

For Lease

Industrial/flex space



Waterside Business Center

13100-13191 56th Court, Clearwater, FL 33760

Property Features

- 8 building flex park totaling 284,170 SF
- Industrial, flex and office space
- Dock-high and grade-level loading
- 3-phase power
- Wet sprinkler system
- Concrete block construction
- M-1 zoning

Location

- Located along Ulmerton Road, a major road between 49th St. and US-19
- Convenient access to/from I-275
- 2 miles to/from St. Petersburg/Clearwater Int'l Airport

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Waterside Business Center / Clearwater

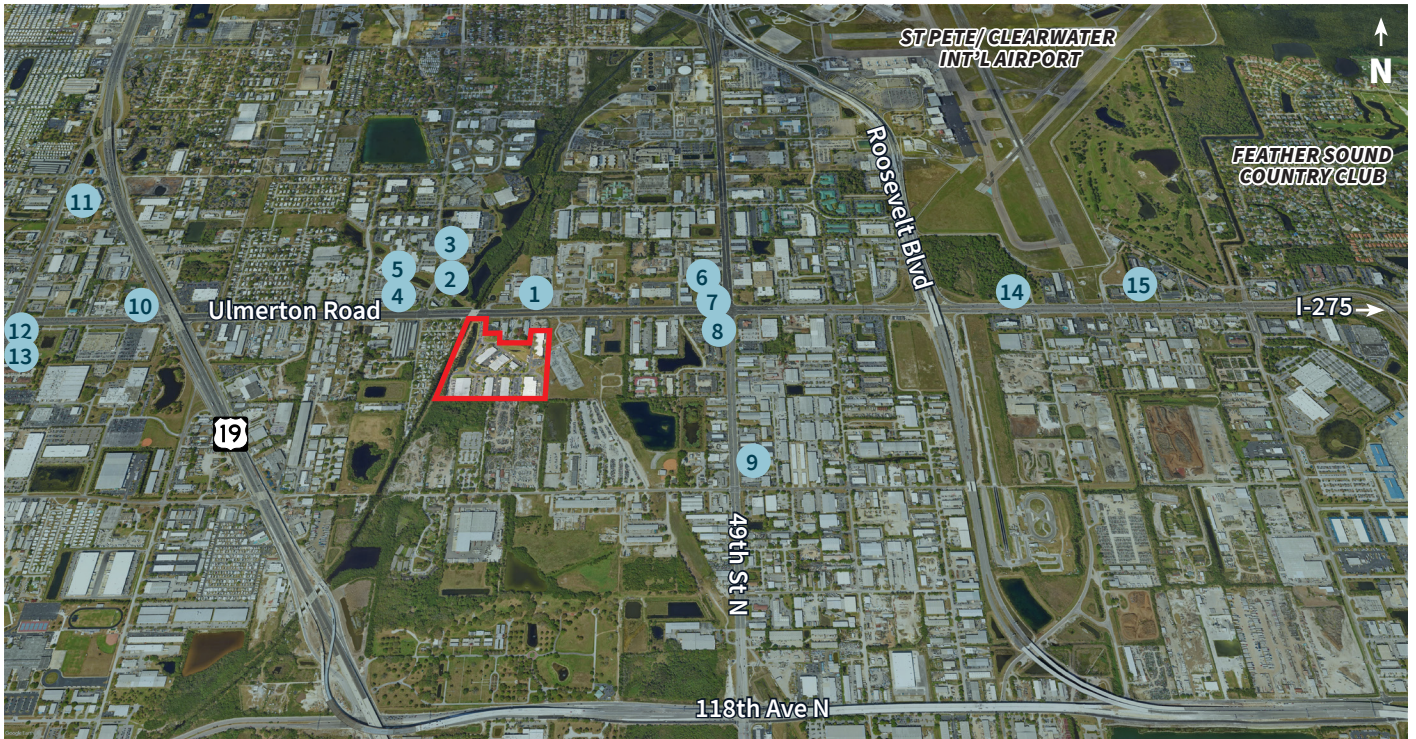


Waterside Business Center Tenants



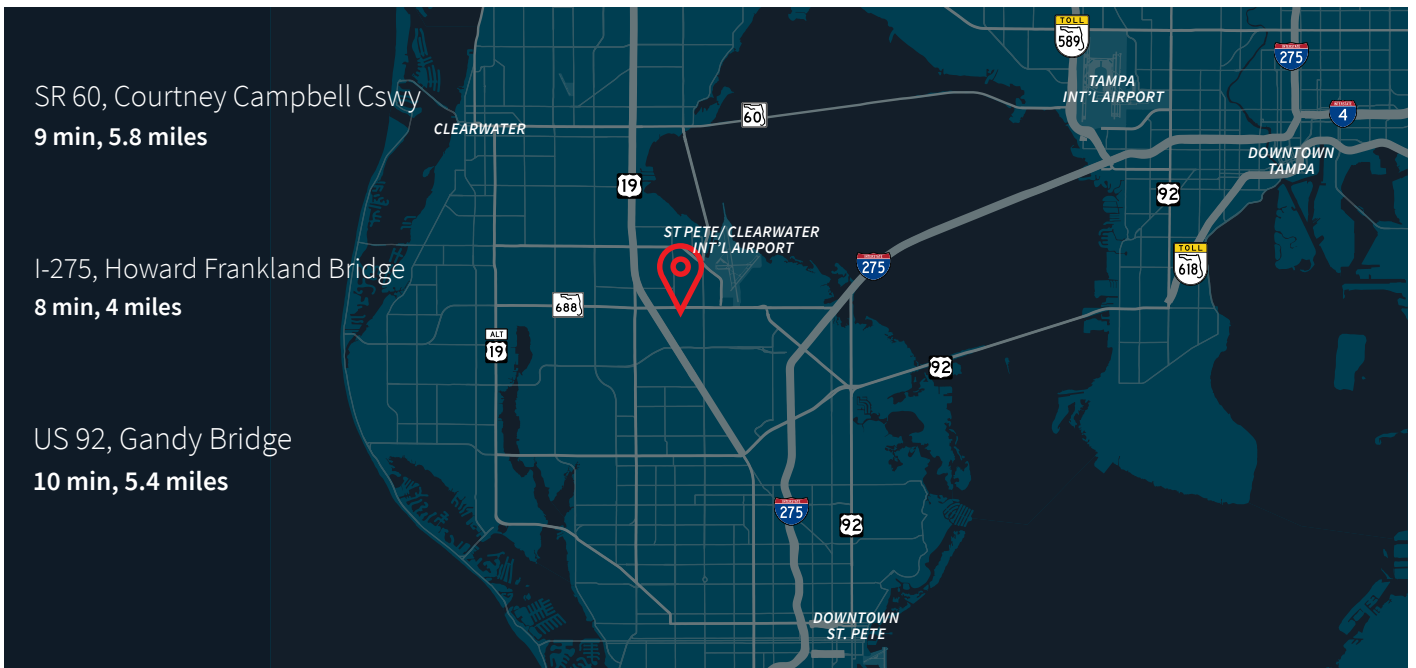
Waterside Business Center / Clearwater





Dining/Convenience (5-minute drivetime)

- | | | |
|------------------------------|----------------------|---------------------------|
| 1. Krispy Crunchy Chicken | 6. Mike's Pizza | 11. La Mordida Restaurant |
| 2. The Breakroom Bar & Grill | 7. Checkers | 12. Arby's |
| 3. Nature's Table | 8. Circle K | 13. Burger King |
| 4. Kobe Italian | 9. Big Storm Brewing | 14. Cracker Barrel |
| 5. Mugs Sports Bar & Grill | 10. 7-Eleven | 15. Bascom's Chop House |

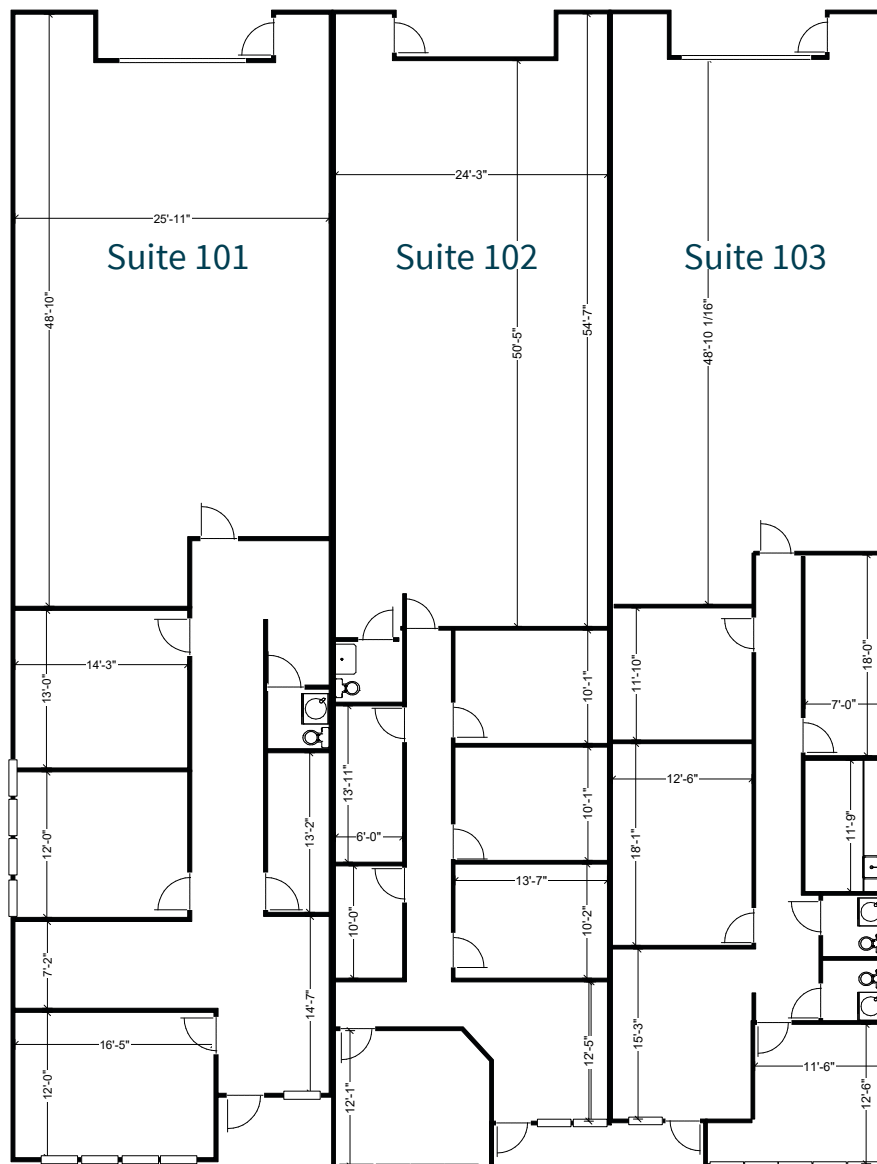
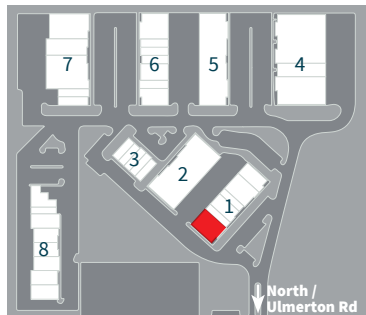


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Waterside Business Center

Building 1 - 13191 56th Court, Clearwater, FL 33760

Suite 101	2,581 SF
Suite 102	2,699 SF
Suite 103	2,662 SF
Total	7,942 SF



*Proposed floorplan. Make-ready work in progress.

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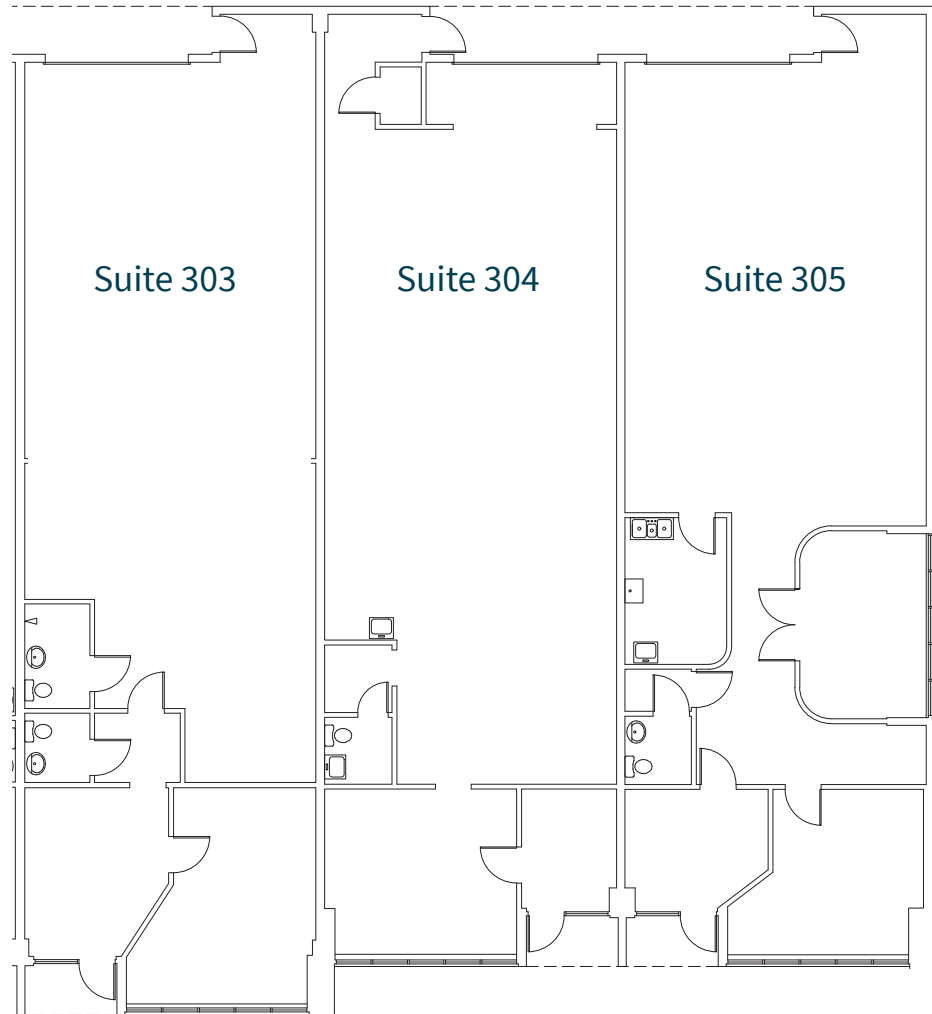
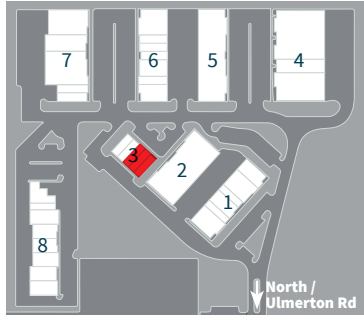


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Waterside Business Center

Building 3 - 13131 56th Court, Clearwater, FL 33760

Suite 303	2,187 SF
Suite 304	2,092 SF
Suite 305	2,122 SF
Total	6,401 SF



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