

FOR LEASE OR BUILD TO SUIT > INDUSTRIAL

Pinellas Commerce Center



Tampa Bay Florida

10280 US Highway 19 North | Pinellas Park, FL 33781

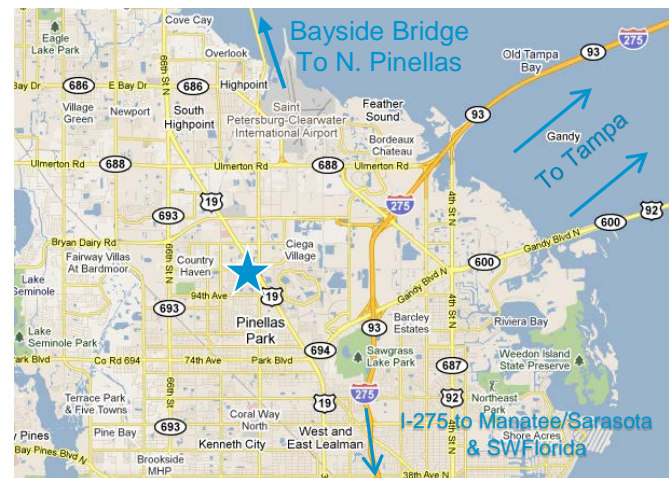


Pinellas Commerce Center > Features

6 brand new or renovated buildings – MOVE IN READY

- Units range from 5,015[±] sq. ft. to 45,000[±] sq. ft.
- 3 truck wells
- Grade level loading
- 14' to 20' ceiling heights
- Outside storage available
- Centrally located in the Gateway area of Pinellas County
- Ideal space for manufacturing and distribution uses
- Superior parking allotment
- Air- conditioned offices built-in & ready for immediate occupancy
- Flexible, all units can be expanded to accommodate any size user
- On site property manager and maintenance technician
- Zoned M-1, Light Manufacturing and Industry District
- Lease Rates: \$3.50 NNN to \$6.00 MG per sq. ft.

Pinellas Commerce Center is situated on US Highway 19 North, a major thoroughfare in Pinellas County and the most heavily traveled road in Pinellas County. The property is accessed via US Highway 19 North and 102nd Avenue North. Centrally located, this center offers easy access to Tampa, St. Pete and Clearwater as well as all parts of the state via the Interstate system.



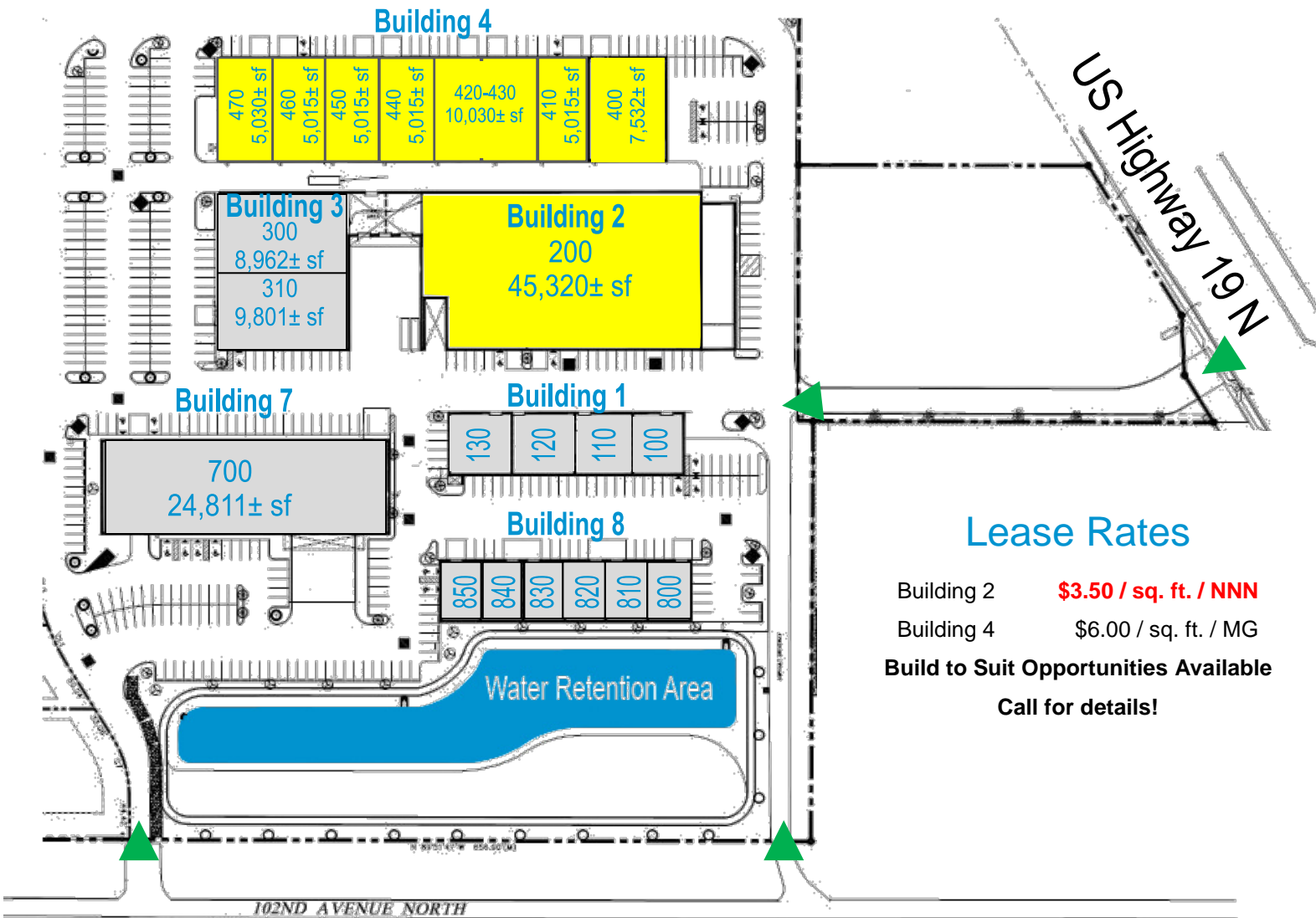
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Pinellas Commerce Center > Site Plan



87,972[±] Sq. Ft.
Available
For Lease

100	Leased	2,924
110	Leased	2,934
120	Leased	2,934
130	Leased	4,418
200	Available	45,320
300	Leased	8,962
310	Leased	9,801
400	Available	7,532
410	Available	5,015
420	Available	5,015
430	Available	5,015
440	Available	5,015
450	Available	5,015
460	Available	5,015
470	Available	5,030
700	Leased	24,811
800	Leased	2,400
810	Leased	2,400
820	Leased	2,400
830	Leased	2,400
840	Leased	2,400
850	Leased	2,400

Lease Rates

Building 2 **\$3.50 / sq. ft. / NNN**

Building 4 \$6.00 / sq. ft. / MG

Build to Suit Opportunities Available

Call for details!

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