

INDUSTRIAL INVESTMENT OPPORTUNITY - PINELLAS PARK

4500 110TH AVE N, CLEARWATER, FL 33762

FOUNDRY
COMMERCIAL



±5.99 AC

±55,838 SF

Efficient access to Tampa and south to Ft. Myers

<1 mile to US-19 ——— 

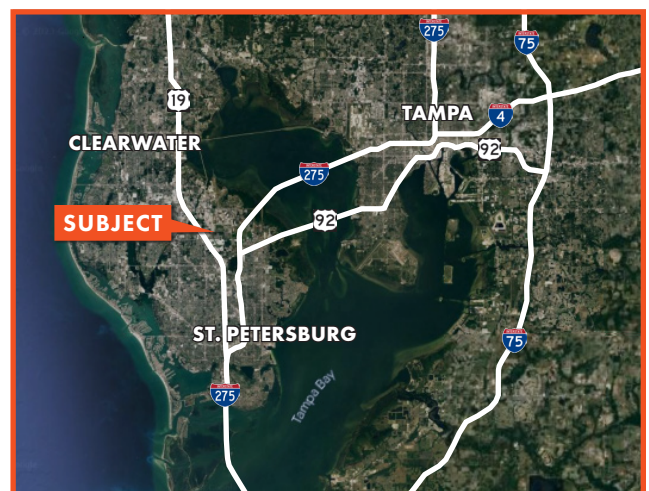
2.5 miles to I-275 ——— 

LIGHT MANUFACTURING WAREHOUSE FOR SALE

INVESTMENT DETAILS

Cap Rate	Market
Occupancy	100%
Annual NOI	\$396,002.00
Lease Expiration	12/31/26 with two renewal options*
Tenant	Douglas Machines Corp.

*5 years each - See broker for details.



FOR MORE INFORMATION, PLEASE CONTACT:

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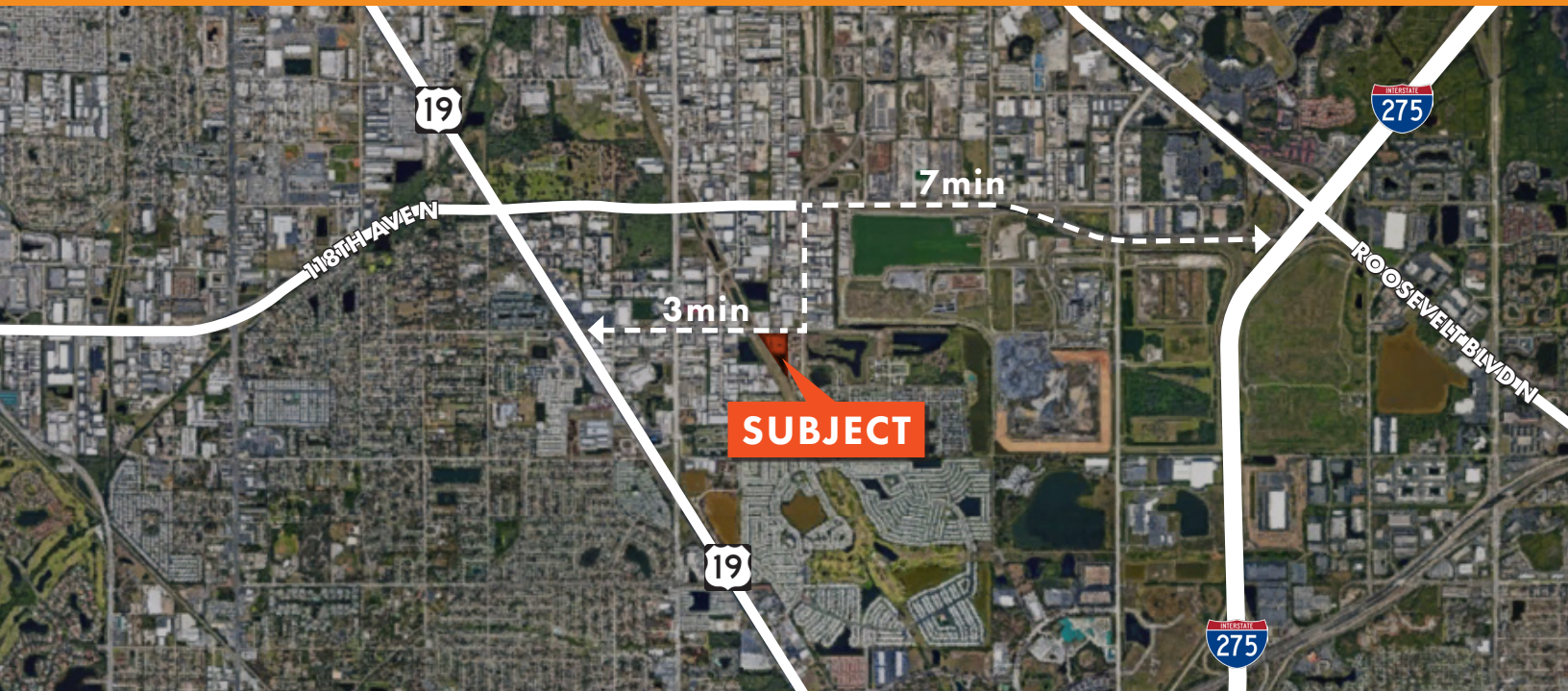
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DOUGLAS
WASHING AND SANITIZING SYSTEMS

Tenant has invested heavily in the space. Since being built in 1990, the property has received nearly \$2 million worth of capital improvements.

PROPERTY SUMMARY

Building Size ±55,838 SF with ±6,739 SF mezzanine

Land Size ±5.99 AC

Year Built 1990/2005

Zoning M-1 (Light Manufacturing)



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