



# For lease

12300 44th Street N, Clearwater, FL 33762

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







12300 44th Street N, Clearwater, FL

# Highlights

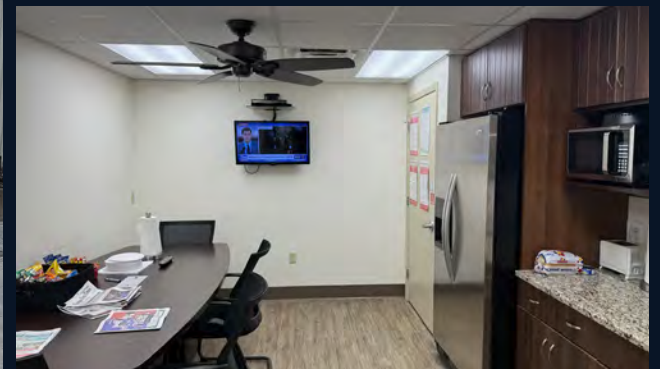
Total SF	11,640 SF
Office	2,940 SF
Warehouse	7,200 SF
Repair shop	1,500 SF
Acres	2.84 AC
Available	June 1, 2026
Loading	Warehouse - three (3) grade-level doors (16'2" x 14') Repair shop - two (2) grade-level doors Front loading door - 9' 11" x 12' Side loading door - 12' x 12'
Clear height	Warehouse - 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





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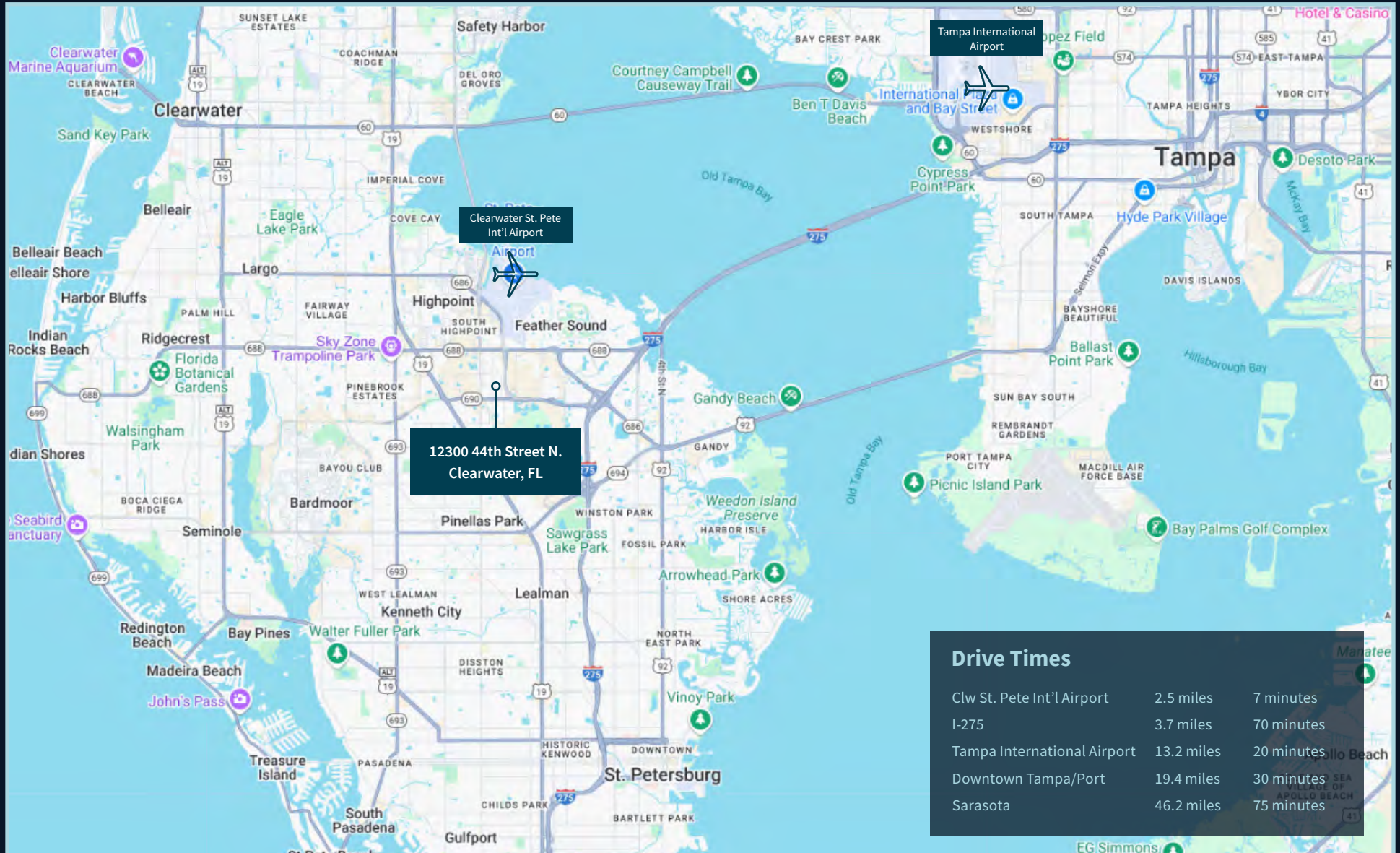
## Photos





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## Location map



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