

FOR SALE

Multi-Parcel
Industrial
Assemblage



2055 34th Way, 13802, 2054, &
0 Palm Way, Largo, FL 33771



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

The subject property is a multi-parcel industrial assemblage consisting of four separate parcels comprising approximately 4.6 acres of total land area. Situated across the four parcels are three freestanding industrial buildings totaling approximately 34,388 square feet, with the balance of the site offering meaningful surplus land area.

The improved square footage is distributed as follows: a primary industrial building of approximately 22,640 SF, a secondary industrial building of approximately 10,000 SF, and an ancillary structure of approximately 1,748 SF.

The surplus land represents a significant value-add element, providing capacity for outdoor storage, fleet parking, future building expansion, or additional development — all of which are highly sought attributes in an industrial market characterized by historically low vacancy and constrained new supply.

The assemblage presents a compelling acquisition opportunity for owner-users requiring substantial operational footprint, investors seeking in-place income with embedded upside through the land component.



PRICE

\$5,999,000



LOCATION

2055 34th Way,
13802 Palm Way,
2054 Palm Way,
0 Palm Way,
Largo, FL 33771



SIZE

Land: 4.6 AC

Building SF: 34,388 SF

- Primary Bldg: 22,640 SF
- Secondary Bldg: 10,000 SF
- Ancillary Structure: 1,748 SF



USE

Industrial / Warehouse



FEATURES

- Ample Parking
- 3-Phase Power
- Exceptional Clear Height
- Development Potential
- Eight (8) Grade-Level Doors, 16' Clear



ZONING

IL - Industrial Light
City of Largo



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