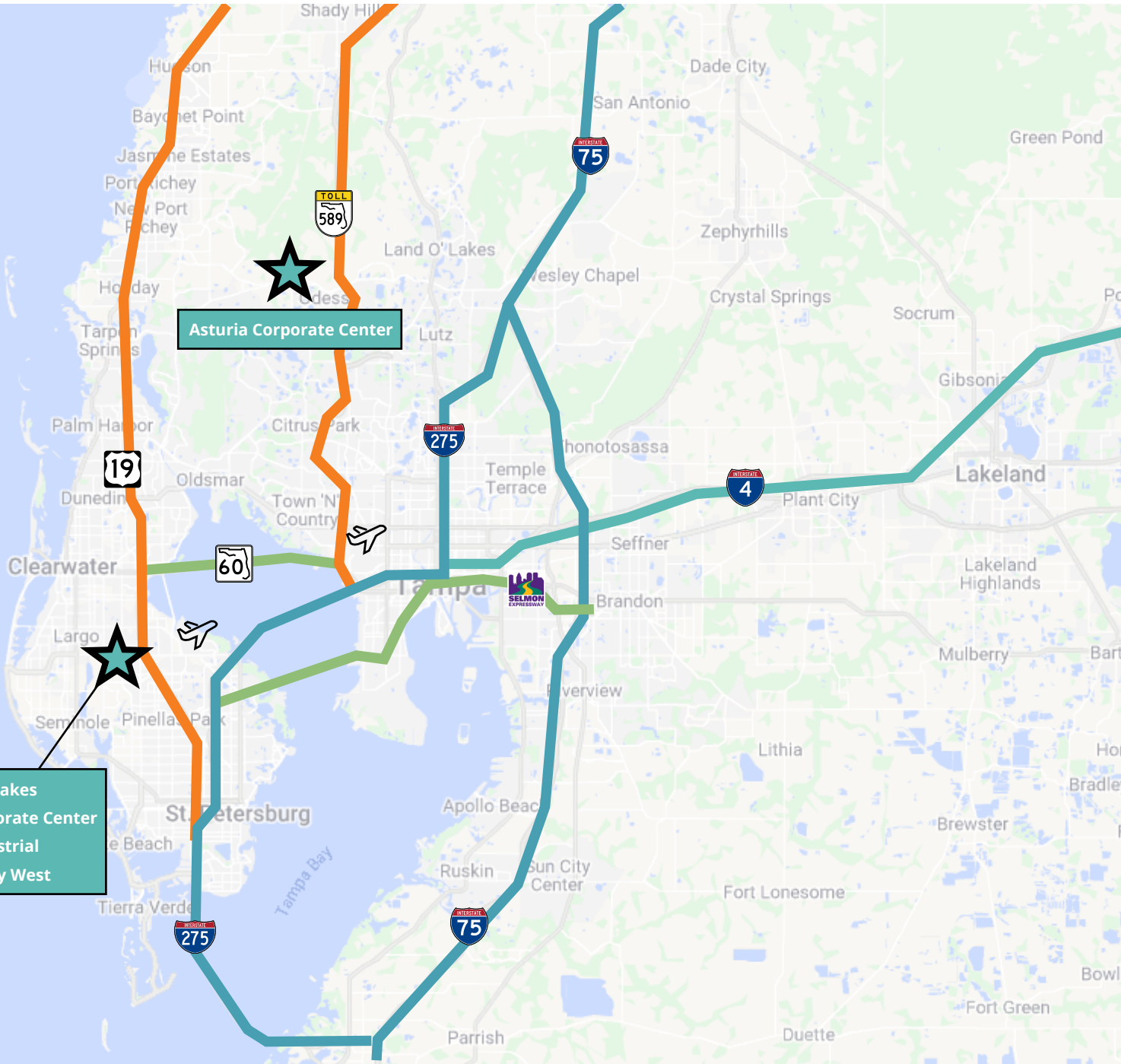
PROPERTY	ADDRESS	TOTAL SF	CLEAR HEIGHT	LOADING	PARKING	ZONING
Asturia Corporate Center Phase I - Building 1	2500-2514 Lakepoint Parkway Odessa, FL 33556	43,346 SF	24'	Rear-load, grade-level & ramp	89 (2.07/1K SF)	I - Industrial
Asturia Corporate Center Phase I - Building 2	2600-2622 Lakepoint Parkway Odessa, FL 33556	68,654 SF	24'	Rear-load, dock-high & ramp	201 (2.96/1K SF)	I - Industrial
Asturia Corporate Center Phase II	2650 Lakepoint Parkway Odessa, FL 33556	128,480 SF	30'	Rear-load, dock-high, grade-level & ramp	345 (2.70/1K SF)	I - Industrial
Starkey Lakes Building 1	12821 Starkey Road Largo, FL 33733	112,000 SF	24'	Rear-load, dock-high & ramp	161 (1.44/1K SF)	IL - Industrial Ltd
Starkey Lakes Building 3	12901 Starkey Road Largo, FL 33733	38,544 SF	20'	Rear-load, dock-high & ramp	91 (2.40/1K SF)	L - Industrial Ltd
Starkey Lakes Building 4	12955 Starkey Road Largo, FL 33733	48,000 SF	24'	Rear-load, dock-high	130 (2.70/1K SF)	L - Industrial Ltd
Westbrook Corporate Center Building 2	11401 S. Belcher Road Pinellas Park, FL 33773	41,221 SF	18'	Rear-load, dock-high & ramp	235 (2.70/1K SF)	M-1 - Light Ind
Westbrook Corporate Center Building 3	11451 S. Belcher Road Pinellas Park, FL 33773	45,907 SF	18'	Rear-load, dock-high & ramp	235 (2.70/1K SF)	M-1 - Light Ind
Star Industrial I-A	7995 114th Ave. N. Largo, FL 33774	29,384 SF	14'	N/A	(4.76/1K SF)	M-1 - Light Manf & Ind Dist
Star Industrial I-B	7935 114th Ave. N. Largo, FL 33774	82,322 SF	24'	Side-load, cross-dock, dock-high & ramp/well	(1.67/1K SF)	M-1 - Light Manf & Ind Dist
Star Industrial II	7975 114th Ave. N. Largo, FL 33774	45,000 SF	24'	Side-load, dock-high & ramp/well	(2.31/1K SF)	M-1 - Light Manf & Ind Dist
Star Industrial III	7875 114th Ave. N. Largo, FL 33774	15,000 SF	20'	N/A	(5.00/1K SF)	M-1 - Light Manf & Ind Dist
Bryan Dairy West	8040 Bryan Dairy Road Pinellas Park, FL 33774	58,771 SF	20'	Rear-load, dock-high & ramp	(2.73/1K SF)	M-1 - Light Ind

# DISTANCES

Belcher Rd.	0.2 miles
Starkey Rd.	0.9 miles
Ulmerton Rd.	1.7 miles
118th Ave.	2.3 miles
 19	2.3 miles
St. Pete/Clwtr Int'l Airport	5.2 miles
 275	5.3 miles
 60	7.2 miles
 589	16.6 miles
Tampa Int'l Airport	16.8 miles
	17.1 miles
 4	20.3 miles
 75	34.5 miles

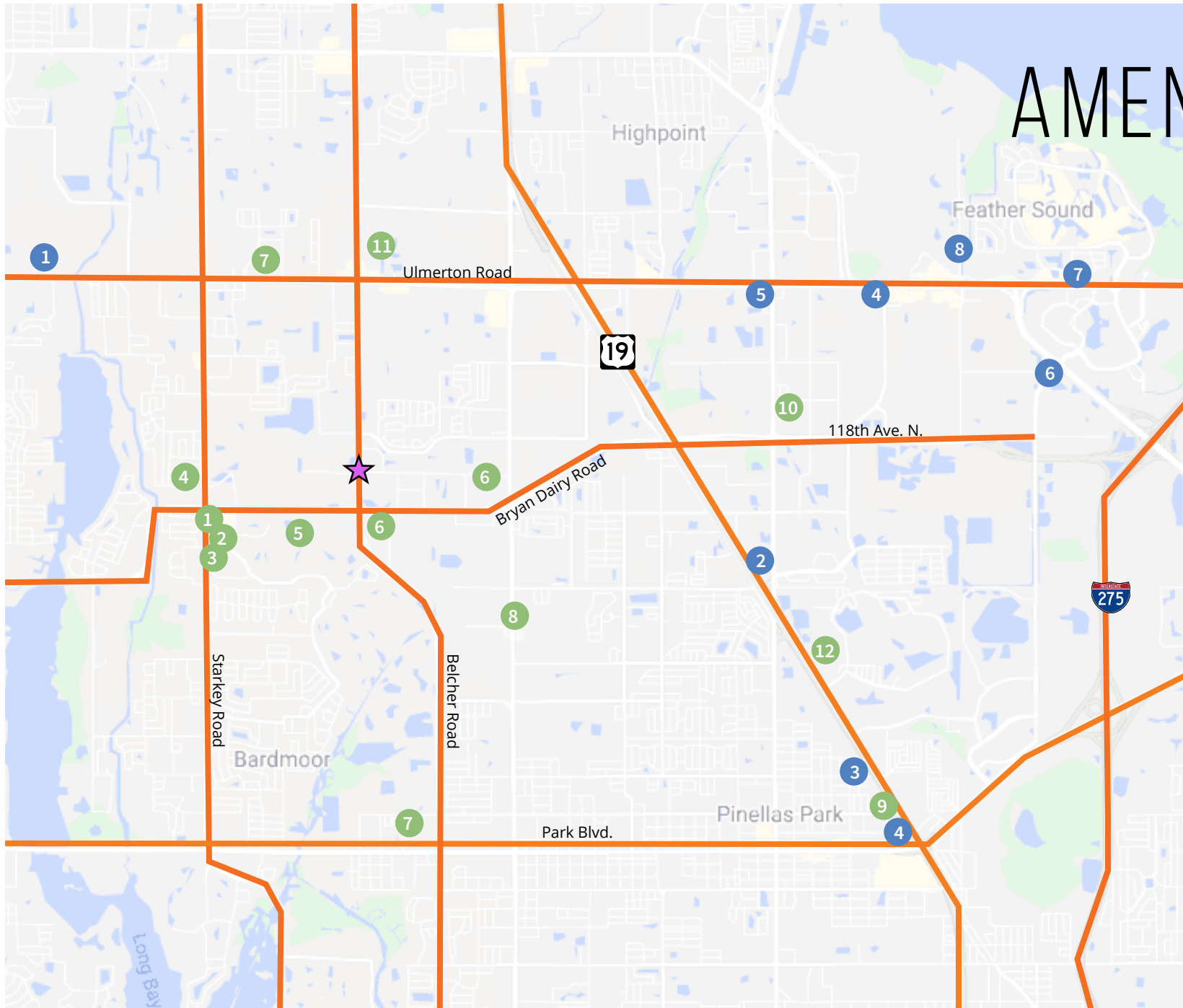
Starkey Lakes  
Westbrook Corporate Center  
Star Industrial  
Bryan Dairy West

Astoria Corporate Center





# AMENITIES



## FOOD

1. Panera Bread
2. Starbucks
3. Little Greek
4. Moe's
5. Dunkin'
6. Subway
7. Zaxby's
8. Pinellas Grill
9. Tijuana Flats
10. Engine 53 Pizza
11. Finley's Irish Eatery
12. Nuevo Vallarta

## HOTELS

1. Hilton Home2 Suites
2. La Quinta
3. Country Inn & Suites
4. Hampton Inn
5. Residence Inn Marriott
6. Saint Pete Marriott
7. Homewood Suites
8. Courtyard Marriott



# SITE plan



## property HIGHLIGHTS

18' clear height

Rear-load

6 ramps

36'x36' column spacing

100' buiding depth

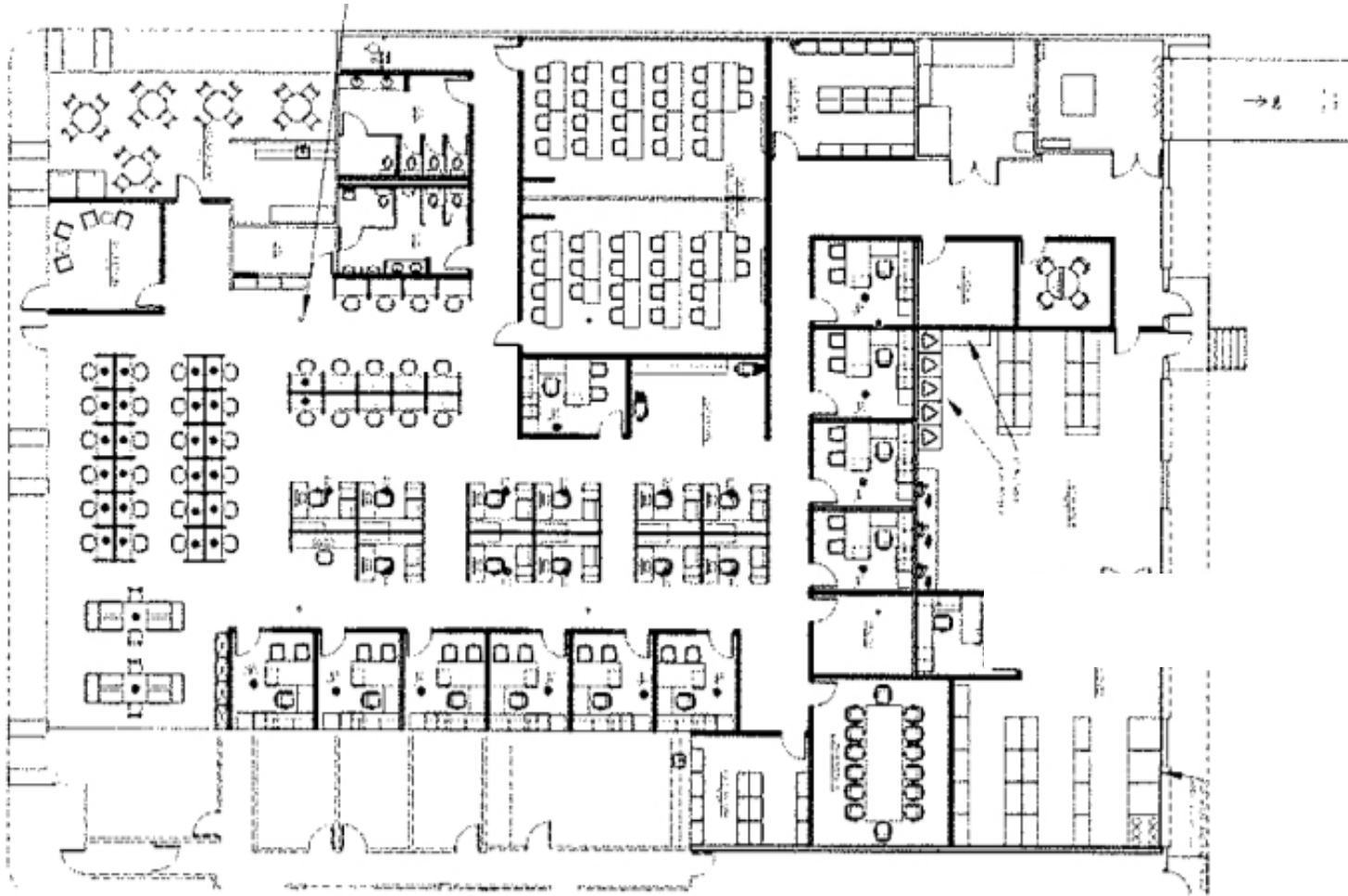
160' shared truck court

235 parking spaces

2.70/1,000 SF parking ratio



# BUILDING 2 suite 290



13,400  
Size (SF)

18'  
Clear height

YES  
HVAC

YES  
Sprinklered

4  
DH doors

1  
Ramp



# Westbrook Corporate Center

11401 & 11451  
S. Belcher Road  
Pinellas Park, FL 33773

## CONTACT:

**John Dunphy, CCIM, SIOR**  
Executive Managing Director  
+1 813 387 1312  
johnc.dunphy@am.jll.com

**Peter Cecora, SIOR**  
Executive Vice President  
+1 813 387 1297  
peter.cecora@am.jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022, Jones Lang LaSalle IP, Inc. All rights reserved.

