Owner/User + Small Bay Multi-Tenant Industrial

13195 49th St N, Clearwater, FL 33762

Industrial
Investment Opportunity
Offering Memorandum

±25,745 SF | ±20,000 SF Ready for Immediate Occupancy

Exclusively Listed By

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PROPERTY OVERVIEW

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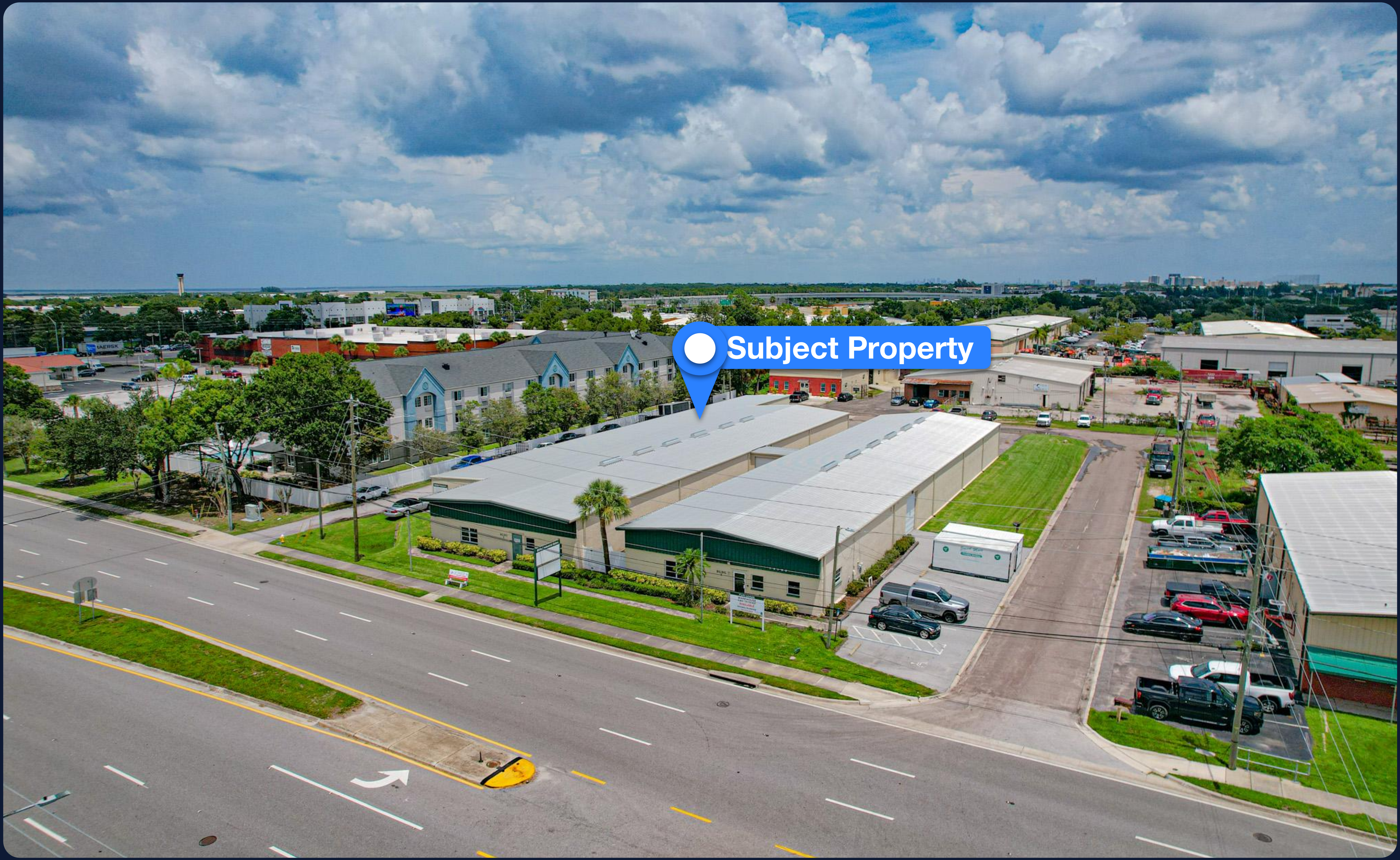

INVESTMENT HIGHLIGHTS

Property Highlights

Small Bay Income Offsets Nearly All Property Expenses

- At market rents, the small bay suites generate sufficient income to offset nearly all of the property's projected operating expenses, including taxes, insurance, repairs and maintenance, and utilities. A buyer can occupy the remaining 20,000 SF for its own operations while the tenant income carries the majority of the property's operating costs, rather than paying rent to a third-party landlord without building equity.

Below-Market Small Bay Rents Provide Additional Upside

- The existing small bay tenants pay an average of approximately $11.52/SF gross, compared with projected market rents of $15.00/SF gross. With each lease structured on an annual, auto-renewing basis, a buyer has the flexibility to gradually increase rents and grow annual income from approximately $59,733 to $86,175.

Flexible 20,000 SF Owner-User Footprint

- The available warehouse space is divided into two approximately 10,000 SF sections, giving a buyer the flexibility to occupy the entire 20,000 SF or use one section while leasing the other. Fourteen grade-level doors and 12'–14' clear heights support efficient access, storage, and daily operations for a range of service and light industrial users.

INVESTMENT HIGHLIGHTS

Facility & Location Highlights

Rare Opportunity to Control an Infill Industrial Facility

- The property offers approximately 25,745 SF of masonry industrial space on 1.32 acres in land-constrained Pinellas County. With limited opportunities to acquire comparable owner-user facilities in the Gateway submarket, a buyer can secure long-term control of its operating location while building equity and reducing its exposure to rising industrial rents.

Mid-Pinellas Gateway Location

- The property is positioned on 49th St N near Ulmerton Rd in the Gateway submarket, providing central access throughout Pinellas County. The location allows service businesses to efficiently reach Clearwater, Largo, and St. Petersburg while maintaining convenient connectivity to Tampa via the Bayside Bridge, Courtney Campbell Causeway, and I-275. For an operator dispatching crews and trucks daily, this central position creates meaningful operational efficiencies.

Tampa, FL
±16.5 Miles Away
N
St. Pete-Clearwater
International Airport
1-800-PLUMBER +AIR
± 50,000 VPD
686
Subject Property
INTEGRATED
OPENINGS
SOLUTIONS
RAYMOND JAMES
amazon
686
± 58,000 VPD
Gateway Expy
THE UPS STORE
Speedway
SHOWTIME Speedway
PINELLAS PARK, FLORIDA
DAIKIN
BIG 3 TRUCK PARTS
The Reserve at Gateway Apartments
±221 Units
690
± 42,000 VPD
MASTRY ENGINE CENTER
United Rentals
THE CABINET HARBOR
U-HAUL
19
± 57,000 VPD
planet fitness
DOLLAR GENERAL
WM
WASTE MANAGEMENT
DDP MEDICAL SUPPLY
275
± 136,000 VPD
Google Earth

RENT ROLL

Rent Roll

Tenant / Occupant	Suite(s)	SF	Monthly Rent	Annual Rent	Rent/SF/Yr (Small Bay Only)	Lease Type	Lease Term
Tenant #1	A	576	$636.69	$7,640.28	$13.26	Gross	Annual - auto-renew
Tenant #2	B	1,152	$1,157.63	$13,891.56	$12.06	Gross	Annual - auto-renew
Tenant #3	C	576	$636.69	$7,640.28	$13.26	Gross	Annual - auto-renew
Tenant #4	D	1,152	$1,157.63	$13,891.56	$12.06	Gross	Annual - auto-renew
Tenant #3	H	1,728	$1,389.15	$16,669.80	$9.65	Gross	Annual - auto-renew
VACANT	WHS 1	10,000	-	-	-	-	-
VACANT	WHS 2	10,000	-	-	-	-	-
Totals		**25,184**	**$4,977.79**	**$59,733.48**	**$11.52**		

INCOME & EXPENSE SUMMARY

Income	In-Place	Stabilized	Per SF
Annual Rent (Small Bay Rental Income)	$59,733.48	$86,175.00	$15.00
Remaining 20,000 SF	Owner/User	Owner/User	Owner/User
Total Gross Income	$59,733.48	$86,175.00	$15.00
Effective Annual Gross Income (EGI)	**$ 59,733.48**	**$86,175.00**	**$3.35**

Expenses	In-Place	Stabilized	Per SF
Property Taxes	$29,585.00	$54,127.00	-
Insurance	$20,000.00	$25,745.00	$1.00
Repairs & Maintenance	$6,300.00	$7,723.50	$0.30
Utilities	$1,200.00	$ 3,861.75	$0.15
Total Annual Operating Expenses	$57,085.00	$91,457.25	$3.55
Net Operating Income	**$2,648.48**	**($5,282.25)**	**($0.21)**

FINANCIAL SUMMARY

$3,600,000	±25,745 SF	$139.83	±1.32 AC
Asking Price	Total SF	Price Per SF	Lot Size

Property Information

Full Address	13195 49th St N
City, State, Zip	Clearwater, FL 33762
Total Building SF	±25,745
Acreage	±1.32
Building Coverage Ratio	44.77%
Zoning	M-1
Year Built / Effective	1964 / 1971
Construction	Masonry
Clear Heights	12' - 14'
Grade Level Doors	14
Small Bay Lease Type	Gross
Average Rent / SF - Small Bay	$11.52

PROPERTY PHOTOS

INTERIOR PHOTOS

SITE PLAN

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Clearwater, FL 33762

MARKET OVERVIEW

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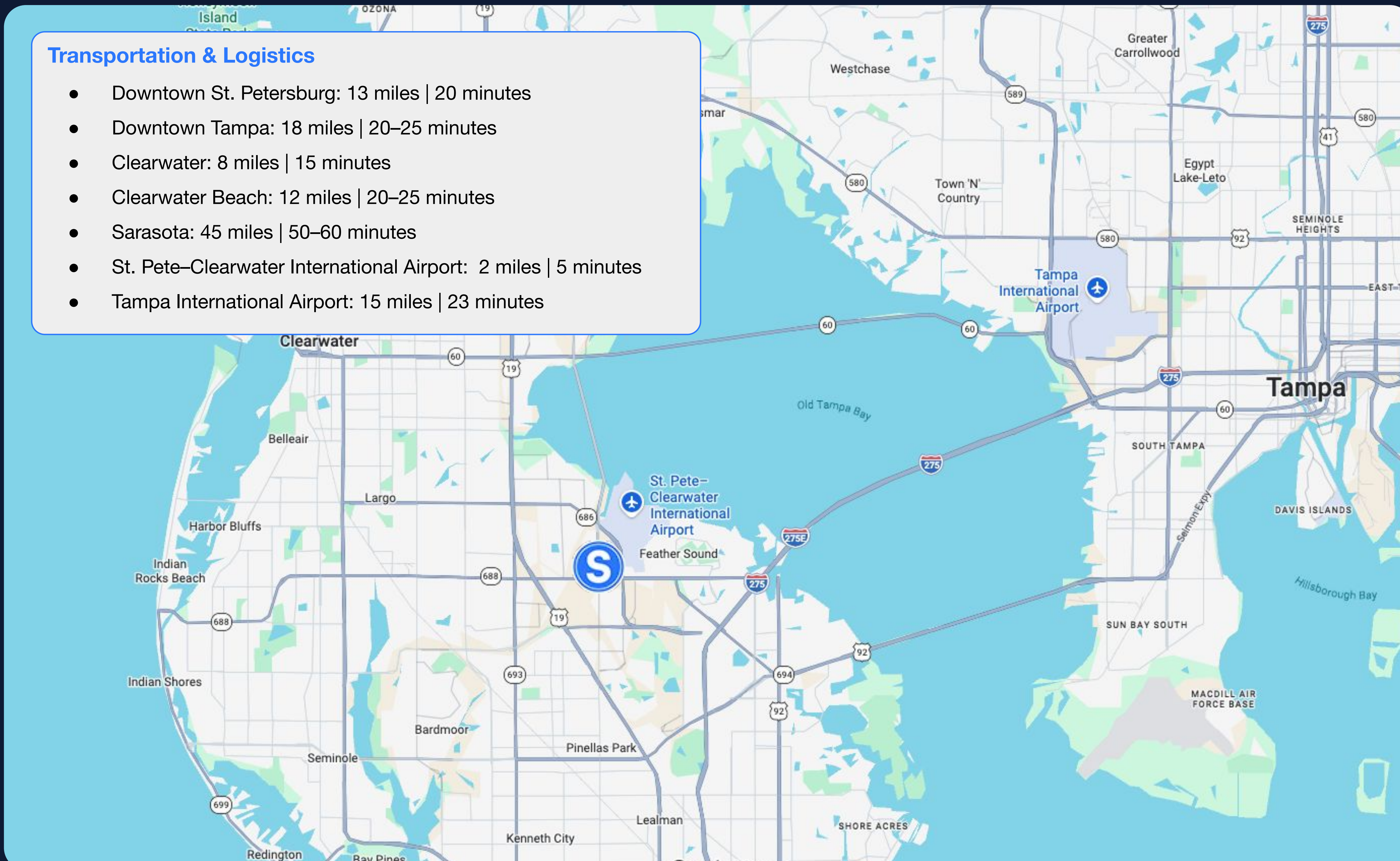
Transportation & Logistics

- Downtown St. Petersburg: 13 miles | 20 minutes
- Downtown Tampa: 18 miles | 20–25 minutes
- Clearwater: 8 miles | 15 minutes
- Clearwater Beach: 12 miles | 20–25 minutes
- Sarasota: 45 miles | 50–60 minutes
- St. Pete–Clearwater International Airport: 2 miles | 5 minutes
- Tampa International Airport: 15 miles | 23 minutes



Clearwater, FL

Gulf-to-Bay Boulevard Corridor Improvements:
Clearwater is benefiting from planned and ongoing transportation improvements along key corridors, including Gulf-to-Bay Boulevard (SR 60), focused on enhancing roadway operations, intersection efficiency, and multimodal connectivity. These investments are designed to improve access between Clearwater's commercial areas, US 19, Tampa Bay, and the Gulf Coast.

Local Market Overview

Clearwater is located along Florida's Gulf Coast in Pinellas County, positioned within the Tampa Bay metropolitan area and approximately 25 miles west of Downtown Tampa. The city is known for its coastal setting, year-round warm climate, and access to Clearwater Beach, one of the region's leading tourism destinations. Residents and visitors benefit from proximity to Tampa International Airport, St. Pete-Clearwater International Airport, U.S. Highway 19, and major employment centers throughout Tampa Bay. Clearwater also serves as the county seat of Pinellas County and is surrounded by established communities including Dunedin, Largo, Safety Harbor, and Belleair.

Clearwater's economy is supported by tourism, healthcare, professional services, technology, retail, and marine-related industries, while its location within the larger Tampa Bay region provides access to a substantial employment and consumer base. The area attracts millions of visitors to its Gulf beaches, waterfront recreation, restaurants, hotels, and entertainment destinations each year. Clearwater is also within convenient reach of St. Petersburg and Tampa, connecting the city to major universities, healthcare systems, professional sports venues, cultural attractions, and corporate employers across the metro. Continued population and business growth throughout the Tampa Bay region further supports Clearwater's position as an established residential, commercial, and tourism market on Florida's Gulf Coast.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	61,044	195,788	745,454
Current Year Estimate	60,956	195,375	739,144
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	27,734	90,370	346,396
Current Year Estimate	27,714	90,277	343,499
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$86,371	$85,871	$95,124

‘A Gulf Coast Employment Center Supported by Healthcare, Tourism & Business Services.’

Strategically positioned within the Tampa Bay region with major healthcare, tourism, financial services, technology, and professional services employers.

Clearwater serves as a major employment and commercial center within Pinellas County, supported by a diversified economy and strong connectivity throughout the Tampa Bay region. The city benefits from direct access to U.S. Highway 19, State Road 60, Tampa International Airport, St. Pete-Clearwater International Airport, and nearby employment centers in Tampa and St. Petersburg. Clearwater’s economy is further supported by its nationally recognized tourism sector.

Attractions

- Clearwater Beach draws substantial year-round visitor activity and supports the region’s hospitality, retail, and service sectors.
- Morton Plant Hospital and other healthcare providers support a significant concentration of medical employment in the area.
- U.S. Highway 19 and Gulf-to-Bay Boulevard provide key north-south and east-west connectivity across Pinellas County.
- St. Pete-Clearwater International Airport offers convenient passenger and cargo access, while Tampa International Airport is approximately 15 miles east.
- Downtown Clearwater and the waterfront continue to benefit from redevelopment and public infrastructure investment.
- Proximity to Tampa and St. Petersburg expands access to major employers, universities, professional sports, and regional amenities.
- Clearwater’s central Pinellas County location provides efficient access to the broader Tampa Bay labor force and consumer base.

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