

MID COUNTY MANUFACTURING NET LEASE INVESTMENT

For Sale \$2,695,000



Excellent opportunity to purchase a 57,856 square foot manufacturing and office facility in desirable area of Mid Pinellas County

Very nice facility with about 44,994 square feet of manufacturing and production areas, plus 12,862 square feet of office, with a corporate headquarters look

Built of block construction in 1983, with 2 truck wells, multiple ceiling heights, overhead doors, 4,000 AMP service, approximately 95 parking spaces, and fully sprinkled throughout

Unincorporated Pinellas County M-1 industrial zoning provides for a variety of industrial and distribution uses

New Tenant has just begun a five year lease with a five year option, paying \$ 19,500 per month, or \$ 234,000 annually, on a modified NN basis

Landlord will pay the real estate taxes in the first year of the lease, currently \$36,000, and they will be split equally in year two, after which they will be the sole responsibility of the Tenant

Landlord is responsible for roof, parking lot repairs, exterior painting and any other repairs that would be considered capital improvements

Tenant is responsible for all utilities, normal wear and tear repairs, and interior maintenance
Land area is 2.48 acres, with a Mid County location that provides easy access to US 19, 275, 686 & 688, and all other major arterial roads

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

Pat Calhoon, Commercial Broker 727.542.0998
pcalhoon@smithandassociates.com | www.patcalhoon.com

1.800.521.7045 • www.smithandassociates.com

LEADING REAL ESTATE COMPANIES OF THE WORLD™ Tampa • St. Petersburg • Clearwater

Smith & Associates Real Estate, Inc does not guarantee any representations. Important facts should be confirmed by buyer.

**Smith &
Associates Commercial**

MID COUNTY MANUFACTURING NET LEASE INVESTMENT

For Sale or Lease



Pat Calhoon, Commercial Broker 727.542.0998
pcalhoon@smithandassociates.com
www.patcalhoon.com