

FORMER AUTO TRADER FACILITY

For Sale

6120 Mears Court Clearwater, FL 33760

Sale: \$2,350,000



# of Buildings:	Five contiguous and connected buildings
Building Size:	Total of 72,184 as per public records
Year Built:	Various; from 1984-2004
Lot Size:	3.55 acres, or 154,638 square feet
Occupancy:	Vacant and ready for owner user or investor
Zoning:	M-1 Industrial zoning
Municipality:	Unincorporated Pinellas County
Parking Spaces:	Approximately 220 parking spots
Sq Ft Breakdown:	About 47,000 is warehouse, and 25,184 is office
Real Estate Taxes:	\$46,168

For additional information or to schedule an appointment to tour the property, please contact:

Pat Calhoun, Commercial Broker 727.542.0998
pcalhoon@smithandassociates.com
www.patcalhoun.com

1.800.521.7045 • www.smithandassociates.com

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Smith &
Associates Commercial

FORMER AUTO TRADER FACILITY

For Sale

6120 Mears Court \$2,350,000

This facility is located at the corner of 62nd Street N and Mears Court, with 72,000 Square Feet MOL on 3.35 Acres.

Ideal for user or investor, this former Corporate Auto Trader Headquarters is ideally located along 62nd Street in Mid Pinellas County, with excellent access to Ulmerton Road, East Bay Drive, I-275 and US19.

There are several buildings, all interconnected, and featuring approximately 25,000 Square Feet of office and 47,000 Square Feet of warehouse, with multiple truck wells, loading docks, bays, etc.

Could be subdivided by an investor and leased as an industrial park operation.

All but about 10,000 Square Feet is heated and air conditioned, and with a fire sprinkler system throughout all the buildings.

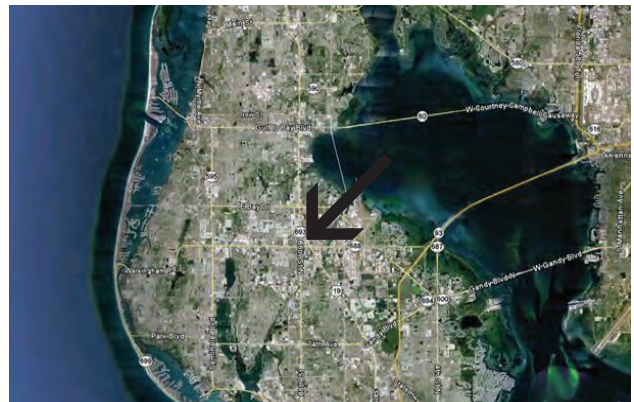
Located in unincorporated Pinellas County, with M-1 Industrial Zoning.



Interior of Warehouse



Front of Building



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Warehouse areas have varying ceiling clearances, ranging from 17 to 20 feet.

The front building is a two story, 14,000+ Square Ft office building, with conference rooms, break room, and bullpen areas.

There is another 7,500 square feet of office area on the second floor of the building in the rear, with an elevator.

Two of the buildings are of block construction and others are pre finished metal, with steel truss roof frames.



Rear building with upstairs office areas



Interior truck well & loading area



Inside hallway showing 2nd floor office areas



6 truck wells in back loading area

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6120 Mears Court

\$2,350,000

The land to the front of the property along 62nd Street is owned by Progress Energy, and able to be used for parking and ingress/egress under a rental agreement.

62nd Street runs between heavily traveled SR 688 (Ulmerton Road) and SR 686 (East Bay Drive/Roosevelt Blvd), and is also 1/2 mile to US Highway 19, with I-275 easily accessible from all these routes.

Abundant parking, with approximately 220 spaces, plus truck wells and bays.

The entire inside building area has an alarm system in place.

Some occupancy by tenant in 2nd floor office area, but on a month to month basis and will vacate at time of sale.

Also, has some machinery present which will be removed as well.

Aggressively priced at \$32 per Square Foot, this facility offers a huge upside to investor, user, or partial user.

Heavy electric service present in most warehouse areas.



Back view of the front building



View of smaller connecting warehouse area



View of main entrance to front building



Truck well & loading dock on a back building

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DESCRIPTION:

LANDSCAPE NOTES:

1. ACCORDING TO COUNTY AIR QUALITY GUIDANCE, ALL NEW CONSTRUCTION MUST BE COMPAIRED TO THE EXISTING CONDITIONS. THE EXISTING CONDITIONS ARE AS SHOWN ON THE SITE PLAN.
2. THE EXISTING TREES ARE TO BE MAINTAINED AND PROTECTED TO THE MAXIMUM EXTENT POSSIBLE.
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SITE DATA:

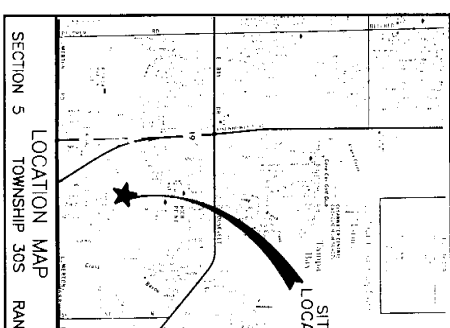
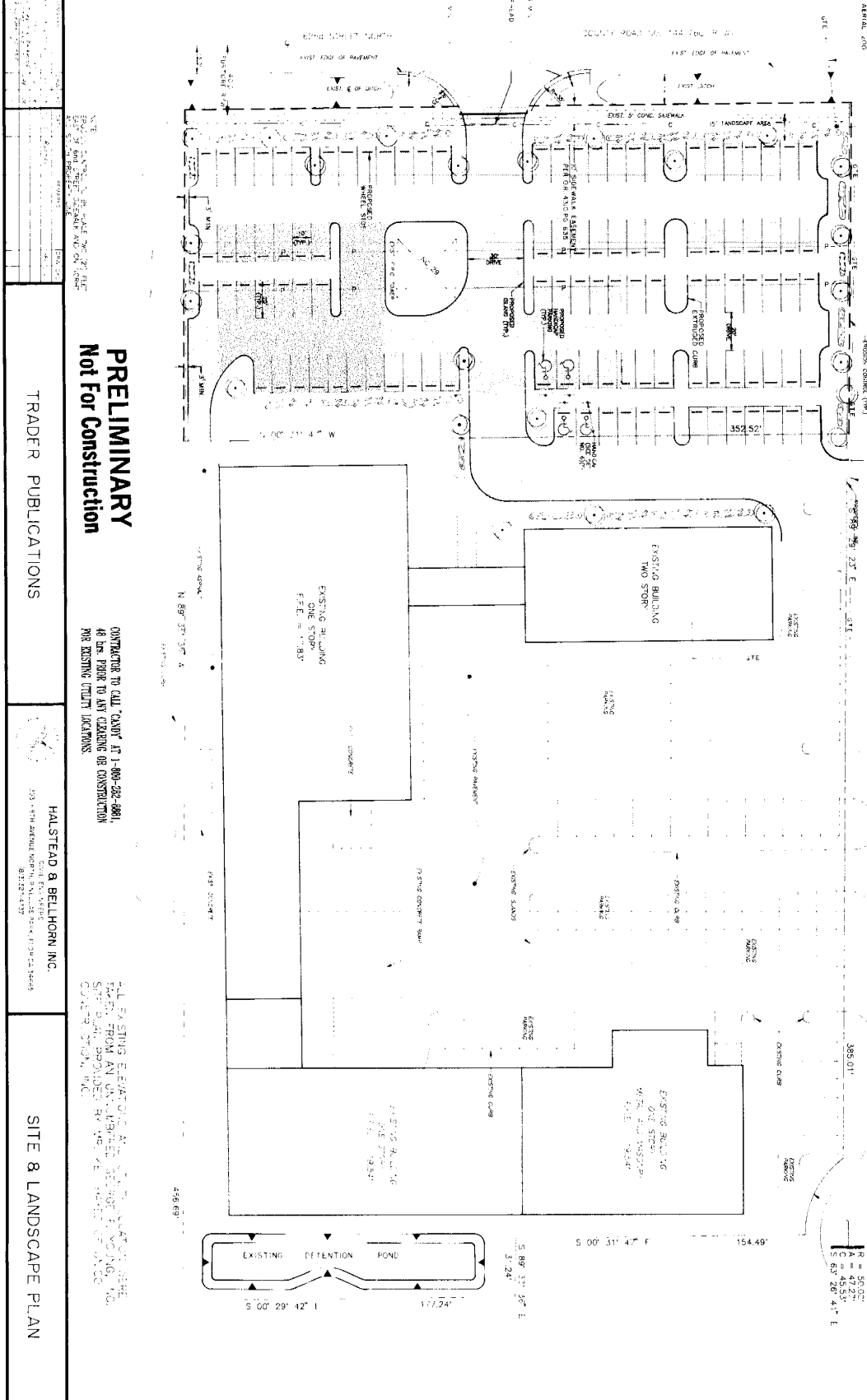
OWNER:
COX TRADER PUBLICATION
1000 W. 10TH AVE. SUITE 200
MIAMI, FLORIDA 33136
REPRESENTATIVE: MARY ANN

CONTRACTOR:
UNICO CONSTRUCTION, INC.
1000 W. 10TH AVE. SUITE 200
MIAMI, FLORIDA 33136
REPRESENTATIVE: KEVIN JAMES JR.

ENGINEER:
HALSTEAD AND BELLHORN INC.
1000 W. 10TH AVE. SUITE 200
MIAMI, FLORIDA 33136
REPRESENTATIVE: JOHN S. KETTEL

DESCRIPTION	EXISTING	PROPOSED	TOTAL
57% CONCRETE	14,200 SF	84,200 SF	98,400 SF
ASPHALT	48,888 SF	13,776 SF	62,664 SF
DETENTION POND	4,123 SF	2,212 SF	6,335 SF
LANDSCAPE	15,765 SF	15,765 SF	31,530 SF
TOTAL	83,986 SF	116,953 SF	200,939 SF

1. 100% REMOVAL OF EXISTING CONCRETE AND ASPHALT.
2. 100% REMOVAL OF EXISTING DETENTION POND.
3. 100% REMOVAL OF EXISTING LANDSCAPE.



SECTION 5 TOWNSHIP 30S RANGE 18W

PRELIMINARY
Not For Construction

CONTRACTOR TO CALL COUNTY AT 1-800-282-8881
48 HRS PRIOR TO ANY CLEARING OR CONSTRUCTION
FOR EXISTING UTILITY LOCATIONS

ALL PLANTING SPECIFICATIONS AND QUANTITIES TO BE
OBTAINED FROM AN ON-SITE VISUAL SURVEY AND
SITE PLAN. PROVIDER BY THE DATE OF THE VISUAL
SURVEY AND SITE PLAN.

TRADER PUBLICATIONS

HALSTEAD & BELLHORN INC.
1000 W. 10TH AVE. SUITE 200
MIAMI, FLORIDA 33136

SITE & LANDSCAPE PLAN

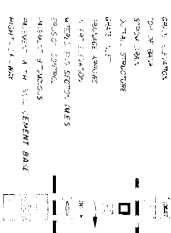
NO.	DATE	DESCRIPTION	BY	CHKD.
1	1/27/18	PRELIMINARY	UNICO	UNICO
2	1/30/18	REVISED	UNICO	UNICO
3	1/30/18	REVISED	UNICO	UNICO
4	1/30/18	REVISED	UNICO	UNICO
5	1/30/18	REVISED	UNICO	UNICO
6	1/30/18	REVISED	UNICO	UNICO
7	1/30/18	REVISED	UNICO	UNICO
8	1/30/18	REVISED	UNICO	UNICO
9	1/30/18	REVISED	UNICO	UNICO

Site Plan No. 3308

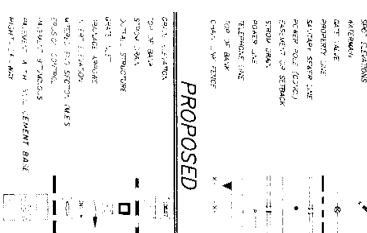
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8. COORDINATE PLAN
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PROPOSED



EXISTING



14549 62ND STREET NORTH

FRONT BUILDING / BUILDING 1	SQ/FT	
Front Office Down	4,004	Office
Front Office Up	4,324	Office
Hanger Area Down	1,480	Ware House
Storage Area Up	800	Ware House
Front Entrance / Reception Area	800	Office
Front Break room	550	Office
	11,958	
PRESS ROOM / BUILDING 2		
Press Room	18,054	Ware House
Pre Press / Bathroom / Office	1,800	Office
	19,854	
LOADING DOCKS / BUILDING 3		
Loading Docks / Paper Storage	5,740	Ware House
	5,740	
BINDERY / BUILDING 4		
Bindery	12,560	Ware House
Office above Bindery	12,560	Office
Foyer / Elevator	840	Office
	25,960	
WAREHOUSE / BUILDING 5		
Warehouse	9,600	Ware House
Circulation Office	640	Office
	10,240	
Total Square Footage	73,752	
Total Warehouse	48,234	
Total Office	25,518	
	73,752	