



1555 Sunshine Drive Clearwater, FL 33762

# Disclaimer of Information Accuracy

All information provided regarding the property is believed to be accurate and has been obtained from sources deemed reliable; however, either the Seller nor its agents make any representations or warranties, expressed or implied, as to the completeness or accuracy of such information.

Prospective buyers are strongly encouraged to conduct their own independent investigations, and due diligence, including verification of all financial, physical, legal, zoning and environmental matters related to the property. Any reliance on the information provided shall be solely at the buyers own risk.

# Property Executive Summary - Industrial Warehouse

- Total Sq. Feet - 24,977
- A/C Sq. Feet - 10,530
- Additional Warehouse Sq Feet - 14,447
- Zoning M1
- Lot - 1.29 - 56,192 sq feet
- Land use General Warehouse
- Currently Owner occupied
- Year Built 1969 and 2004
- Parking up to 30 Spaces
- 9 Offices, 4 Restrooms, 2 High Docks, Reception, 2 Conference Rooms and Break Room
- Above Flood Plain - Zone X

\$4,150,000

# Location & Business Climate

## Tampa Bay Climate - 2026 Outlook

### Economic Strength

- Ranked among fastest-growing U.S. economies
- GDP growth is strong
- High foreign investment attractiveness

### Companies on the move here

- No State Income Tax
- Low Corporate Tax
- Skilled Workforce
- Quality of Life

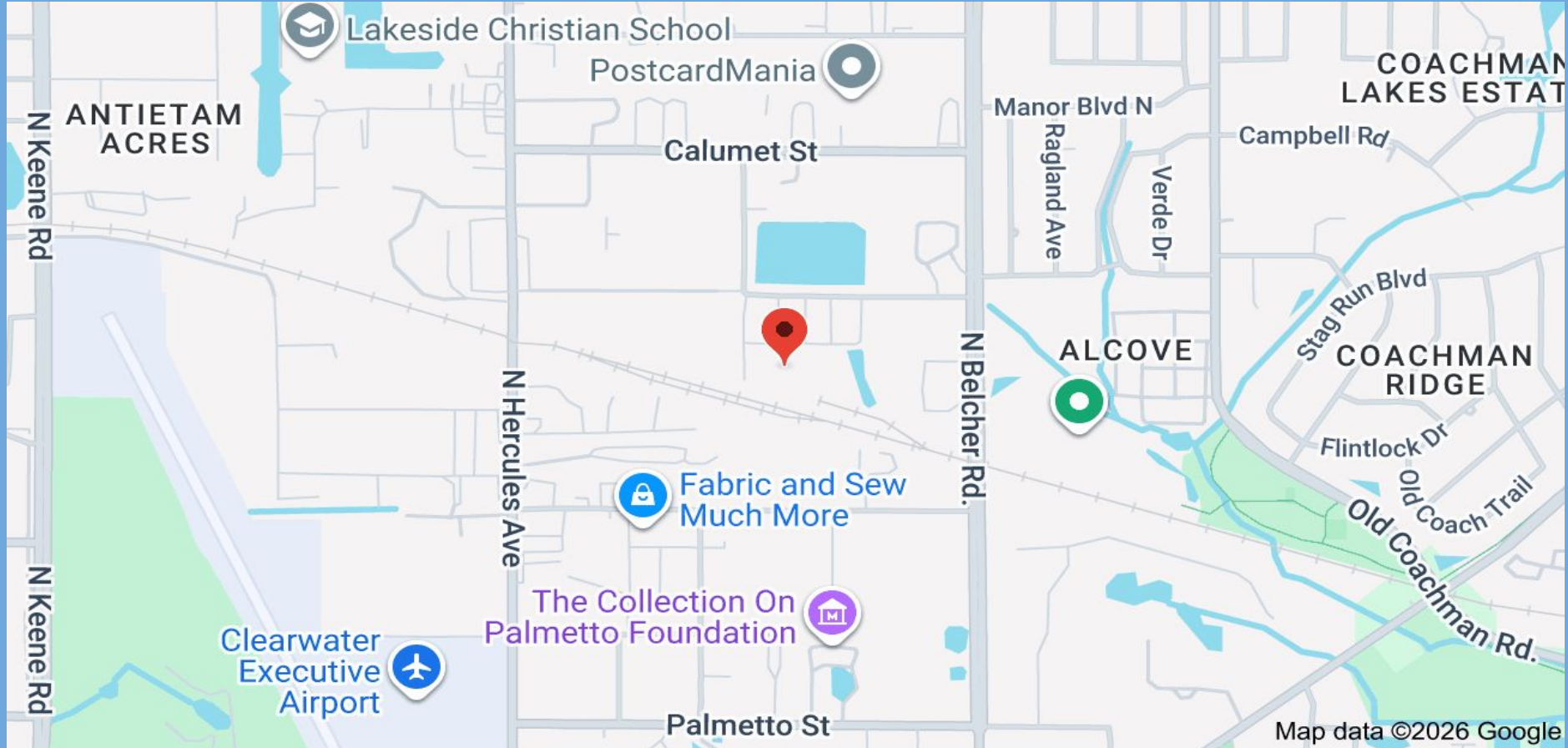
# Zoning

Industrial General(IG)/Light Industrial District

This Zoning Typically Allows:

- Warehouse & Distribution
- Light Manufacturing
- Storage Facilities
- Flex Industrial
- Contractor Yards
- Office/Warehouse Combos

# Location



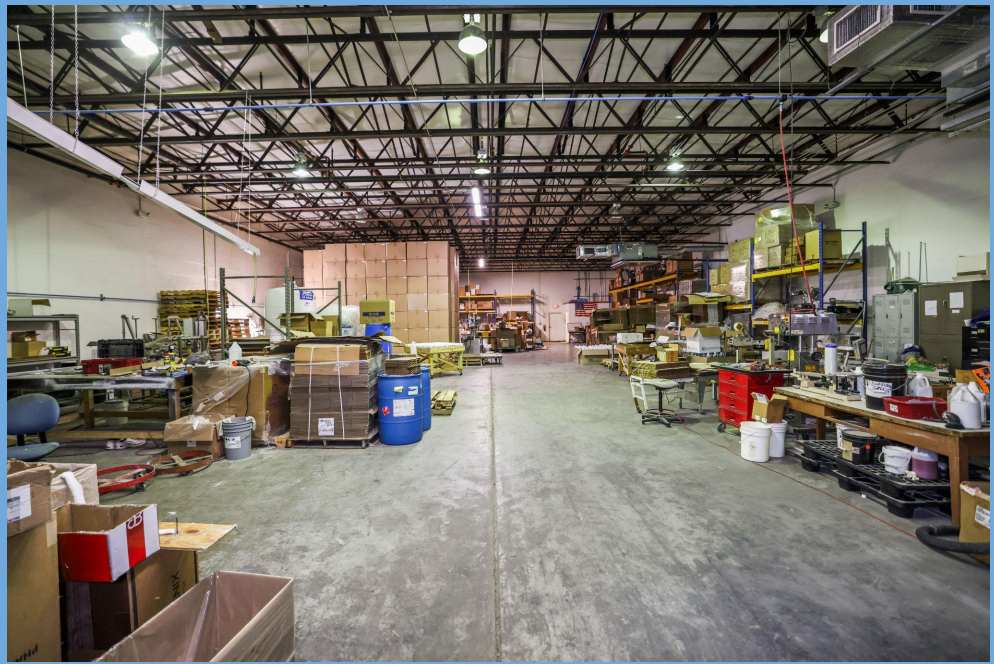
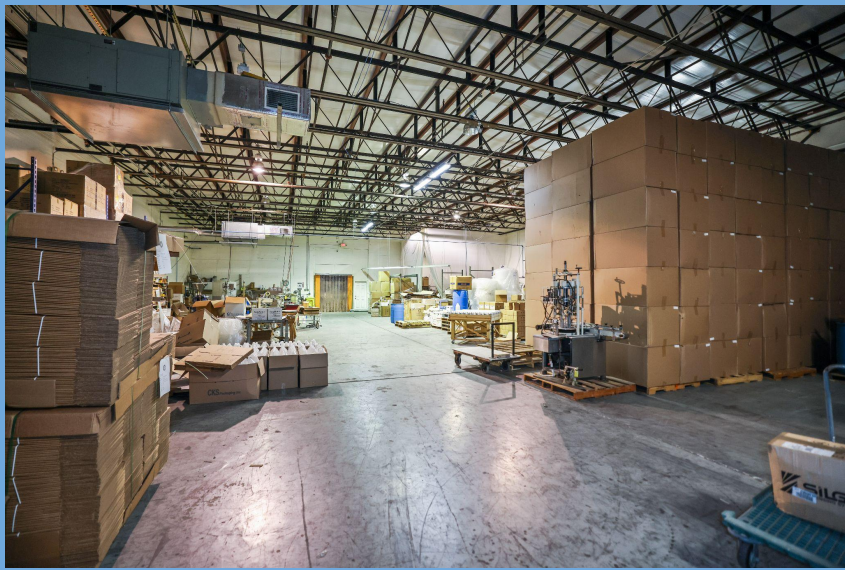
# Interior

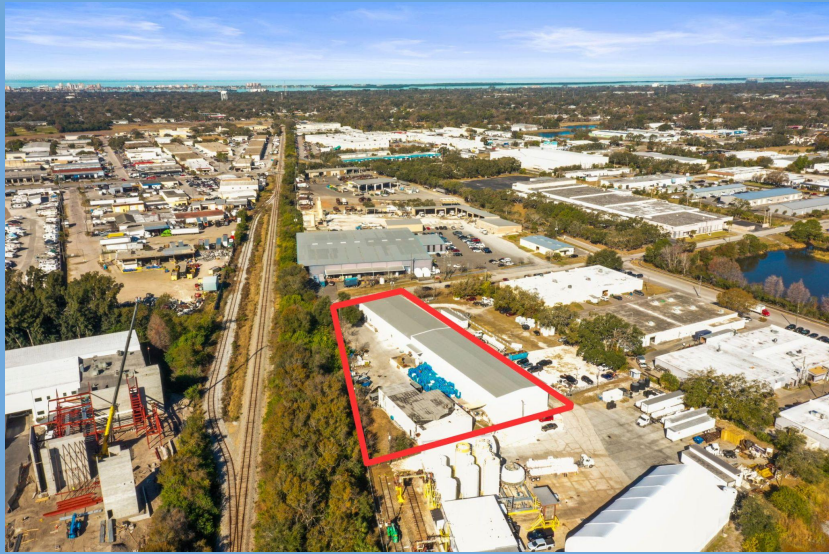












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Dennis White, Realtor

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