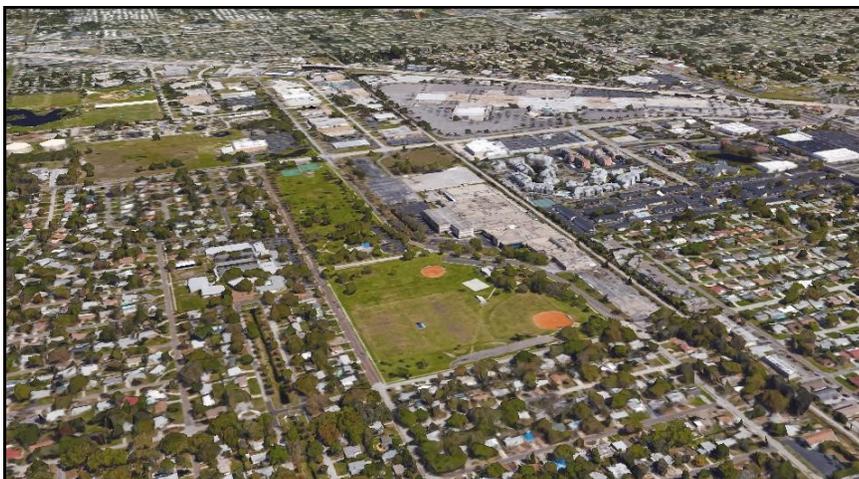




Redevelopment/Industrial For Sale

Directly across the street from the Tyrone Square Mall this 29+/- acre site located in the Tyrone area of St. Petersburg consists of three separate buildings totaling 500,000 +/- SF. Bordered by Azalea Park and the Pinellas Trail, this location offers retail/multifamily development potential.



For Sale

Sale Price: \$13,250,000

Property Type: Redevelopment/
Industrial

Building Size: 500,000 +/- SF

Land Size: 29 +/- Acres

Zoning: IS
Industrial Suburban

Year Built: Building A: 1986
Building E: 1955
Building M: 1959

- 3 dock wells with 12 ft. overhead doors
- 1,000 ton capacity chiller system
- 100,000 +/- square feet of office
- Ample parking

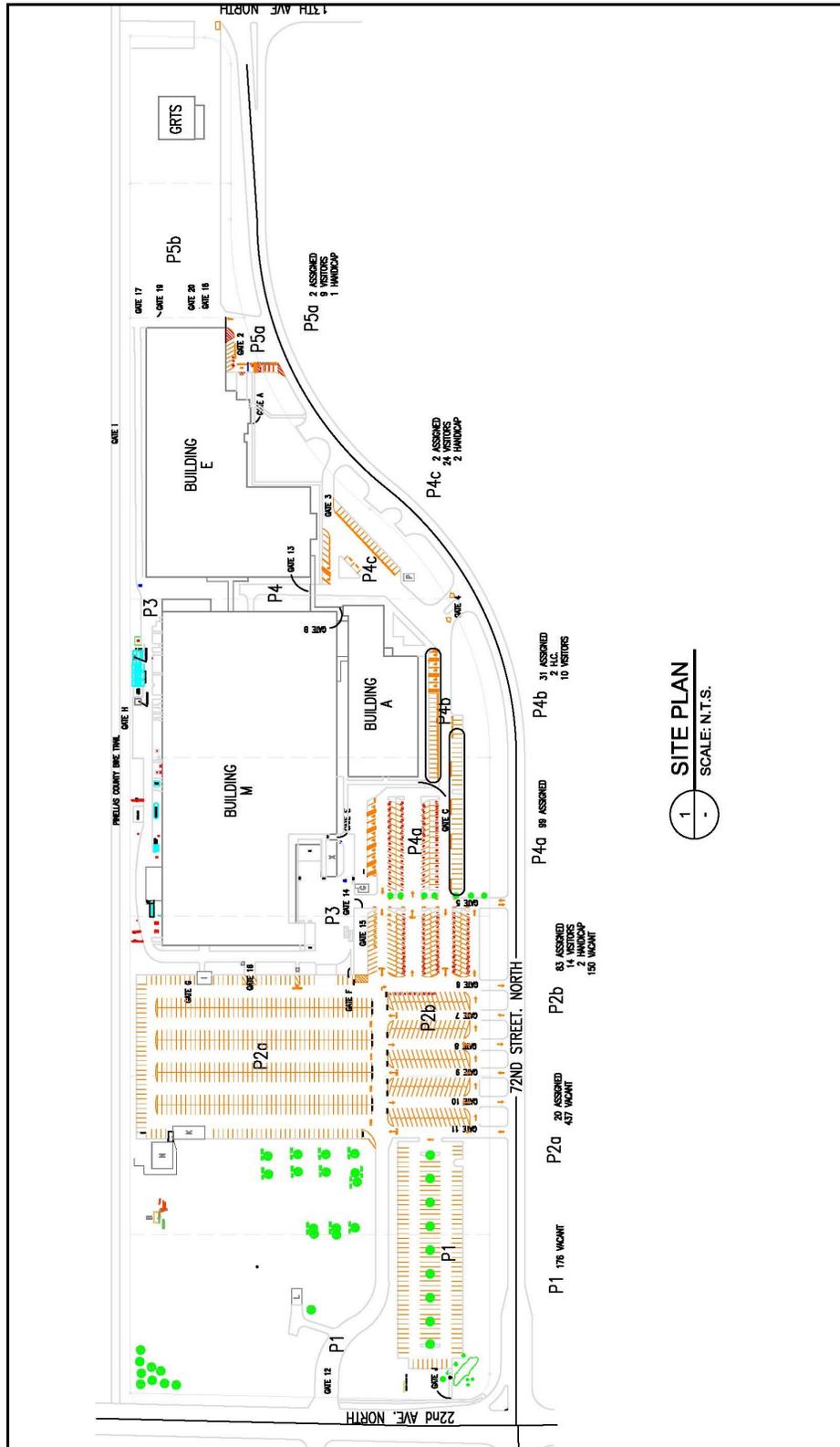
Contact:

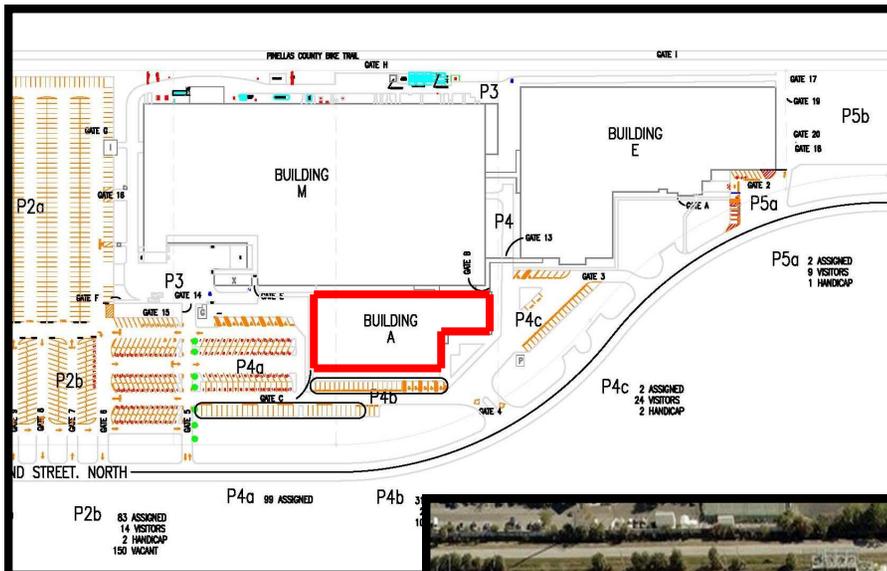
Joe Lieser
C: 239.273.9448
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727.823.1230 EXT. 233
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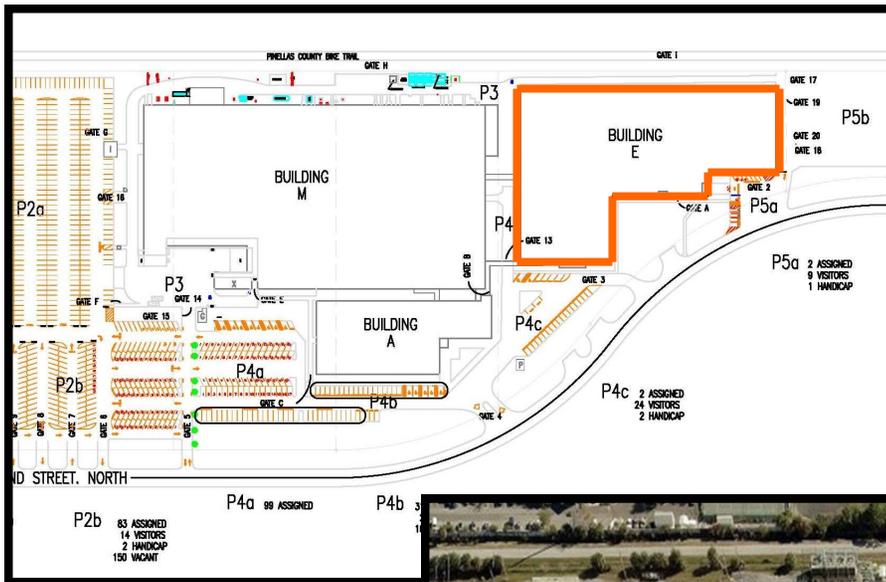
125 FIFTH STREET SOUTH, # 201
SAINT PETERSBURG, FL 33701





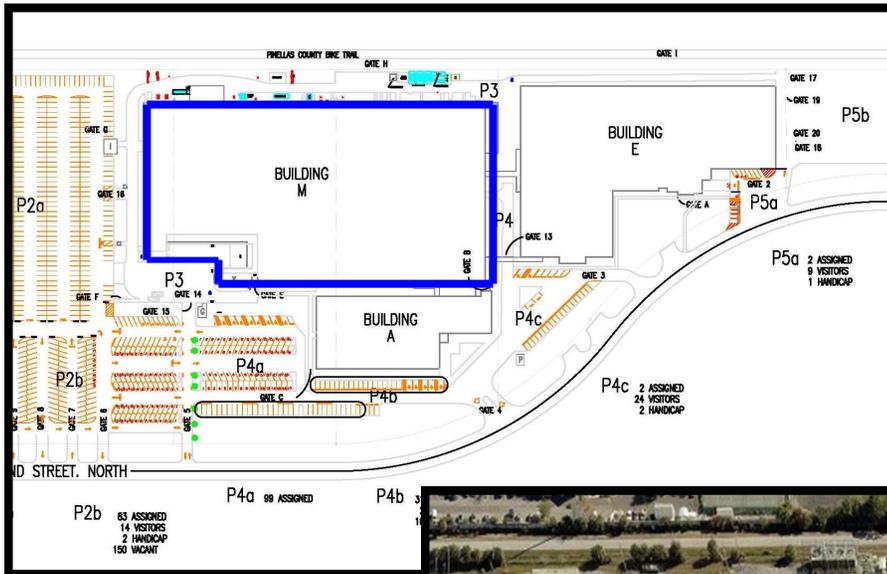
Building A

- 104,289 +/- SF
- Built in 1986
- Three-story precast construction
- Built-Up Roof (BUR)
- Bay size: 32' x 32'
- Three-story office space
- Interior walls are completely modular, allowing for easy customization of layout.



Building E

- 177,161 +/- SF
- Built in 1955 - Additions built in 1962 and 1969
- Two-story masonry construction
- Built-Up Roof (BUR) replaced in 1994
- Bay size: 30' x 20', 24' x 24'
- Office space and engineering labs



Building M

- 213,472 +/- SF
- Built in 1959 - Additions built in 1966
- Single story high-bay masonry construction
- Built-Up Roof (BUR) replaced in 1994
- Bay size: 42' x 30'
- Manufacturing warehouse and labs