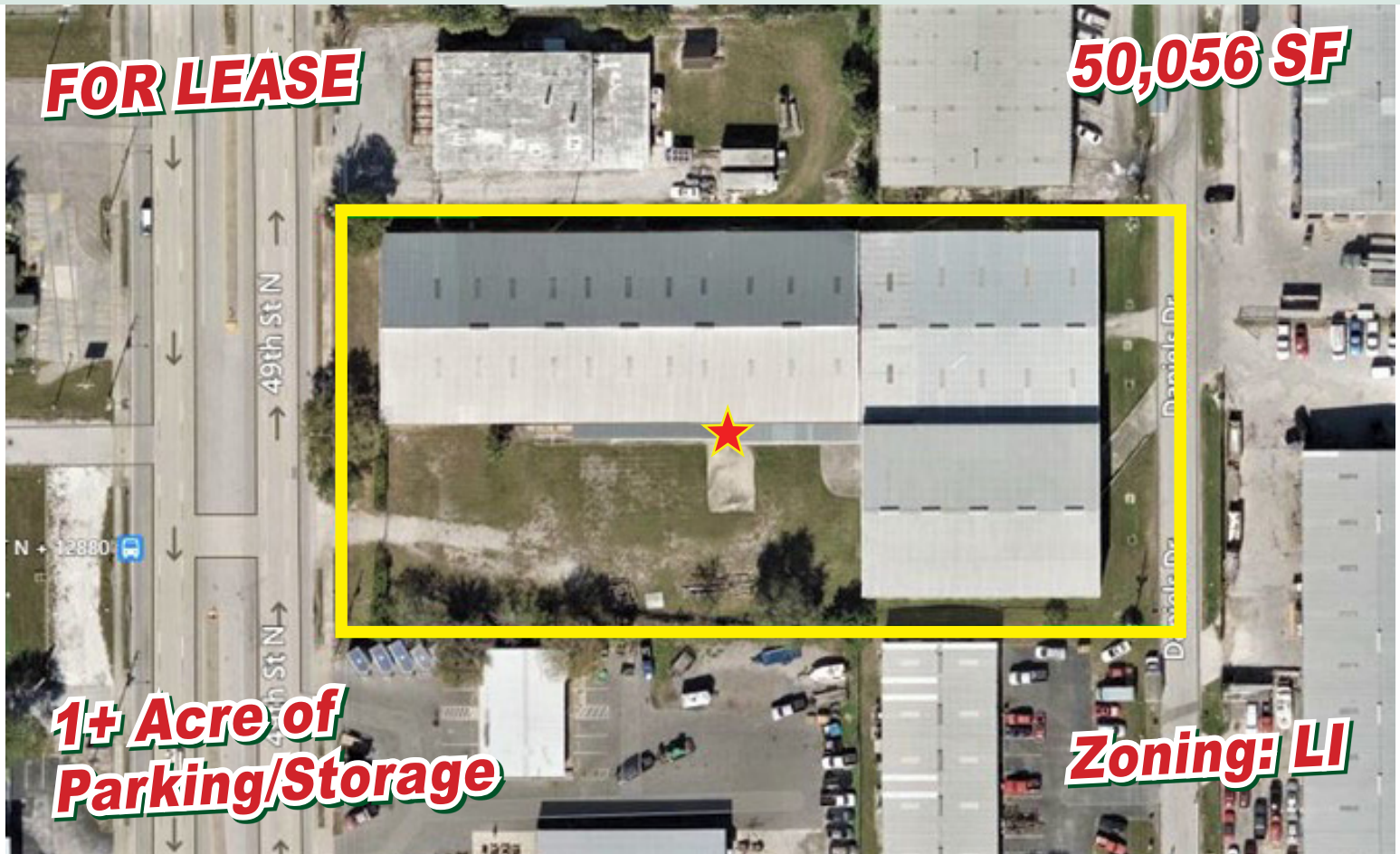


Up to 50,056 SF of Contiguous Space



12925 49th St. N., Clearwater, FL 33762

Property Highlights

- 3 Contiguous Warehouse Buildings - 50,056 SF
- 1+ acre of parking/storage
- Frontage: 220' 49th St. N
- Traffic Count: 63,000 AADT on 49th St. N
- Loading Dock & 8 Bay Doors
- 17'- 27' Clear Height Ceilings
- Easy access to 2 International Airports, Port of Tampa, & The Interstate System



FOR MORE INFORMATION CONTACT

Nathan Gennara, MBA

Off 813.242.6464 Ext 24

Cel 813.334.6455 (Main)

nathan@alcommercialinc.com

www.alcommercialinc.com



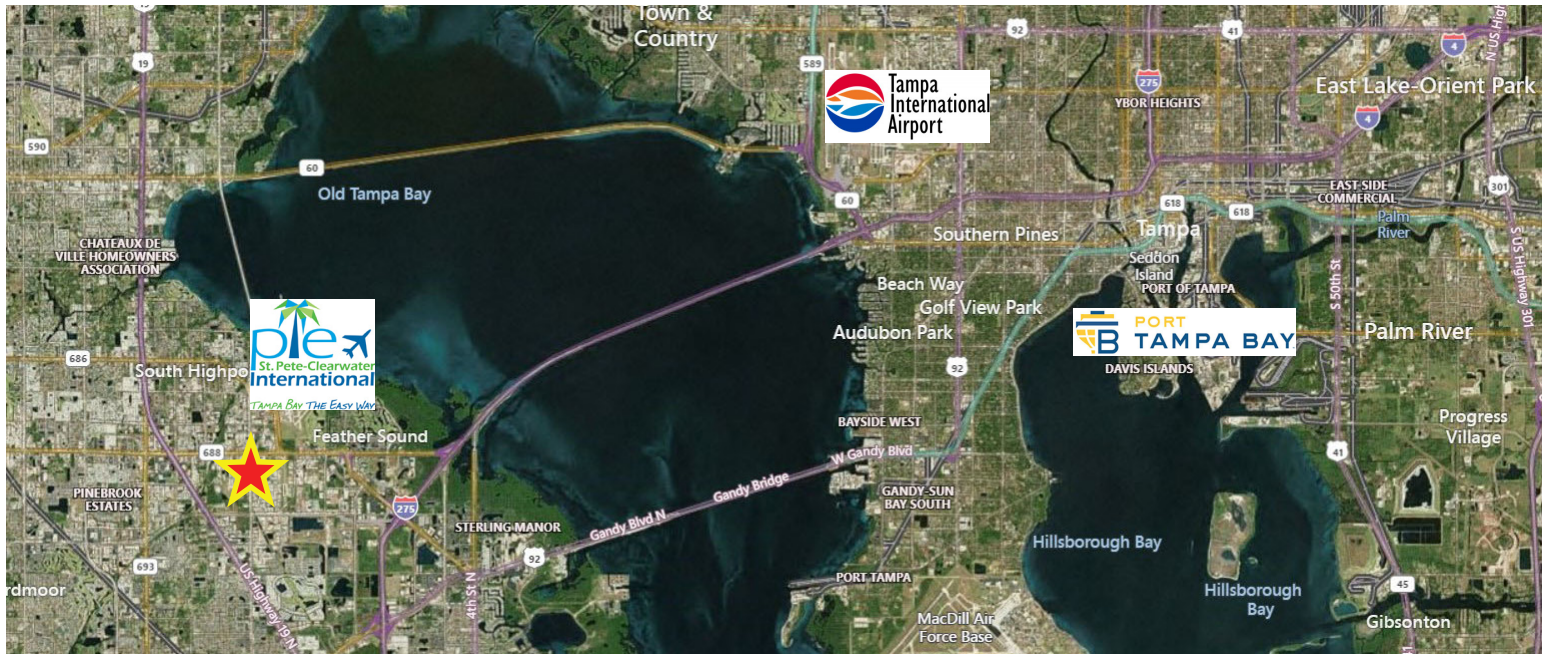
Up to 50,056 SF of Contiguous Space

3 Contiguous buildings spanning 50,150 SF
each designed to meet specific needs:

Building 1: A spacious 26,400 SF (98'x250') with a substantial 600 AMP Capacity / 240 Volt 3 Phase Service. It offers concrete block construction, five bay doors, and impressive 26' ceilings.

Building 2: A 12,500 SF structure (100'X125') featuring 600 AMP Capacity and an additional 200 AMP / 240 Volt 3 Phase Service. This building combines concrete block and metal construction, with one bay door and 17' ceilings.

Building 3: Offering 11,156 SF (90'X125'), this building includes 200 AMP / 240 Volt 3 Phase Service, concrete block construction, a loading dock, one bay door, and towering 27' ceilings.



The strategic location of the property further enhances its appeal. Access to major transportation routes is excellent, with Ulmerton Rd (SR 688) and US Hwy 19 only moments away and a direct 3.5-mile route from the I-275 interchange, ensuring seamless connectivity.

Businesses can easily connect to regional and international markets with the property being situated just 1.2 miles from the St. Pete-Clearwater Airport (PIE), less than 15 miles from Tampa International Airport (TIA), and less than 20 miles from Port Tampa Bay.

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12925 49th St. N., Clearwater, FL 33762

Area Demographics (3 mile radius)

DEMOGRAPHIC SUMMARY

12925 49th St N, Clearwater, Florida, 33762

Ring of 3 miles

KEY FACTS

69,757

Population



30,829

Households

44.8

Median Age

\$52,241

Median Disposable Income

EDUCATION

10%

No High School Diploma



29%

High School Graduate



30%

Some College



30%

Bachelor's/Grad/Prof Degree

INCOME



\$60,456

Median Household Income



\$38,025

Per Capita Income



\$120,413

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,756

Apparel & Services



\$209

Computers & Hardware



\$3,010

Eating Out

\$5,524

Groceries

\$6,074

Health Care

BUSINESS



5,405

Total Businesses



82,521

Total Employees

EMPLOYMENT



White Collar

67%



Blue Collar

19%

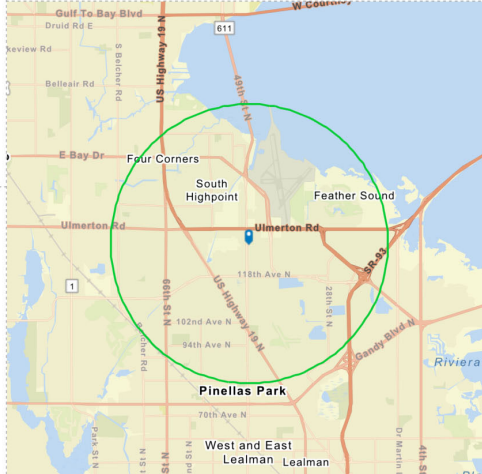


Services

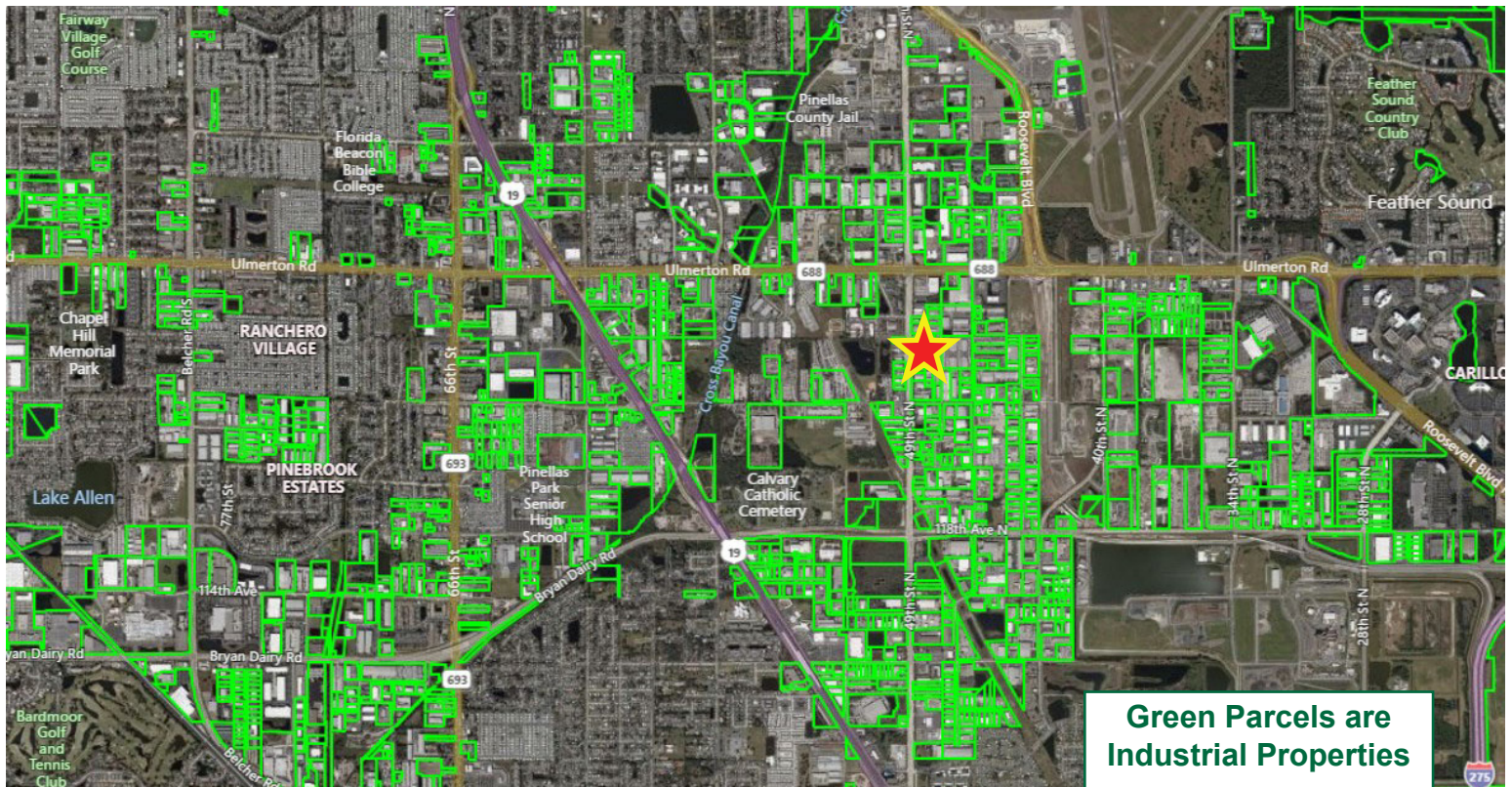
14%

4.6%

Unemployment Rate



This industrial gem is located in the most thriving Industrial & Commercial area in Pinellas County, Florida, attracting a wide range of businesses, and ensuring a vibrant business environment.



Green Parcels are Industrial Properties

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Property Photos



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