



Turn-Key Flex Building

8222 118th Ave #600, Largo, FL

💰 Purchase Price: **\$925,000**

📏 Unit Size: **4,609 SF**

✅ Available: **Now**



Jeff Clapacs

Vice President

(813) 833-0788 ☎

jeff@cprteam.com ✉



Prime Features



Built In 2007



24' Clear Height



**Fully-Sprinklered
100% HVAC**



**Transformer
3 Phase Power**



8222 118th Ave #600, Largo, FL

Located at 8222 118th Ave, Suite 600 in Largo, this 4,609 SF end-unit industrial space offers a highly functional layout ideal for a range of light industrial and flex users. Built in 2007 with tilt-wall construction, the property features 24' clear height, three-phase power with a dedicated transformer, 100% HVAC, and is fully sprinklered. Situated in **unincorporated Pinellas County and zoned E-1** (Employment Center – Light Industrial), the space provides flexibility, strong infrastructure, and efficient access for modern operations.

Highlights



4,609 SF



End Unit



Tilt-Wall Construction

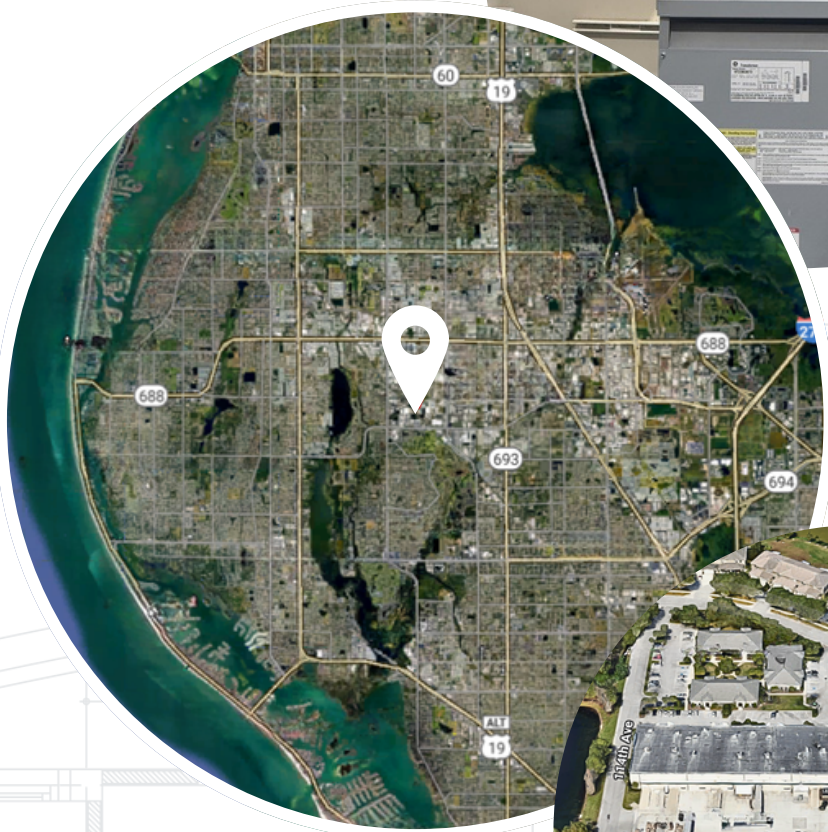


**Unincorporated Pinellas
County**



**Zoning E-1 (Employment
Center 1, Light Industrial)**

*Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.*



Listing Agent



Jeff Clapacs

Vice President

☎ **(813) 833-0788**

✉ **jeff@cprteam.com**

Jeff Clapacs brings his 16 years of professional experience to the CPR team as the Pinellas Industrial Specialist.

Prior to CPR, Jeff worked in Commercial Property Insurance for two of the largest brokerages nationally, USI and Brown & Brown, with a primary focus of Contractors, Manufacturers, Developers, and Real Estate portfolios.

Prior to the insurance world, Jeff spent over a decade in another team environment. He brings great teamwork and leadership skills after 12 years of coaching NCAA Division I College Basketball. Jeff held staff positions at LSU, Arkansas State, Bowling Green, East Tennessee State, St. Bonaventure, and Bethune-Cookman.

Jeff advises businesses and investors on assessing their industrial real estate needs, while facilitating both leasing and sales opportunities. **His clients enjoy his expertise in deals involving expansion, relocation, acquisition & disposition, and investment.**

Jeff is a member of the CCIM Florida West Coast Chapter. He chairs one of their committees and is pursuing his CCIM Designation. He is also an active member of the Florida Gulfcoast Commercial Association of Realtors (FGCAR). Jeff is active on multiple EDC and Chambers: Central Pinellas, Pinellas County, Pinellas Park, and St Petersburg.

📞 727-822-4715

🌐 www.cprteam.com

🔗 [CommercialPartnersRealty](#)