



54,648 SF FOR LEASE

3,285 SF

51,363 SF

62ND STREET N.

14550 & 14480 62ND ST. N.
CLEARWATER, FL 33760



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY



JULIA SILVA, SIOR
813 230 8008
jsilva@lee-associates.com

JESSICA MIZRAHI, SIOR
813 804 0886
jmizrahi@lee-associates.com

JACKSON O'NEILL
813 701 7948
joneill@lee-associates.com

BENJAMIN EWERS
352 362 8535
bewers@lee-associates.com

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SPACE OVERVIEW

14550

51,363 SF
SIZE AVAILABLE

30'
CLEAR HEIGHT

7
DOCK-HIGH DOORS

1
DRIVE-IN RAMP

14480

3,285 SF
SIZE AVAILABLE

18'
CLEAR HEIGHT

2
GRADE-LEVEL DOORS

14550 & 14480 62nd St. N. offers a rare opportunity to lease a large, functional industrial space in the highly desirable Gateway submarket.

The space is positioned to serve a wide range of industrial users, including manufacturing, distribution, service, marine-related operations, logistics, and last-mile occupiers and benefits from the park's heavy industrial functionality, including dock-high loading, drive-in access, high clear heights, wet sprinkler protection, and a secure site configuration.

With a practical warehouse layout and access to one of Pinellas County's most supply-constrained industrial corridors, the space is well suited for tenants seeking efficient operations, regional connectivity, and a central Tampa Bay location.



**HIGH ELECTRICAL CAPACITY AVAILABLE TO SUPPORT
POWER-INTENSIVE OPERATIONS & MANUFACTURING**



**4 POINTS OF
INGRESS/EGRESS**



METAL CONSTRUCTION

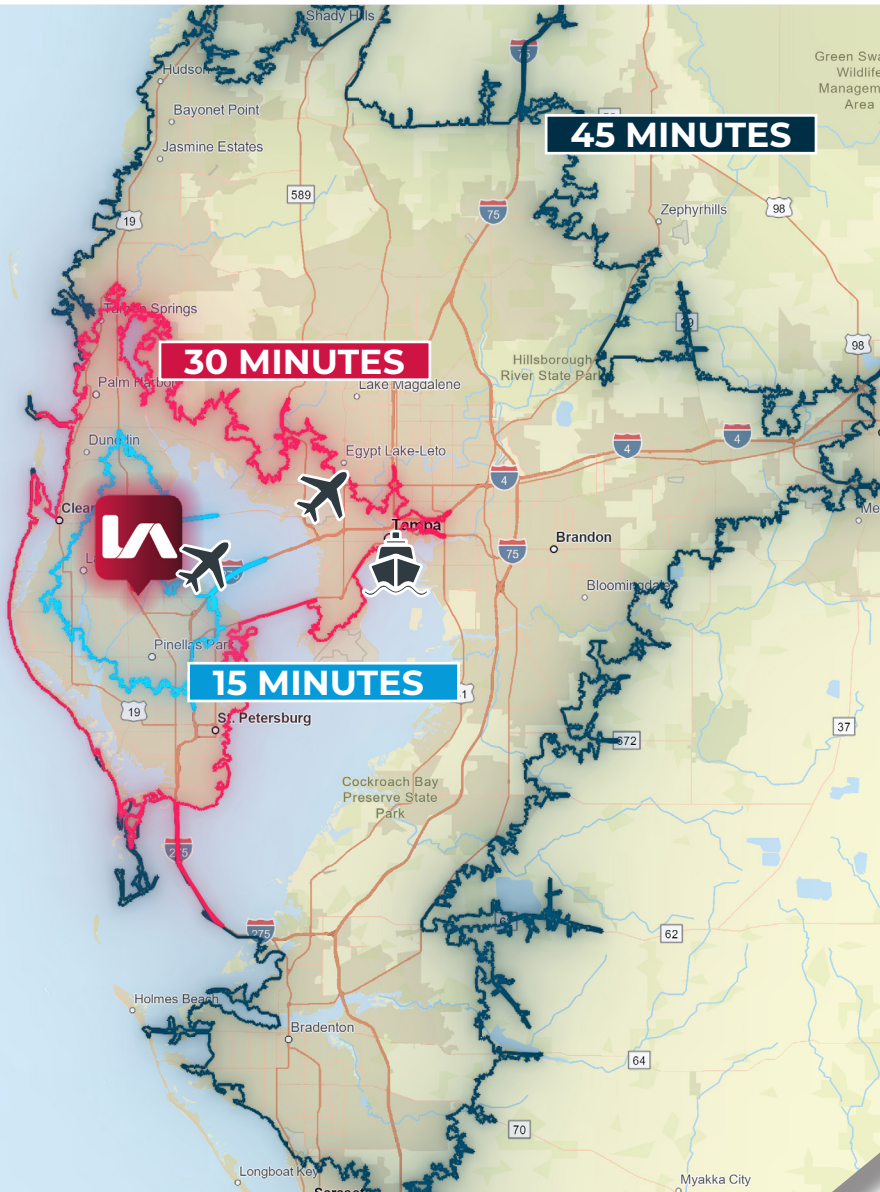


**FENCED PERIMETER
FULLY LIT PARKING LOT**



WET PIPE SPRINKLERS

LOCATION OVERVIEW



The Property is centrally located in Pinellas County's Gateway submarket, offering quick access to U.S. Highway 19, Ulmerton Road, the Selmon Expressway, and I-275. The property is minutes from St. Pete-Clearwater International Airport and provides efficient connectivity throughout Tampa Bay, including access to Tampa International Airport and Port Tampa Bay.

Tenants benefit from a strategic infill location in Florida's most densely populated county, with access to a strong labor pool, established industrial demand, and one of the region's most supply-constrained industrial corridors.

DEMOGRAPHIC	15 MIN	30 MIN	60 MIN
POPULATION	312,317	1,175,697	3,608,739
MEDIAN HH INCOME	\$70,790	\$81,866	\$85,138
WORKFORCE	194,946	648,194	1,400,302
BLUE COLLAR WORKFORCE	17.8%	14.9%	17.2%



US HWY 19
0.8 MI



PIE INT'L AIRPORT
3 MI



I-275
5 MI



SELMON EXPY
14 MI



TAMPA INT'L AIRPORT
16 MI



I-4
20 MI



PORT OF TAMPA
21 MI



I-75
27 MI

PROPERTY PHOTOS

