

WAREHOUSE INVESTMENT PACKAGE

For Sale \$849,000

10851, 10911 & 10921 ENDEAVOUR WAY, PINELLAS PARK



Excellent opportunity to purchase a warehouse investment property in a great mid-county industrial area, just off of Bryan Dairy Rd west of 66th St

Situated on 1.24 acres, the three buildings total about 18,920 square feet MOL, with numerous overhead doors

The buildings were built in 1980 & 1981, and were originally 1,200 square foot units, but some have been opened up into larger spaces with small offices

On the southernmost building, a previous owner built out interior upstairs office spaces that may need to be removed back to full warehouse spaces

Block construction & fully leased other than the units with the above noted spaces; please see page 2 for income and expense information

The property is located within the city limits of Pinellas Park, and is zoned M-1

STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY,
AS TENANTS ARE UNAWARE OF POTENTIAL SALE

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

1.855.580.3758 www.smithandassociates.com



Tampa | St. Petersburg | Clearwater

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

Smith &
Associates Commercial

WAREHOUSE INVESTMENT PACKAGE

For Sale \$849,000



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

1.855.580.3758 www.smithandassociates.com

 Tampa | St. Petersburg | Clearwater

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

Smith &
Associates Commercial

10851, 10911 & 10921 ENDEAVOUR WAY

UNIT NUMBER	TENANT	MONTHLY RENT	LEASE EXPIRATION DATE
10851-1	VACANT		
10851-2	AK & Co. Distilleries	\$504.00	07/30/16*
10851-A1	Progressive Tree Care	\$534.60	MONTH TO MONTH
10851-A2	D & G Chassis	\$646.73	MONTH TO MONTH
10851-A3	VACANT		
10911-B1	Nihad Balihodzic	\$624.75	01/31/16
10911-B2	Renew & Recycle, Inc.	\$612.85	05/31/15
10911-B3	Adept Neon	\$646.73	MONTH TO MONTH
10911-B4	Joseph Collins	\$530.45	MONTH TO MONTH
10911-B5	Joseph Collins	\$530.45	MONTH TO MONTH
10921-A1	Southern Tool	\$671.73	MONTH TO MONTH
10921-A2	Flanagan's Porch	\$595.00	05/31/15
10921-A3	Vacant	\$650.00	MONTH TO MONTH
10921-A4	Vacant	\$650.00	MONTH TO MONTH
10921-A5	Oliver Nance	\$624.75	01/31/16

ANNUAL INCOME & EXPENSES IF SELF-MANAGED

INCOME = \$ 110,000 (*current rent roll plus projected vacancy rent*)

HOUSE ELECTRIC = \$ 500

WATER/SEWER/GARBAGE = \$ 10,500

REPAIRS & MAINTENANCE (LAWN, ETC) = \$ 7,060

REAL ESTATE TAXES = \$ 12,765

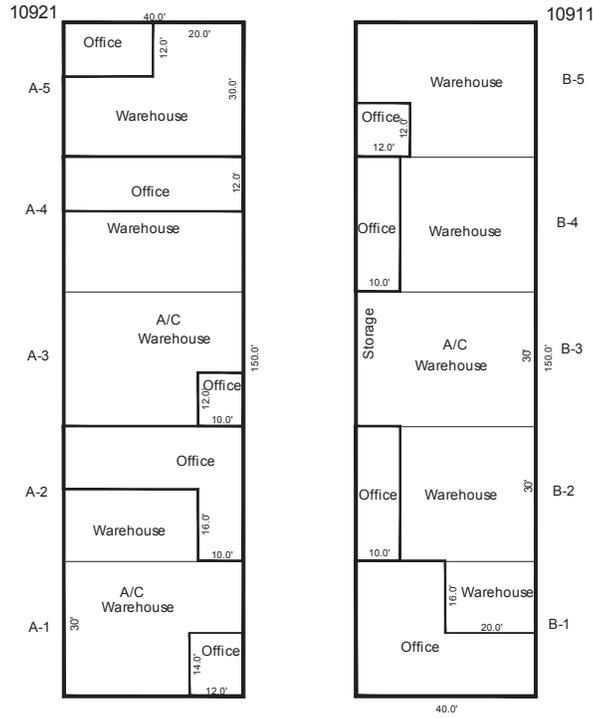
INSURANCE = (*to be determined by Buyer; currently part of large umbrella policy*)

The above noted vacancies are those that will require removal of upstairs office areas to bring them into compliance

Units are separately metered for electric; Landlord pays water/sewer/garbage

* This tenant received free rent until 7/1/15 in return for significant improvements to his unit

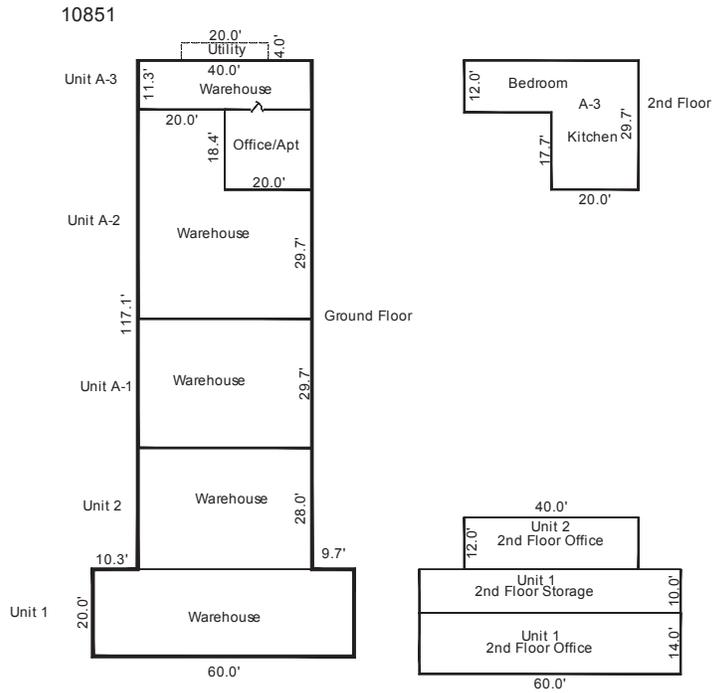
Smith & Associates does not guarantee any representations. Important facts should be confirmed by the Buyer



*Access to all units was not provided
offices are sizes estimated

AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN	
Code	Description	Net Size	Net Totals	Breakdown	Subtotals
GENL	10921 Building A	6000.0		10921 Building A	
	10921 Building B	6000.0	12000.0	40.0 x 150.0	6000.0
OTH	A-1 Office	168.0		10921 Building B	
	A-2 Office	720.0		40.0 x 150.0	6000.0
	A-3 Office	120.0			
	A-4 Office	480.0			
	A-5 Office	960.0			
	B-1 Office	880.0			
	B-2 Office	300.0			
	B-4 Office	300.0			
	B-5 Office	144.0	4072.0		
	Net BUILDING Area	(Rounded)	12000	2 Items	(Rounded) 12000

10911-10921 BUILDING PLAN



* Access to all units was not provided

Sketch by Apex IV™

AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN	
Code	Description	Net Size	Net Totals	Breakdown	Subtotals
10851		5884.0	5884.0	40.0 x 117.1	4684.0
GENL	Storage	80.0	80.0	20.0 x 60.0	1200.0
E/P	Unit 1	1200.0			
OTH	Unit 2	1120.0			
	Unit A-1	1188.0			
	Unit A-2	1556.0			
	Unit A-3	820.0			
	A-3 Office	368.0			
	Unit A-2nd Fl Office	840.0			
	Unit A 2nd Fl Strg	600.0			
	Unit B 2nd Fl Office	480.0			
	Unit A-3 2nd Fl Spec	834.0	9006.0		
Net BUILDING Area		(Rounded)	5884	2 Items	(Rounded) 5884

10851 BUILDING PLAN