

FOR LEASE



1686 N. Belcher Rd. | Clearwater, FL 33765

2500 SF | \$3,250/month Modified Gross

- España Business Center - Strategically positioned in central Pinellas County's industrial corridor
- Direct access to 4-lane Belcher Road and a short two miles from US Hwy 19 North
- Industrial warehouse suite includes a grade level door that opens to a truck court at the rear of the building
- Open reception area with wood flooring, Large private offices and open space for additional office cubicles or packaging
- 150kVA transformer 120/208 service onsite
- Includes exterior signage and dedicated HVAC for optimal climate control
- Parking at the front and rear of the space, featuring four ingress and egress points to support smooth, efficient traffic flow
- Neighboring suites include manufacturing, printing, product development, and medical supply

Flex Warehouse Space For Lease

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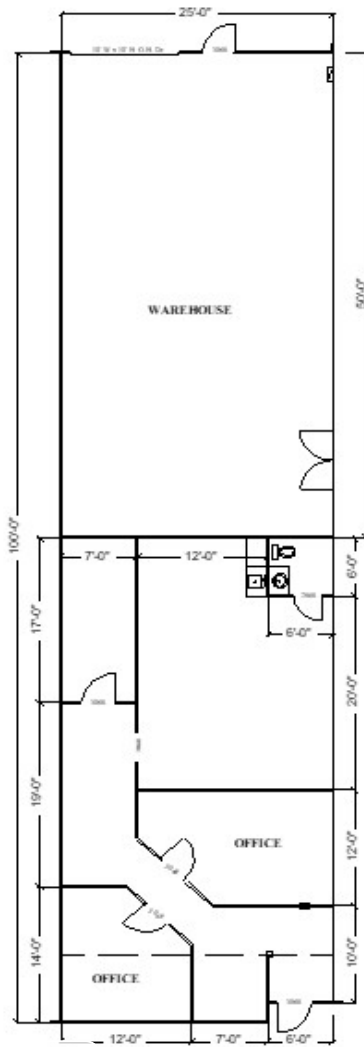
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**COMMERCIAL ASSET
PARTNERS**

SPACIOUS OFFICE INTERIOR

Corner of Belcher Rd & Logan St.



Floor Plan



Entry



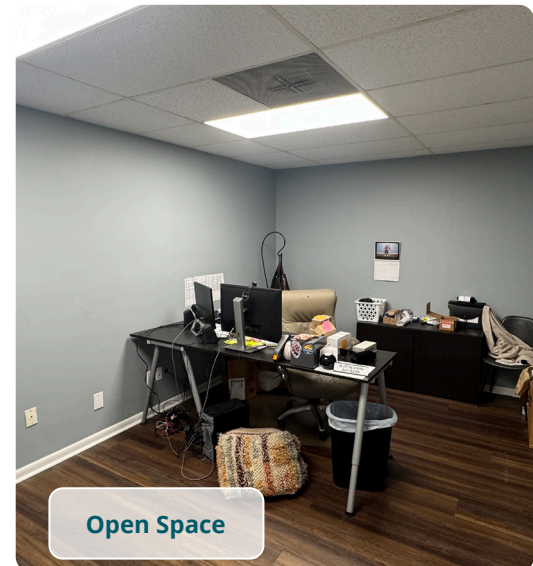
Lobby



Truck Court Loading Area



Warehouse



Open Space



COMMERCIAL ASSET PARTNERS

WORKFORCE



574,485
Population



.20%
Annual
Population Growth
2024-2029



48.7
Median Age



ESPAÑA BUSINESS CENTER 1688 N. BELCHER

CAP-Realty.com

(727) 376-4900

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