

2700 GANDY BLVD, PINELLAS PARK



Rare opportunity to purchase a 5.42 acre M-1 zoned industrial site with an 11,800 existing block building, located on an access road along busy Gandy Blvd

Gandy Blvd is a major east/west highway connecting Pinellas and Hillsborough counties; the property is within the city limits of Pinellas Park, but a short distance from booming St Petersburg market

There are preliminary plans done by the seller for an additional 50,000 square feet of warehouse, but it may be feasible to increase that amount

The current building must be seen inside to be believed; it was originally built as a corporate headquarters and storage for high end cars and boats and is fully air conditioned

The office/showroom area is around 2,000 square feet and includes high end restrooms with showers, a full kitchen with state of the art lighting and appliances, huge built in flat screen tv, and there is even an outside patio with a hot tub!

The 10,000 square feet of warehouse is also top drawer, with polished concrete floors, four 16' overhead doors, one 12' overhead door, expensive LED lighting and security systems, 3 phase electric, and many other amenities

Warehouse ceiling heights vary; the front half is 16 ft in the center, with 2 beams at 12 ft, and the back half is 20 ft, with one beam at 16 ft, and has steel truss and purlins roof framing, with a metal roof

The building was constructed in 1963, but completely remodeled and renovated into its current condition in 2011

Seller may need a short term leaseback after closing in order to move his business and equipment

Please see photos for a full appreciation of this property

**PAT CALHOON, COMMERCIAL BROKER
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2700 GANDY BLVD PHOTOS

