



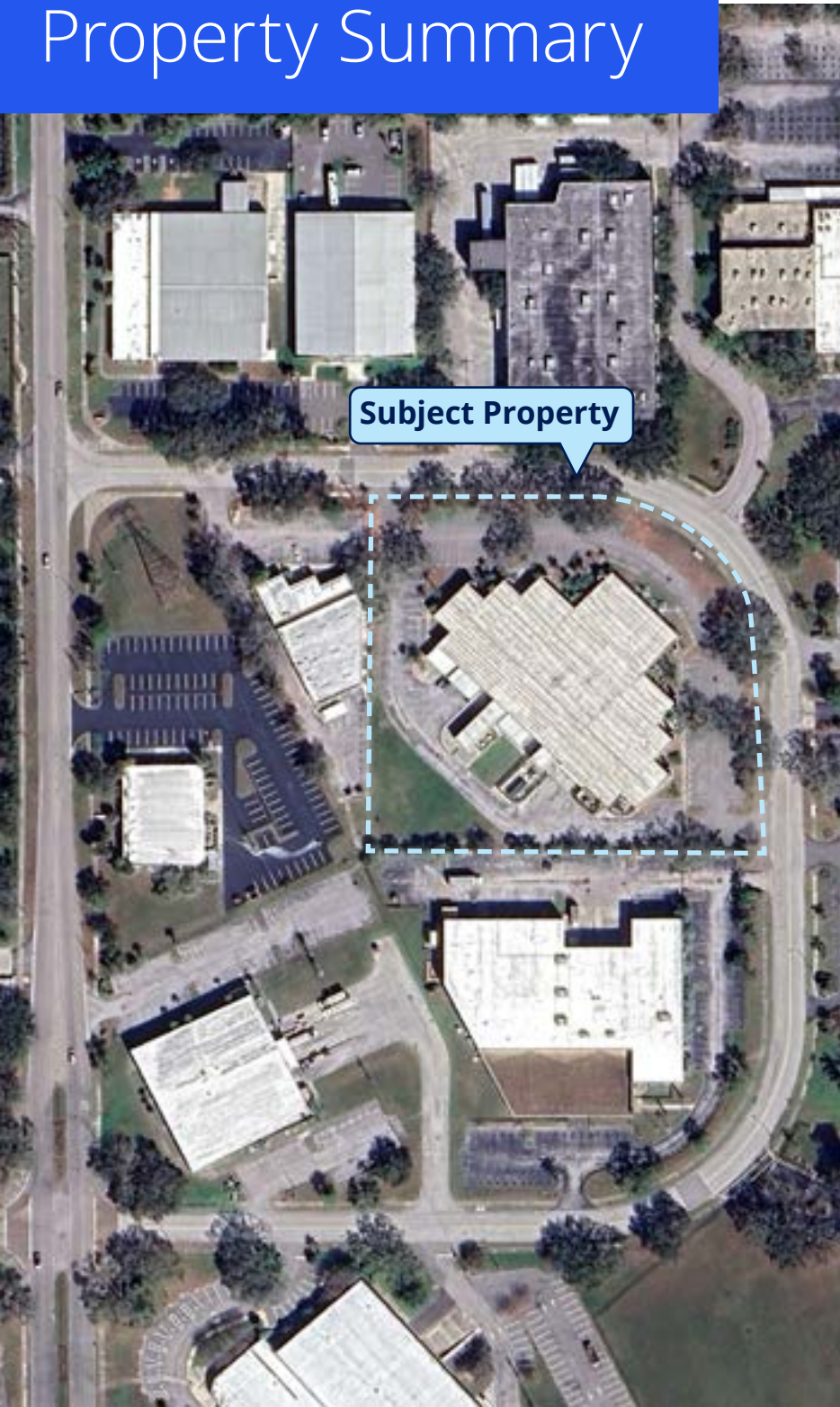
For Sale

Pharmaceutical Manufacturing Facility

5733 Myerlake Circle, Clearwater, FL 33760



Property Summary



Subject Property Address:

5733 Myerlake Circle, Clearwater, FL 33760

Total Building Area:

42,688 SF

Year Built:

1986

Submarket:

South Pinellas

Tax District:

Largo (LA)

Doors:

Five (5), 10'x15'

Power:

2,000a/120 - 208v 3p Heavy

FEMA Flood Zone:

X/AE (Per FEMA)

Total Land Area:

3.36 AC

Property Use:

4120 Light Manufacturing

Zoning:

Industrial Light, Pinellas County

Business Park:

ICOT Business Center

Clear Height:

18'

Sprinklers:

ESFR

Evacuation Zone:

B

Pharma Specs:

- Multiple ingress/egress points with personnel airlocks throughout building
- Material rooms with airlock capability
- Dedicated sachet and capsule equipment room
- Pre-lab wash room with airlocks
- USP Standard Water Purification System
- Executive wing with private access
- Motion-sensor lighting throughout warehouse
- Airlock-equipped loading dock
- Refrigerated Storage (2°C to 8°C)



Clearwater, FL

Clearwater, Florida, offers an ideal environment for manufacturing businesses, blending pro-business policies with strategic infrastructure and an unmatched quality of life. Located in the heart of the Tampa Bay region, Clearwater provides easy access to major highways, the Port of Tampa, and Tampa International Airport—making it a logistics-friendly hub for distributing products both nationally and globally. The city also boasts a skilled and growing labor force, supported by nearby educational institutions and workforce development programs tailored to manufacturing and technical industries. With competitive tax structures and incentives for business development, Clearwater makes it easier for companies to establish, grow, and scale operations efficiently.

Beyond logistics, Clearwater offers a lifestyle that helps companies attract and retain talent. Its scenic coastal location, vibrant downtown, and year-round sunshine contribute to a strong work-life balance for employees. Local government and economic development organizations are proactive in supporting industrial growth, particularly in sectors like aerospace, electronics, and medical manufacturing.

Demographics Within 5 Miles



2025
Population

206,774



2025 Average
Household Income

\$92,631



Total
Employees

143,330



Total
Businesses

11,239

Exterior Photos



Warehouse Photos



Airlock Dock



Room to Expand



Office Photos



Proximity Map

Subject Property

5.2 Miles from Hwy 60
Courtney Campbell Cswy
76,000 VPD

5 Miles from I-275
Howard Frankland Bridge
220,000 VPD

7.8 Miles from US 92
Gandy Bridge
57,000 VPD


2.2 Miles from St. Pete-Clearwater
International Airport
1.3M Passengers in 2024

17.3 Miles from I-275
Sunshine Skyway Bridge
79,500 VPD

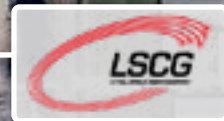
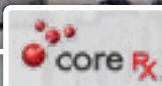

14 Miles from Tampa International
Airport
24.8M Passengers &
317M Pounds of Cargo in 2024

 **PORT
TAMPA BAY**
18.8 Miles from Port Tampa Bay
33.6M Tons of Cargo in 2024

View on
Google Maps



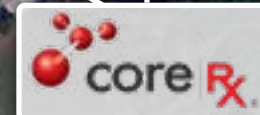
Aerial



Subject Property



58th St N
5,500 VPD



184 Luxury Units
2025 Construction



ICOT Business Center
262-Acre Office & Industrial Park

Pinellas County Government Center

\$263M-334M Development
Anticipated to Bring 1,270 Employees



National Aviation Academy



US Hwy 19
91,500 VPD

Ulmerton Rd
52,500 VPD



Michelle Senner, SIOR

Industrial Services

+1 813 769 3281

michelle.senner@colliers.com



Colliers

4830 W. Kennedy Blvd., Suite 300

Tampa, FL 33609

www.colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.