



For Sale

Pharmaceutical Manufacturing Facility
5733 Myerlake Circle, Clearwater, FL 33760

Colliers

Property Summary



Subject Property Address:

5733 Myerlake Circle, Clearwater, FL 33760

Total Building Area:

42,688 SF

Total Land Area:

3.36 AC

Year Built:

1986

Property Use:

4120 Light Manufacturing

Submarket:

South Pinellas

Zoning:

Industrial Light, Pinellas County

Tax District:

Largo (LA)

Business Park:

ICOT Business Center

Doors:

Five (5), 10'x15'

Clear Height:

18'

Power:

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

Sprinklers:

ESFR

FEMA Flood Zone:

X/AE (Per FEMA)

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)

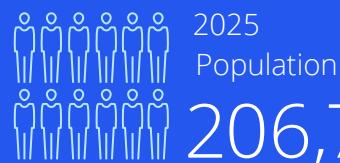


Clearwater, FL

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.

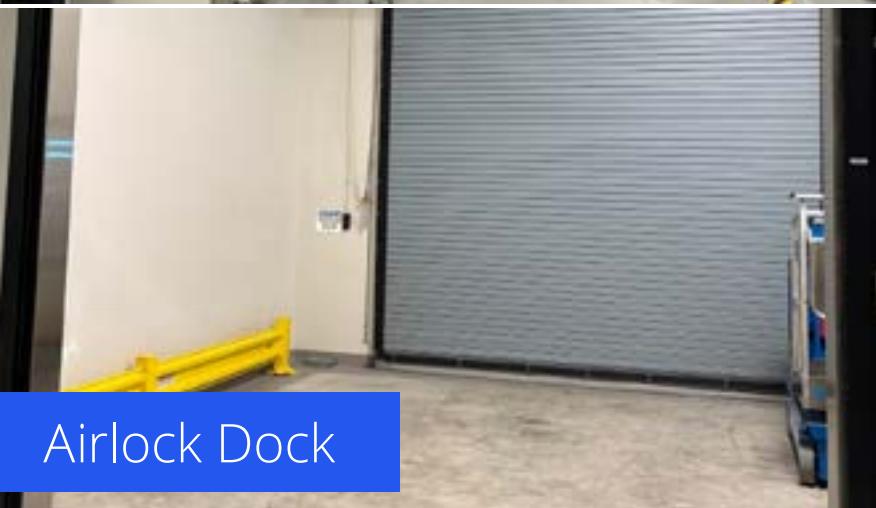
Demographics Within 5 Miles



Exterior Photos



Warehouse Photos



Airlock Dock



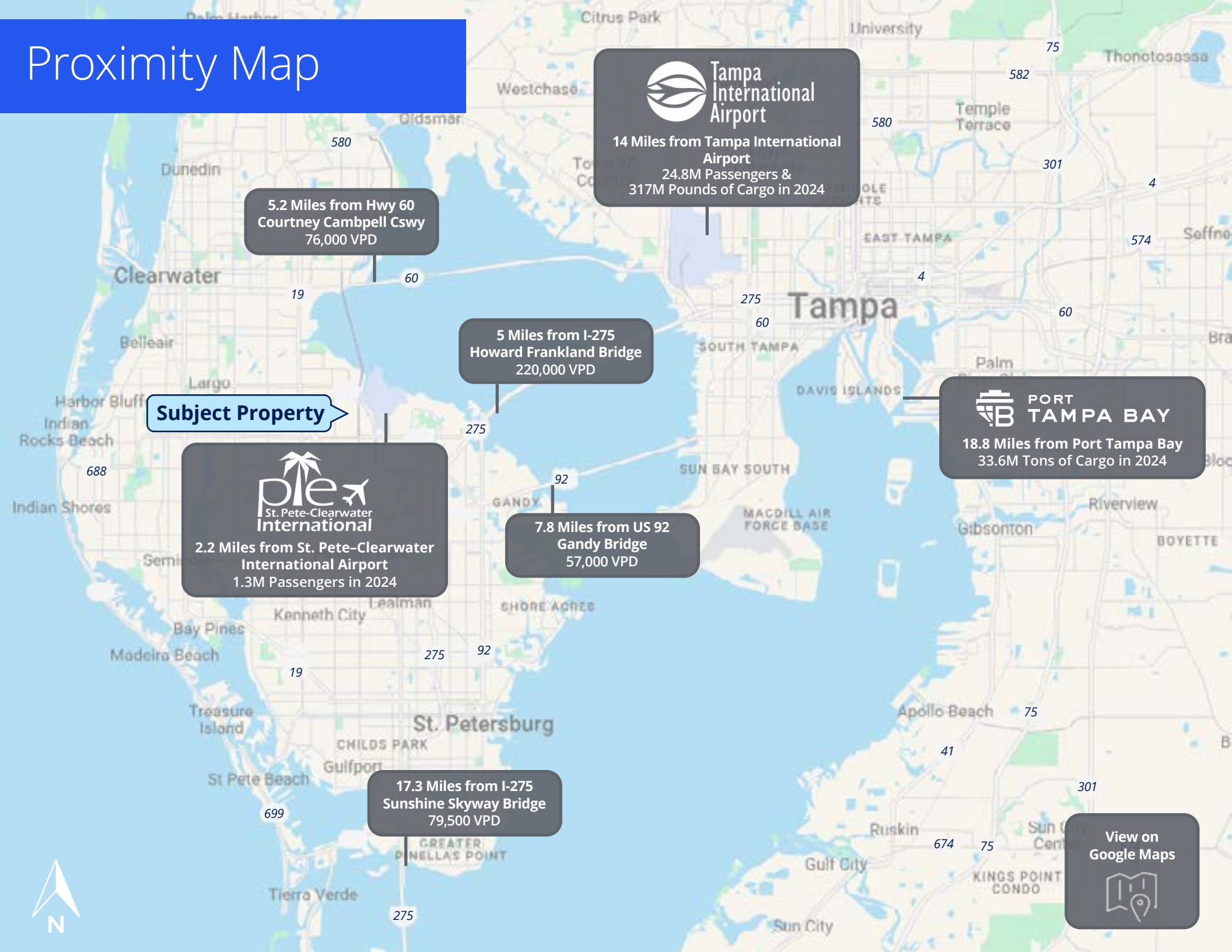
Room to Expand



Office Photos



Proximity Map



View on
Google Maps



Aerial



184 Luxury Units
2025 Construction



Subject Property



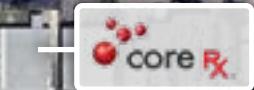
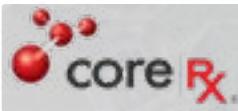
ICOT Business Center
262-Acre Office & Industrial Park

Pinellas County Government Center

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



**National Aviation
ACADEMY**



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