



LARGO, FL

INDUSTRIAL SPACE AVAILABLE FOR SUBLEASE

7225 BRYAN DAIRY RD.

±6,085 RSF AVAILABLE FOR SUBLEASE

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PROPERTY FEATURES

- Climate controlled warehouse
- 2/1,000 parking ratio
- 3 Roll-up doors
- 2 Dock Wells
- 1 Edge of Dock
- Lease expiration: 2/1/2028



FOR MORE INFORMATION, PLEASE CONTACT:

CAITLIN QUINLAN | 540.550.2549

Senior Associate

Caitlin.Quinlan@foundrycommercial.com

Licensed Real Estate Broker

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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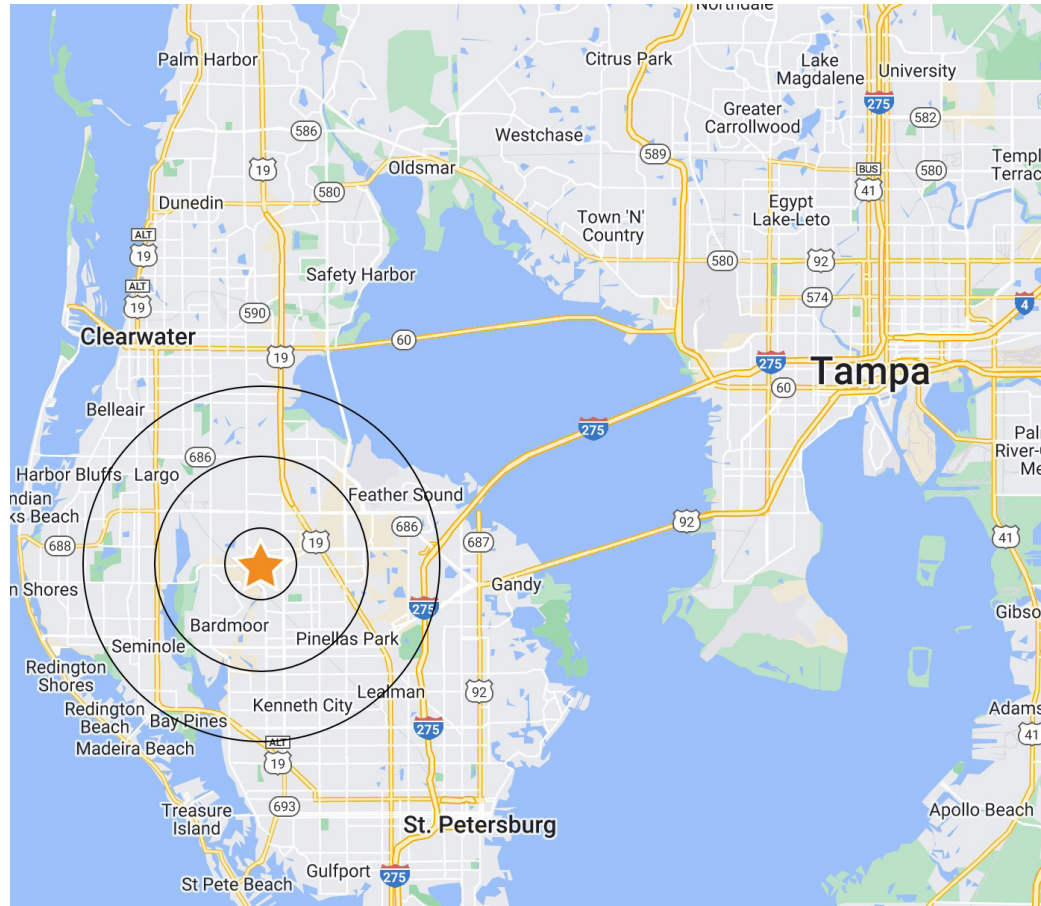
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AVAILABLE FOR SUBLEASE

LOCATION OVERVIEW

TRAVEL DISTANCES

Bryan Dairy Rd.	0.1 Miles
U.S. Highway 19	1.8 Miles
I-275	6.3 Miles
Downtown Clearwater	10.2 Miles
Downtown St. Pete	13.6 Miles
Downtown Tampa	20.0 Miles
St. Pete-Clearwater International Airport	5.3 Miles
Tampa International Airport	18.1 Miles



SURROUNDING DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	8,036	102,553	268,044
Total Households	3,546	43,637	122,447
Median Age	46.9	46.4	48.2
Median HH Income	\$78,697	\$70,653	\$66,995

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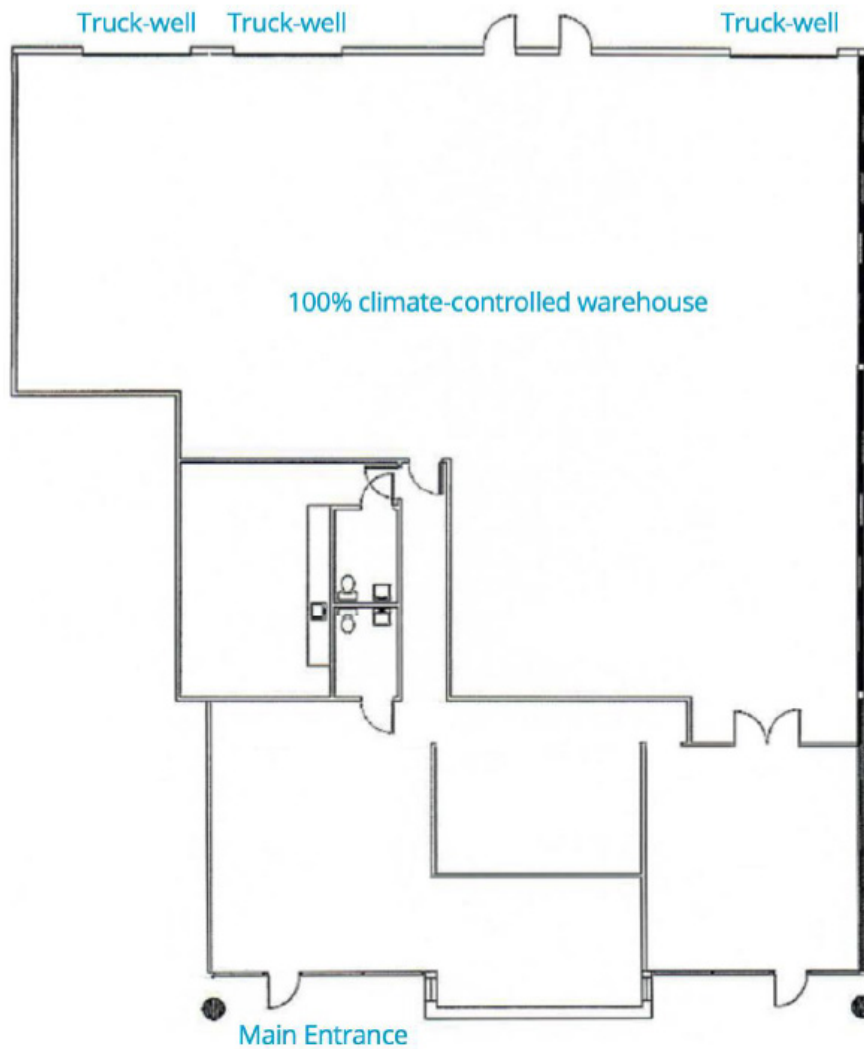
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FLOOR PLAN

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