

35,580 SQUARE FEET WAREHOUSE FACILITY

FOR SALE OR LEASE - OWNER USER OR INVESTOR OFFERING
5160 140TH AVENUE NORTH
CLEARWATER, FLORIDA 33760



FOR ADDITIONAL INFORMATION CONTACT:
DERON THOMAS, SIOR, CCIM
CELL (727) 204-0201
TYLER THOMAS, JD
KYLE HARRIS
OFFICE (727) 724-3300



INDUSTRIAL REALTY SOLUTIONS, INC.
701 ENTERPRISE ROAD E., SUITE 701
SAFETY HARBOR, FL 34695
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Industrial Realty Solutions, Inc. provides no representation as to the condition of the property (or properties) in question, and in addition no warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, rental or other conditions, withdrawal without notice and to any special conditions imposed by the property owner.

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PROPERTY SPECIFICATIONS:

Building Size:	35,580± Square Feet MOL
Building Class:	B-
Construction:	Fully Insulated Metal
Office Area:	1,461± SF (Includes Mobile Office)
Warehouse/Light Assembly:	35,202± Square Feet MOL
Clear Height:	33' - 41'
Dock High Loading Doors:	8 (7 With Levelers)
Grade Level Loading Doors:	1 Ramp (12.5'h x 8'w)
Power:	3-phase (550± Amps Multiple Panels)
Warehouse Lighting:	LED & High Bay
Column Spacing:	33' x 62'
Year Built:	1988
Site Size:	2.36 Acres MOL For This Unit "C"
Car/Truck Parking Spaces:	Paved Car/Truck Parking Plus Southern Side Yard (Rocked/Shelled)
Zoning:	E-1 Pinellas Co. (Light Industrial)
Sprinklered:	Yes, Class IV, Solid Pile Storage
Land Lease:	Long Term Land Lease Pinellas Co.
Condominium:	Yes
Location:	Excellent "Gateway" Submarket
Offered For Sale or Lease:	Contact Broker For Pricing



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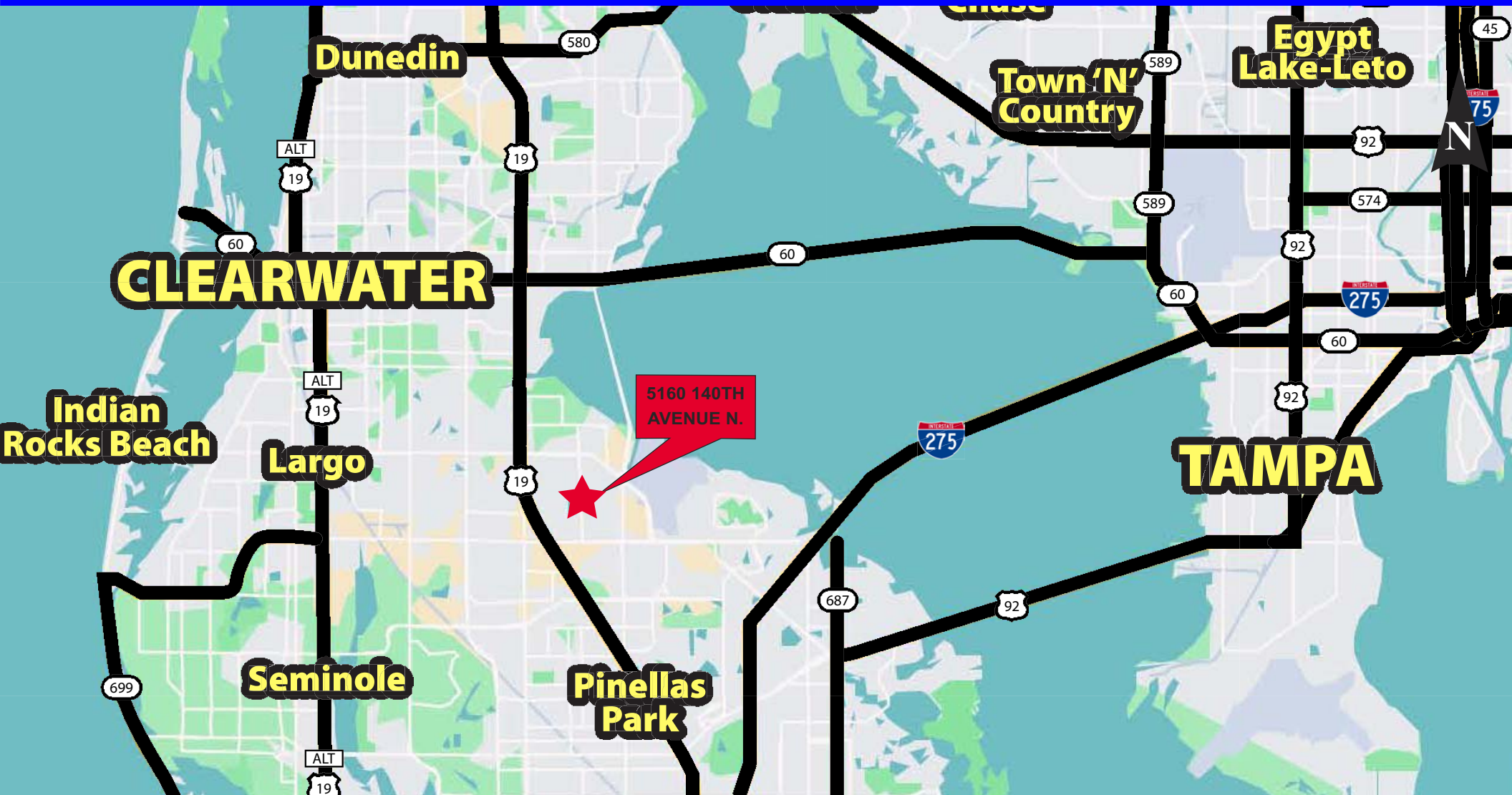
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