

# WAREHOUSE FOR SALE

\$299,000

## 3542 MORRIS ST, ST PETERSBURG



Excellent opportunity to purchase a block warehouse in a great south county industrial area

Situated on a 92 x 125 lot, the warehouse totals 5,490 square feet mol,  
with two 14 foot overhead doors and 18 foot clear height

In addition, there are mezzanine offices which can be utilized or removed by Buyer

Built in 1982 with about 1,700 square feet of office and 3,800 square feet of warehouse,  
not counting the mezzanine

This was at one time two units, and could easily be re-divided should an owner only need half,  
or if purchased as an investment property

Central heat and air throughout, although one side has been disconnected

The property is located within the city limits of St Petersburg, is fenced & zoned IT

Current Tenant is interested in staying, but is on a month to month lease and  
will vacate if a new owner so desires

**STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY**

Pat Calhoun, Commercial Broker 727.542.0998 | [pcalhoun@smithandassociates.com](mailto:pcalhoun@smithandassociates.com) | [www.patcalhoun.com](http://www.patcalhoun.com)

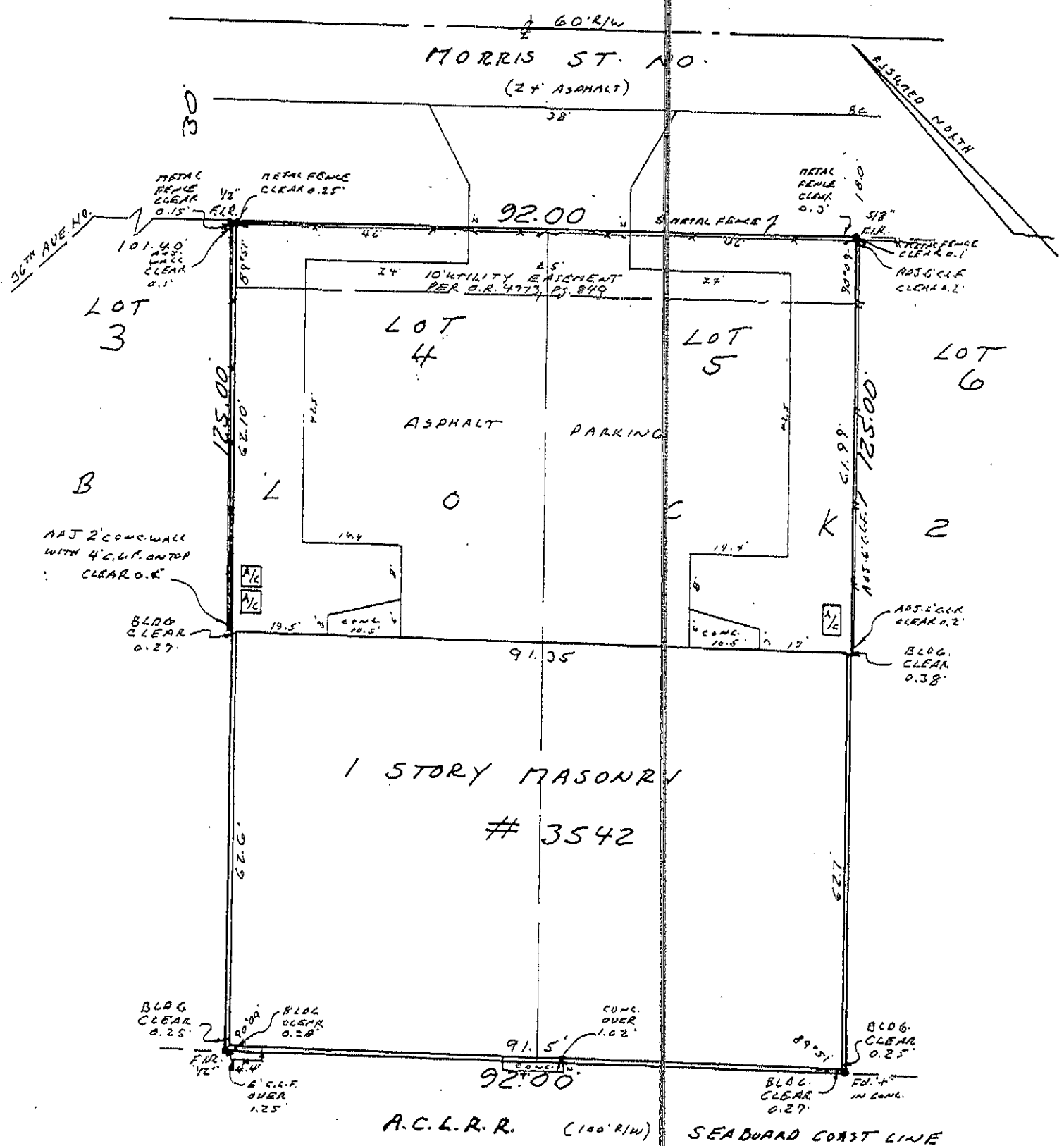
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Smith & Associates Real Estate, Inc does not guarantee any representations. Important facts should be confirmed by buyer.

**Smith &  
Associates Commercial**



A land survey of Lots 4 and 5, Block 2, NORTON'S SUB. NO. 2, as recorded in Plat Book 9, Page 2 of the Public Records of Pinellas County, Florida.

JOB NUMBER: 41300		<b>DAVID C. HARNER</b> PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL. 33706	FLOOD ZONE: "X"
TELEPHONE: (727) 360-0636			FLOOD MAP DATE: 9-03-03
DATE OF FIELD SURVEY: 8-27-04			COMMUNITY NUMBER: 125148
SCALE: 1 INCH = 20 FEET			PANEL NUMBER: 0216 G
DRAWN BY: DCH		SECTION 11 TOWNSHIP 31 SOUTH, RANGE 16 EAST	CHECKED BY: DCH
CERTIFIED TO: SOUTHTRUST BANK LAURENCE L. LAMBERT FIDELITY NATIONAL TITLE INSURANCE COMPANY DENIS A. COHRS, P.A.			
I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-4, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.			
NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.			
LEGEND: A.-ARC LENGTH ADJ.-ADJACENT D.C.-BACK OF CURB C.-CHORD LENGTH C.L.F.-CHAIN LINK FENCE CONC.-CONCRETE M.JI.-MANHOLE C/C-COVERED CONCRETE CL-CENTERLINE E.P.-EDGE OF PAVEMENT E.R.-EDGE OF ROAD S.I.R.-SET IRON ROD WITH CAP #2630 F.I.R.-FOUND IRON ROD F.C.M.-FOUND CONCRETE MONUMENT M.-MEASURED M.S.-METAL SHIELD P.-PLAT P.C.-POINT OF BEGINNING P.P.-POWER POLE R.-RADIUS S.P.-SCREENED PORCH R.W.-RIGHT OF WAY W.W.-WAVING WALL W.F.-WOOD FENCE DR.-DRAINAGE U.E.-UTILITY EASEMENT B.M.-BENCHMARK P.I.-POINT OF INTERSECTION			
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"			