

INDUSTRIAL SPACE FOR LEASE

5366 - 115th Avenue North

Clearwater, Florida 33760

19,750 Square Feet



Renovation In Progress

Property Highlights

- 19,750 square feet available
- Next to a “twin” building next door containing 21,840 sf for a total of 41,590 sf available
- Rental Rate: \$14.00/sf NNN
- 17’ 5” clear ceiling height
- Concrete block construction
- Parking: 1.62/1,000 RSF (33 spaces)
- Signage available
- Open plan warehouse
- HVAC can be installed throughout
- Four (4) electric OH doors - two 12x12 (grade level) & two 10x10 (one grade level and one dock-high via ramped pit)
- 480 amp, 3 phase electric
- Flood Zone X
- Zoned M-1 – Approved uses include: Light Manufacturing/Assembly, Storage, Warehouse, Lab, Office, Brewery
- Built in 1981
- Extensive renovations underway:
 - New Insulated roof
 - Impact rated glass doors, storefronts and overhead doors in 2019
 - Landscaping
 - Resurfaced parking lot in 2019
 - Exterior façade and paint
 - LED Lighting
 - Electrical

Wendy Giffin
Executive Director
+1 727 599 3799
wendy.giffin@cushwake.com



**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

INDUSTRIAL SPACE FOR LEASE

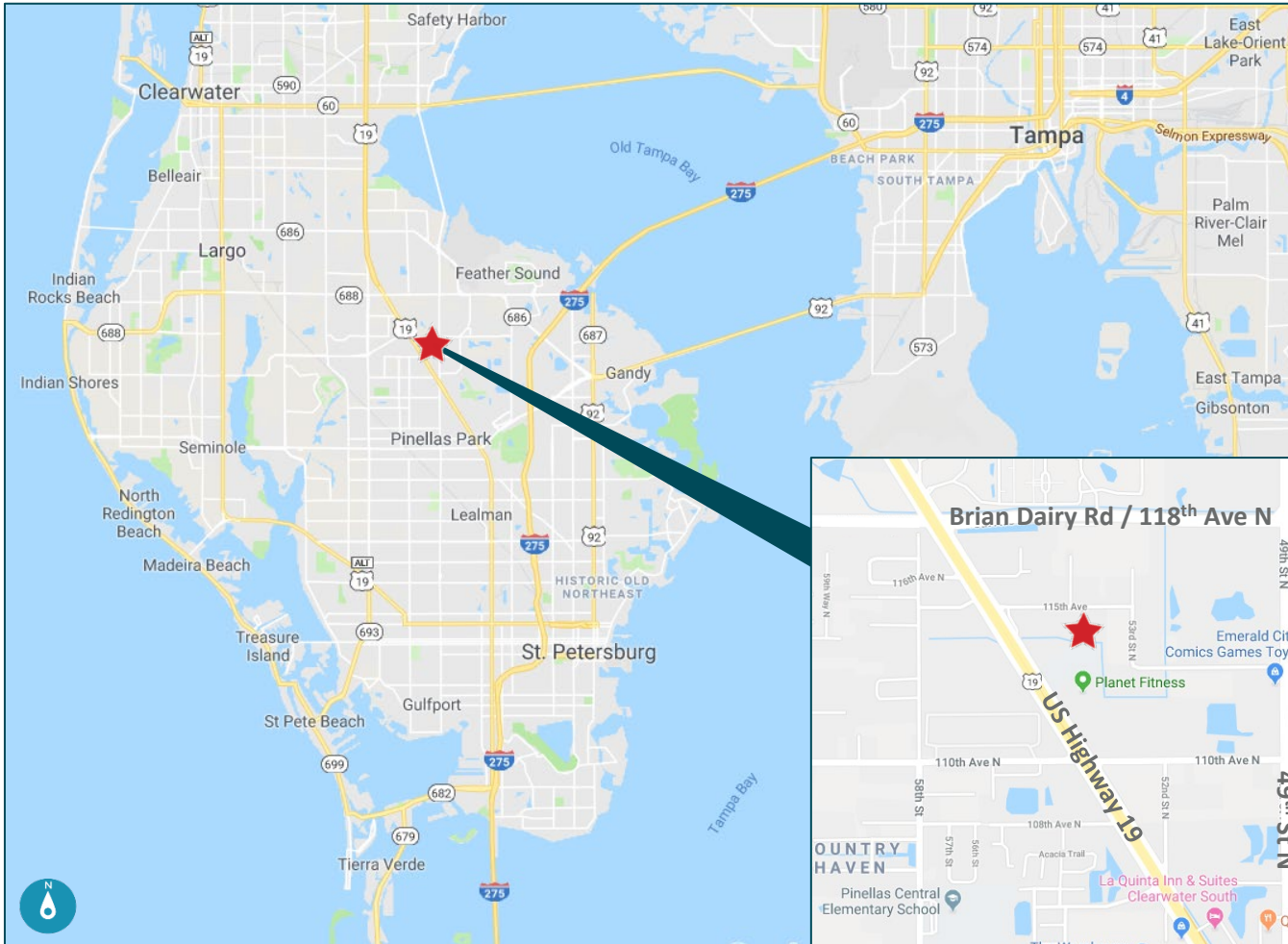
5366 115th Avenue North

Clearwater, Florida 33760

19,750 Square Feet

LOCATION

- Located in the triangle of US Highway 19, 49th Street and 118th Avenue
- Minutes to Ulmerton Road and Interstate 275



Wendy Giffin
Executive Director
+1 727 599 3799
wendy.giffin@cushwake.com

