

## 11885 44th Street N. Clearwater, Florida 33762

Avison Young is pleased to offer for sale 11885 44th Street North, a 14,160 SF single-tenant industrial facility located in the highly desirable Gateway/South Pinellas industrial submarket of Clearwater,

- 100% leased, single-tenant industrial asset
- Leases are structured as triple net (NNN), minimizing landlord responsibilities
- The building consists of 14,160 square feet of industrial space
- The site encompasses approximately ±0.90 acres
- The property is located in a strong Gateway / Clearwater submarket.
- The location offers convenient access to U.S.-19, I-275, and nearby airports.

**For more information, please contact:**

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