

FOR LEASE

Warehouse / Distribution /  
Showroom / Office /  
Light Manufacturing



13670 Roosevelt Blvd.  
Clearwater, FL 33762



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# EXECUTIVE SUMMARY

*Flex space directly on Roosevelt Blvd is located just off Ulmerton Road and across the street from the St. Pete-Clearwater Airport. Property will be available September 1<sup>st</sup> of this year.*

*This property offers some of the best exposure in Pinellas County with a traffic count of ~39,500 vehicles per day. Pylon and building signage available.*

*The property is adjacent to the Gateway Express at the Ulmerton Road exit ramp.*

*Easy ingress/egress to the property. Ideal location for any business that needs warehouse, showroom, retail, and office space that offers unparalleled exposure.*

*7,420 total SF with 3,657 SF of office/showroom and 3,673 SF of warehouse space. Configuration is flexible based on the tenant need. The office/showroom area is air conditioned and could be used for warehousing.*



## LEASE RATE

\$12.50 / SF / YR / NNN



## LOCATION

13670 Roosevelt Blvd.,  
Clearwater, FL 33762



## SIZE

7,420 SF TOTAL:

- Showroom/Office: 3,657 SF
- Warehouse: 3,763 SF



## FEATURES

2 Grade Level Doors  
12-16' Ceiling Height  
3-Phase/400 amp  
Ample Parking



## SIGNAGE

Pylon Signage  
Available



## ZONING

E-1 Zoning





# 13670 Roosevelt Blvd. Floorplan

Room Type	Square Footage
Unit A	7,310
Unit B	7,420

