

## For lease

12300 44th Street N, Clearwater, FL 33762

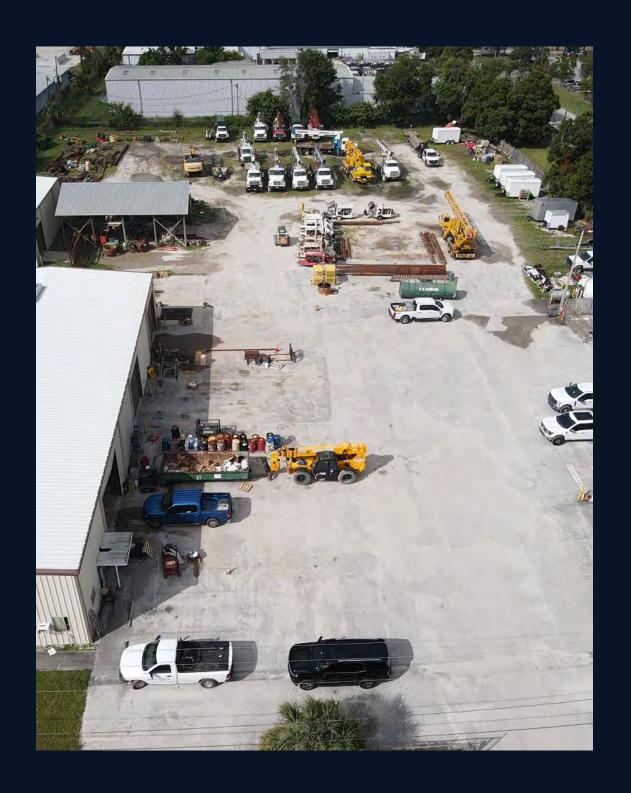
11,640 SF across three structures on 2.84 AC of industrial outdoor storage





## Highlights

Total SF	11,640 SF
Office	2,940 SF
Warehouse	7,200 SF
Repair shop	1,500 SF
Acres	2.84 AC
Available	June 1, 2026
Loading	Warehouse - three (3) grade-level doors (16'2" x 14') Repair shop - two (2) grade-level doors Front loading door - 9' 11" x 12' Side loading door - 12' x 12'
Clear height	Warehouse - 17' 7" Repair shop - 17'
Zoning	IH - Industrial heavy
Site features	Two (2) points of access Fenced and gated
Planned improvements	Improved fencing and gating Site re-graveling/paving Building system/roof repairs and replacement Warehouse and office fit-out
Clear height  Zoning  Site features  Planned	Front loading door - 9' 11" x 12' Side loading door - 12' x 12'  Warehouse - 17' 7" Repair shop - 17'  IH - Industrial heavy  Two (2) points of access Fenced and gated  Improved fencing and gating Site re-graveling/paving Building system/roof repairs and replacement



## Photos



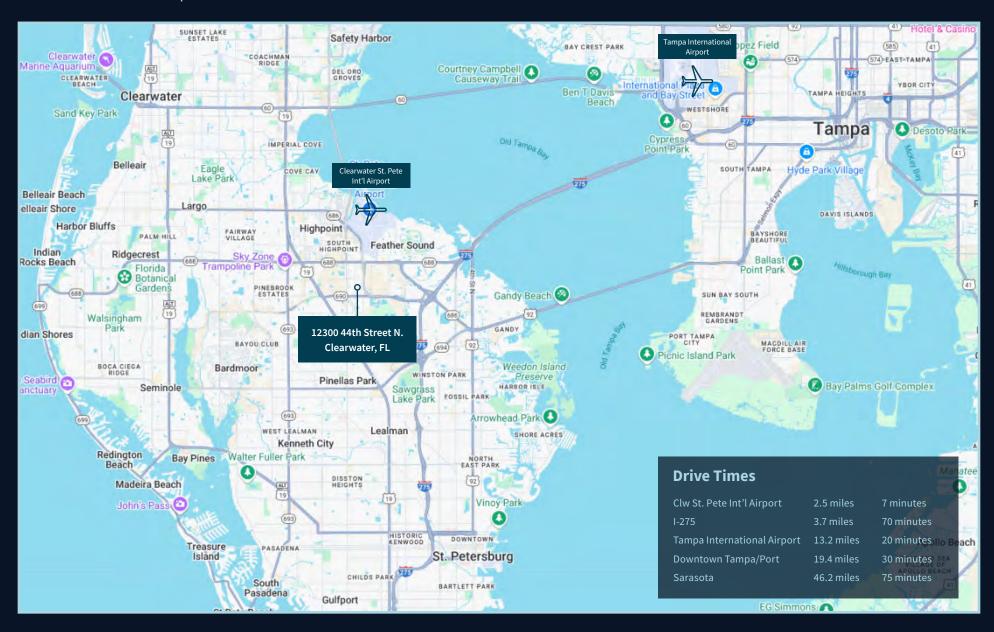








## Location map





Contact:

Peter Cecora, SIOR

Executive Managing Director
+1 813 387 1297
peter.cecora@jll.com

Olivia Brock
Associate
+1 813 387 1320
olivia.brock@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make 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. JLL does not accept 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 with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.