

**FOR LEASE**

Office Space



1363 22nd Street N.  
St. Petersburg, Florida 33710



**VECTOR**  
COMMERCIAL REAL ESTATE



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# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

*Prime industrial campus available in one of St. Pete's most sought-after industrial corridors — lease the office suite and adjacent warehouse together as a combined operation, or take either independently.*

*1363 22nd Street North, Suite A — 1,400 SF of finished office space featuring a large reception area, three private offices, and an open work area. Lease on its own, or as an ideal administrative or sales front for a warehouse tenant when combined with the adjacent warehouse building.*

*1331 22nd Street North — 5,600 SF clear-span warehouse, fully insulated and air-conditioned, with eight (8) 14' grade-level roll-up doors and full drive-through capability. Includes a newly built-out 600 SF office with reception, conference room, two private offices, and a work/break area. 15'6" clear height (20' at peak), 400 amp single-phase electric. A 7,500 SF fenced yard with direct access to 13th Avenue North provides secure outdoor storage, plus a separate shared lot with a dedicated parking pad.*

*Lease Rates: \$25.00/SF Modified Gross for the 1400 SF office suite. \$22.00/SF NNN for the warehouse + \$1,500/mo for yard; Quick access to I-275, Downtown St. Pete, and US-19.*



### LEASE RATE

\$25.00 SF Modified Gross



### LOCATION

1363 22<sup>nd</sup> St. N. Suite A  
St. Petersburg, FL 33713



### SIZE

Office Suite: 1,400 SF



### USE

Office Space



### FEATURES

- Large Reception Area
- 3 Private Offices
- Open Work Area



### Additional Warehouse Space Available

- 1311 22<sup>nd</sup> St. N.
- 5,600 SF Fully Air Conditioned Warehouse
- 7,500 SF Yard
- 600 SF Newly Built-Out Office space with 2 Private Offices, Conference and Reception Area

1363 22nd Street N



1311 22<sup>nd</sup> Street N.  
(Additional Space Available)



# 1363 & 1311 22nd Street N



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