

**FOR SALE**

**4475 28TH ST N, ST PETERSBURG, FL**  
INDUSTRIAL PROPERTY OFFERED AT \$ 1,850,000

**Smith &**  
Associates **Commercial**



**SHOWN BY APPOINTMENT; ONLY DO NOT DISTURB EMPLOYEES**

A great chance to purchase a 1.48 acre industrial property in the Joe's Creek area close to downtown St Petersburg

The buildings total 11,809 square feet, comprised of 6,126 of warehouse, 2,680 of office, and 3,003 of covered canopy

Block construction originally built in 1962 for a delivery company and recently used for a laundry equipment business

In the Lealman Community Redevelopment Area of Pinellas County, with Community Improvement Grants available

Currently owner occupied, it will be vacated at closing

The rear warehouse in the rear has 9 dock level overhead doors on each side for a total of 18, plus 2 on the back wall

The office area is air conditioned and has a new unit, the warehouses are not

The side warehouse had a new roof in 2025 and the office area in 2022; windows were all replaced also in 2022

The property was not impacted at all by any flooding during last years hurricanes

The lot is 350 deep, with 200 ft of frontage and 170 feet wide in the rear; ideal for service vehicle parking

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

**CALHOON COMMERCIAL GROUP - PAT CALHOON & CHRIS CALHOON**  
Specializing in: Apartments | Strip Centers | Retail | Office Buildings | Warehouses | Motels

PAT CALHOON - 727.542.0998 - pcalhoon@smithandassociates.com CHRIS CALHOON - 727.542.9933 - ccalhoon@smithandassociates.com



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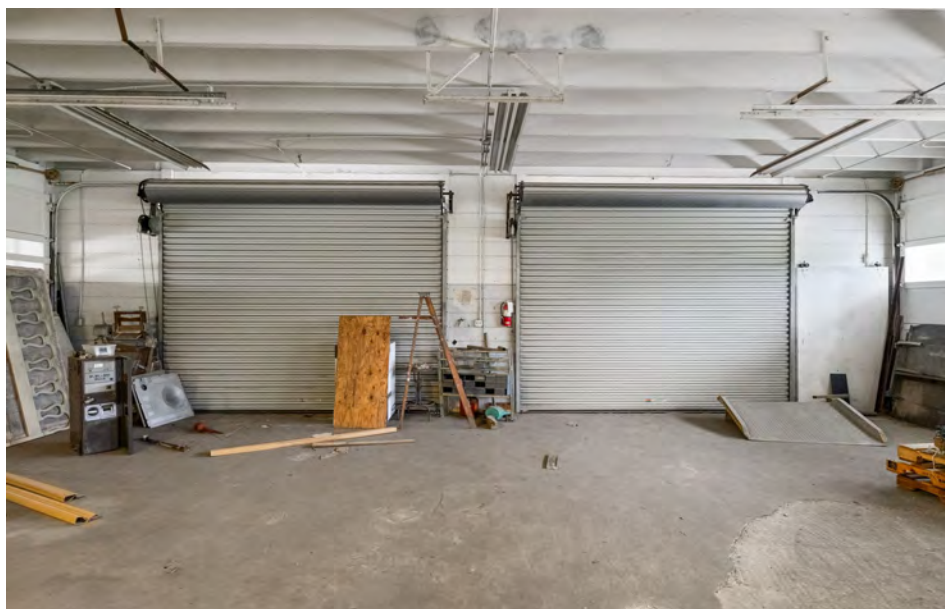


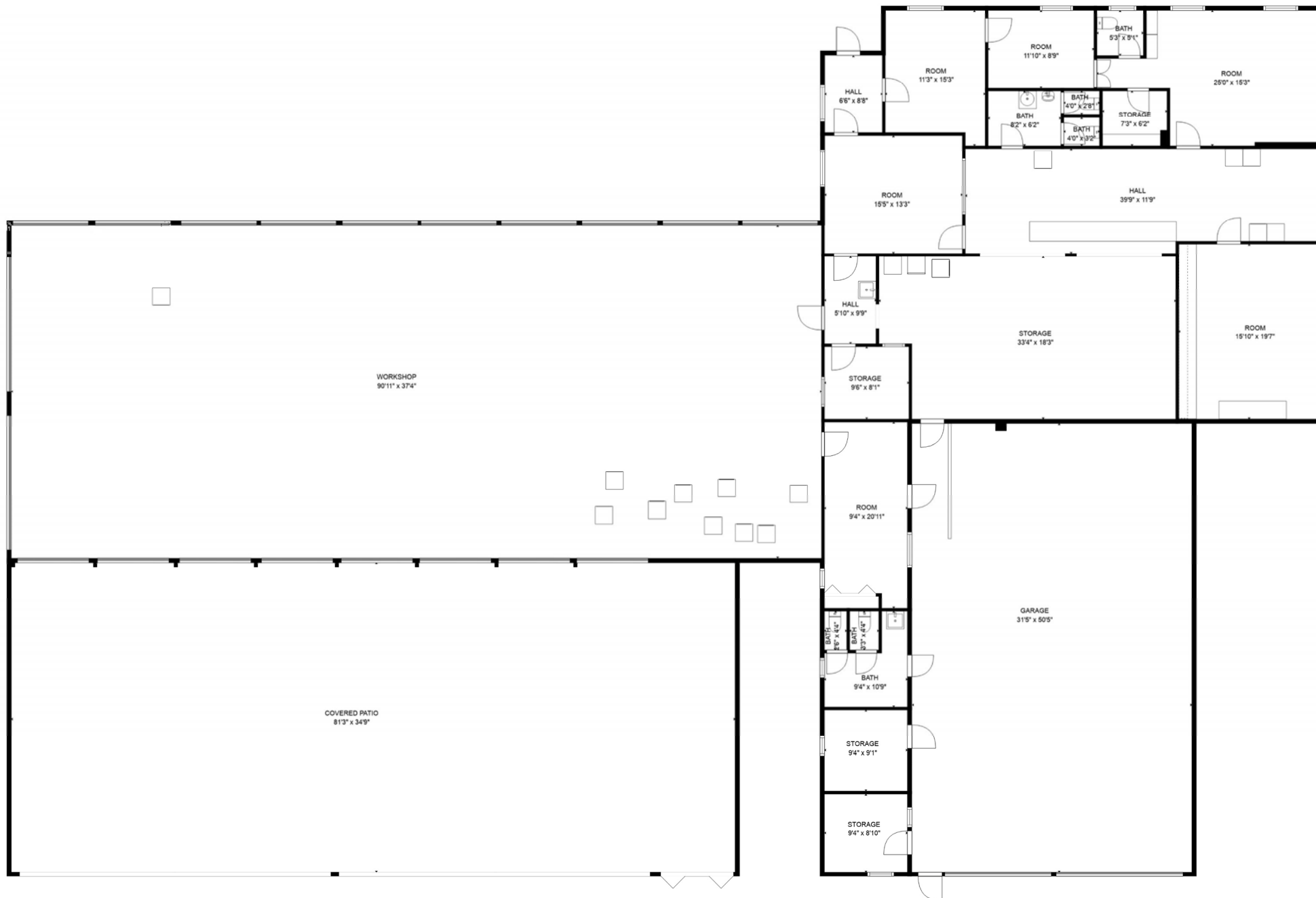


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**TOTAL: 2128 sq. ft**  
 FLOOR 1: 2128 sq. ft  
 EXCLUDED AREAS: STORAGE: 873 sq. ft, GARAGE: 1584 sq. ft, COVERED PATIO: 2825 sq. ft,  
 WORKSHOP: 3398 sq. ft  
 WALLS: 361 sq. ft