



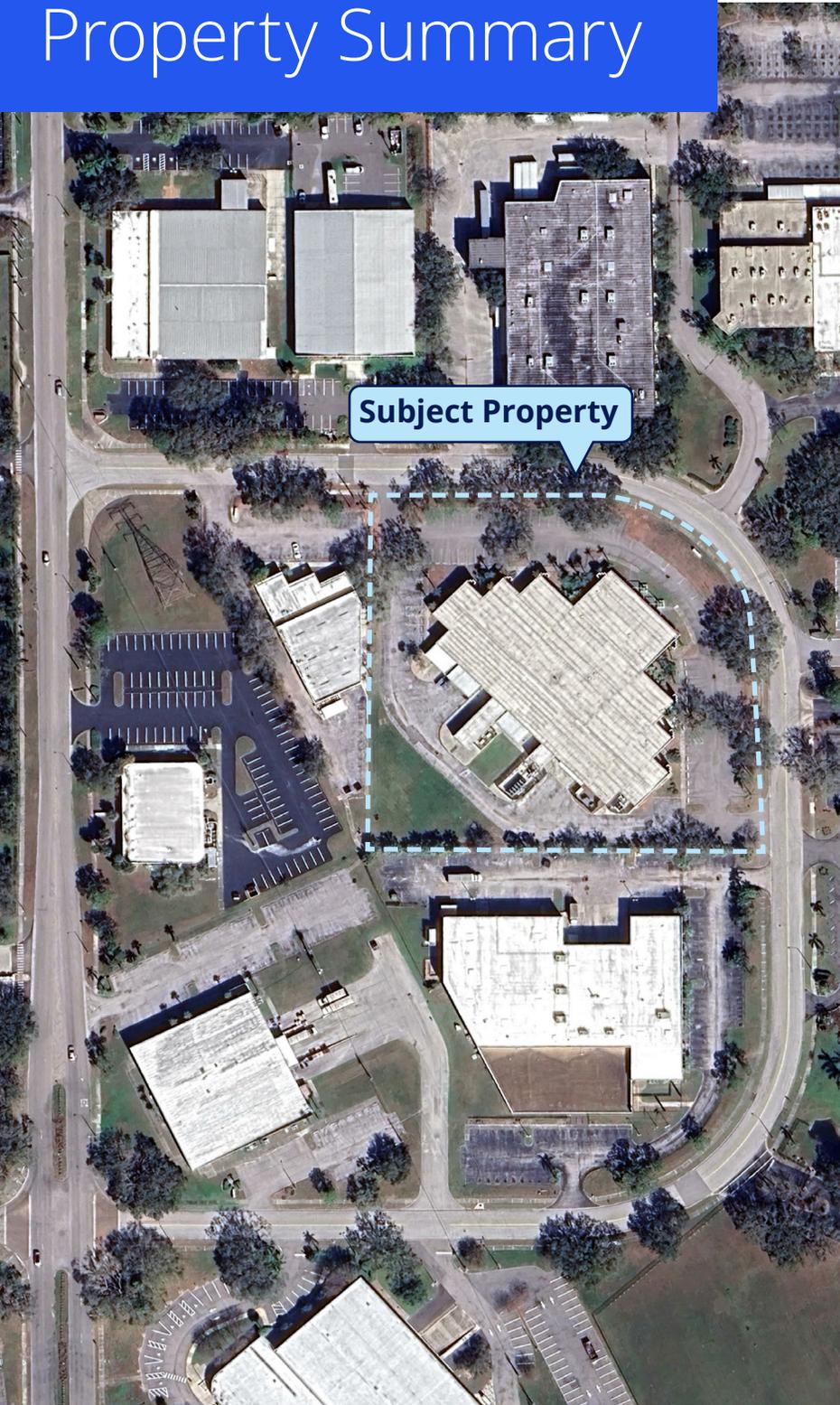
For Sale

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 (13,368 SF Office)

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)

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)

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



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



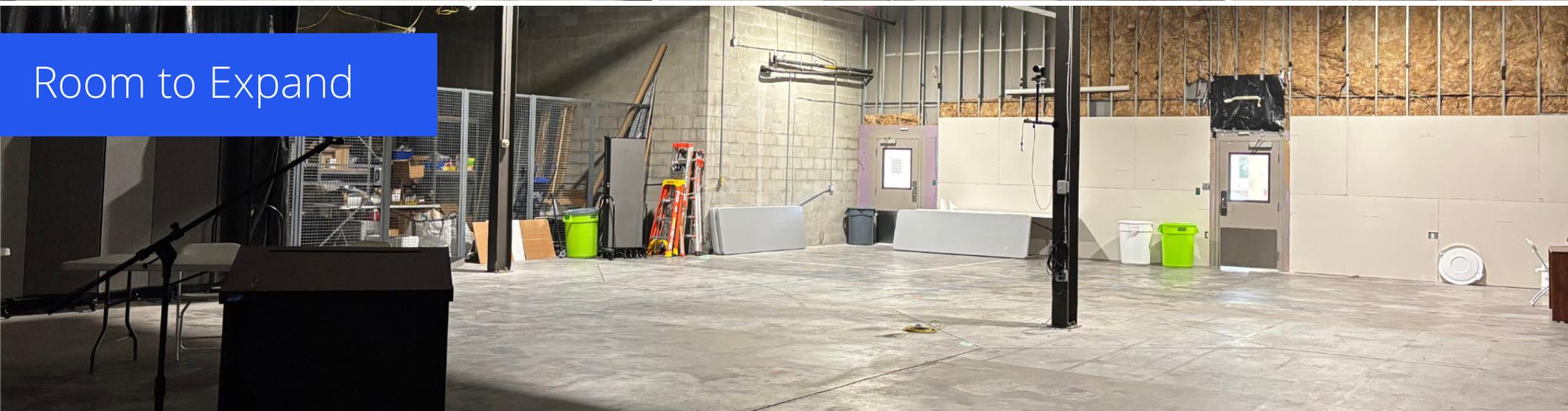
Warehouse Photos



Airlock Dock



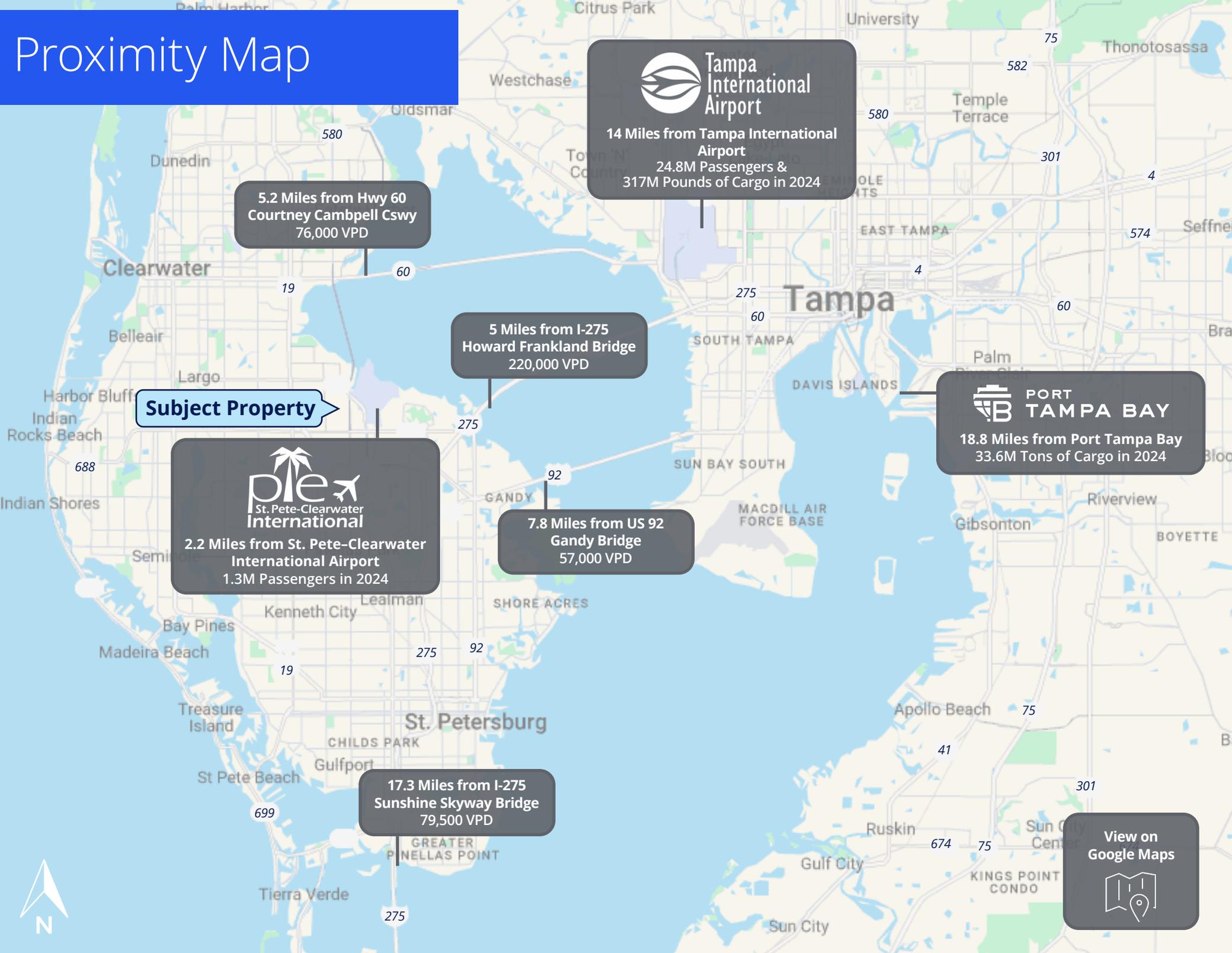
Room to Expand



Office Photos



Proximity Map



Subject Property

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

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

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

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

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

7.8 Miles from US 92
Gandy Bridge
57,000 VPD

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

View on Google Maps




Aerial



Subject Property



58th St N
5,500 VPD



ICOT Business Center
262-Acre Office & Industrial Park



US Hwy 19
91,500 VPD

Pinellas County Government Center
\$263M-334M Development
Anticipated to Bring 1,270 Employees



Ulmerton Rd
52,500 VPD



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