

The Warehouse

A Modern Flex Space Opportunity

2233 3rd Avenue South | St. Petersburg, FL | 33712



Expansive interior for indoor recreation, franchises,
social clubs, hospitality & commercial use



The Epicenter of District Momentum and Future Growth

The Warehouse at 2233 3rd Avenue South offers 28,000 square feet of adaptable industrial space within one of St. Petersburg's fastest-growing creative and commercial districts. Located alongside emerging multi-family developments, hospitality, fitness, retail and maker-oriented businesses, the property benefits from the broader transformation of the Warehouse Arts District, further accelerated by the planned I-MIX redevelopment — a major mixed-use initiative converting underutilized industrial land into a fully walkable community.



The property's Target Employment Center (TEC) zoning also provides exceptional flexibility for businesses operating across industrial, commercial, hospitality and experiential uses, allowing operators to shape environments around the evolving needs of modern business.



Large-format interiors create opportunities for destination-oriented showroom, automotive, franchise and experiential retail concepts seeking visibility, scale and customer engagement.

Built for Destination- Oriented Business

The Warehouse offers the scale, flexibility and operational infrastructure required for businesses designed around customer experience, audience engagement and large-format activation. Few properties within St. Petersburg's urban core combine expansive interiors, loading capability, parking and adaptable configurations capable of supporting entertainment, recreation, hospitality, franchise or experiential business models at this scale.

The property's TEC overlay further expands flexibility for operators seeking to create branded environments that merge operational efficiency with customer-facing experience.

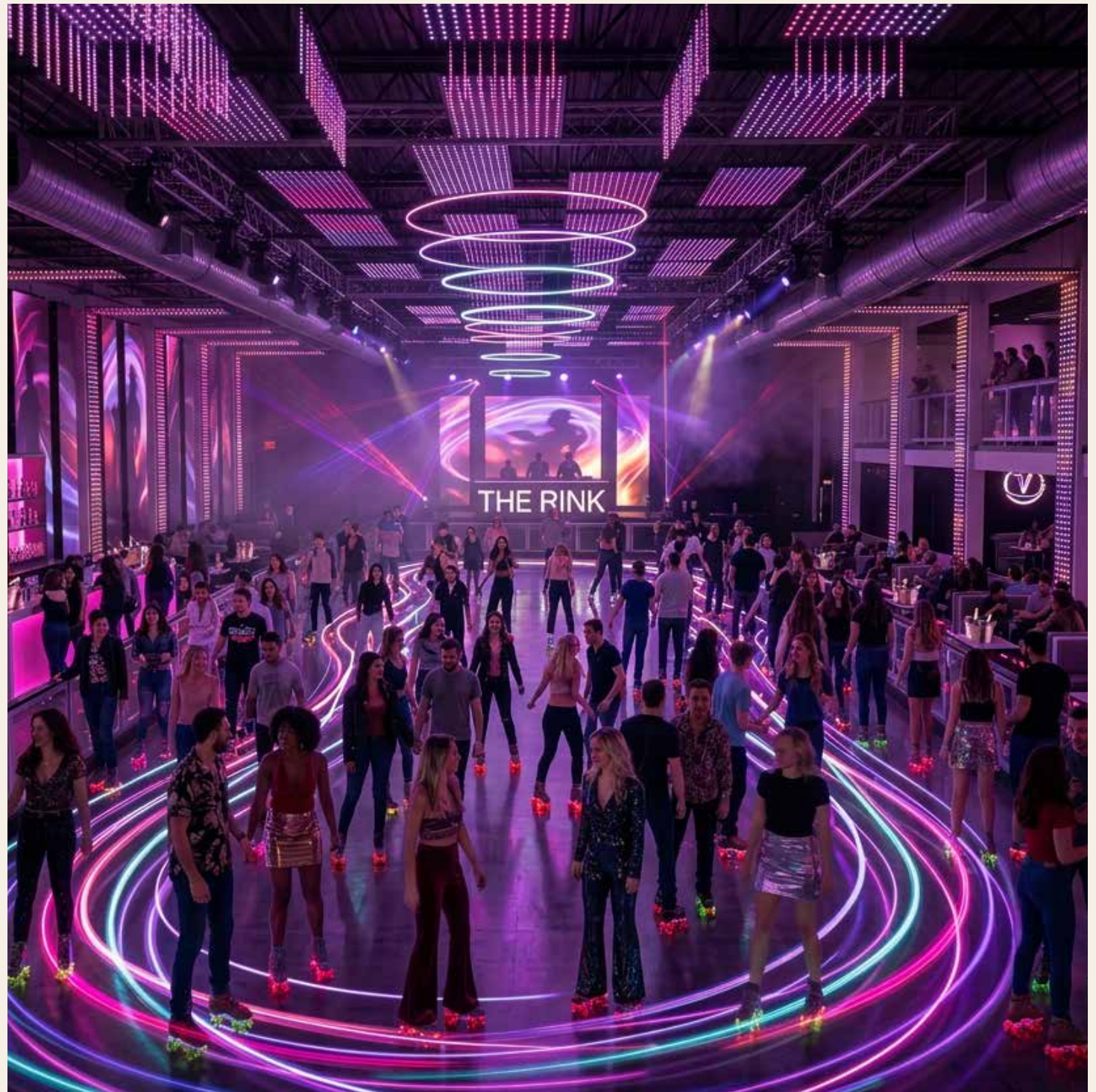


Ideal for:

- Concept Stores & Experiential Retail
- Trade Show or Conference Center
- Special Event Venue
- Indoor Recreation / Sports Facilities
- Franchise Operations
- Creative Production & Fabrication
- Educational & Training Environments
- Brewery, Beverage or Hospitality Use
- Showroom & Distribution
- Specialty Manufacturing
- E-Commerce & Fulfillment Operations
- Operational Storage & Logistics
- Last Mile Distribution
- Light Manufacturing & Assembly



The open-span environment supports indoor recreation, entertainment and experiential concepts designed to create repeat customer traffic and destination-driven activity.



Flexible layouts and industrial scale provide a blank canvas for immersive hospitality, social entertainment and large-format customer experiences.



Property Highlights:

- Flexible warehouse layouts up to 28,000 square feet
- Open-span interiors
- 15-foot ceilings
- Industrial zoning supporting multiple commercial uses
- Warehouse access and loading capability
- On-site parking
- Minutes from Downtown St. Petersburg
- Immediate access to Central Avenue and I-275

Nearby Destinations



Positioned within the Warehouse Arts District and directly adjacent to the planned I-MIX redevelopment, the property sits at the center of one of St. Petersburg's most active emerging commercial corridors.



Adaptive interiors support social club, hospitality and recreational concepts designed around atmosphere, interaction and extended customer engagement.



The property's scale, parking and operational flexibility create opportunities for entertainment, sports simulation and membership-driven business models.



Existing office environments support operational, administrative and customer-facing business functions.

Multiple loading positions and operational infrastructure support logistics, distribution and adaptive commercial uses.



Flexible layouts allow operators to customize environments for showroom, hospitality, recreation, production or hybrid commercial concepts.



Discuss the Opportunity

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