



For Sale

**±36,361 SF Industrial
Warehouse + Office | M-1 Zoning**

Property Highlights

Sale Price:
CALL FOR DETAILS

Building Size:
±36,361 SF

Warehouse:
±28,839 SF

Office:
±7,522 SF

Land Size:
1.91 AC

Zoning:
M-1

Year Built:
1982

12450 Automobile Blvd

Clearwater, FL 33762



Premier Clearwater Industrial with Prime Transportation Access

Strategically positioned within the Tampa Bay industrial market, 12450 Automobile Blvd offers a highly functional and versatile facility designed to accommodate a wide range of industrial and distribution users. The property features a balanced mix of truck wells and grade-level loading, providing operational flexibility for efficient logistics and workflow.

Complementing the warehouse is well-appointed office space, ideal for administrative functions and team collaboration. With its practical layout and prime Pinellas County location, the property delivers an excellent opportunity for businesses seeking a scalable and efficient presence in the greater Tampa market.

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For Sale

12450 Automobile Blvd. Clearwater, FL 33762



Property Overview

Strategically positioned within the Tampa Bay industrial market, 12450 Automobile Blvd offers a highly functional and versatile facility designed to accommodate a wide range of industrial and distribution users. The property features a balanced mix of truck wells and grade-level loading, to provide exceptional operational flexibility for efficient loading.

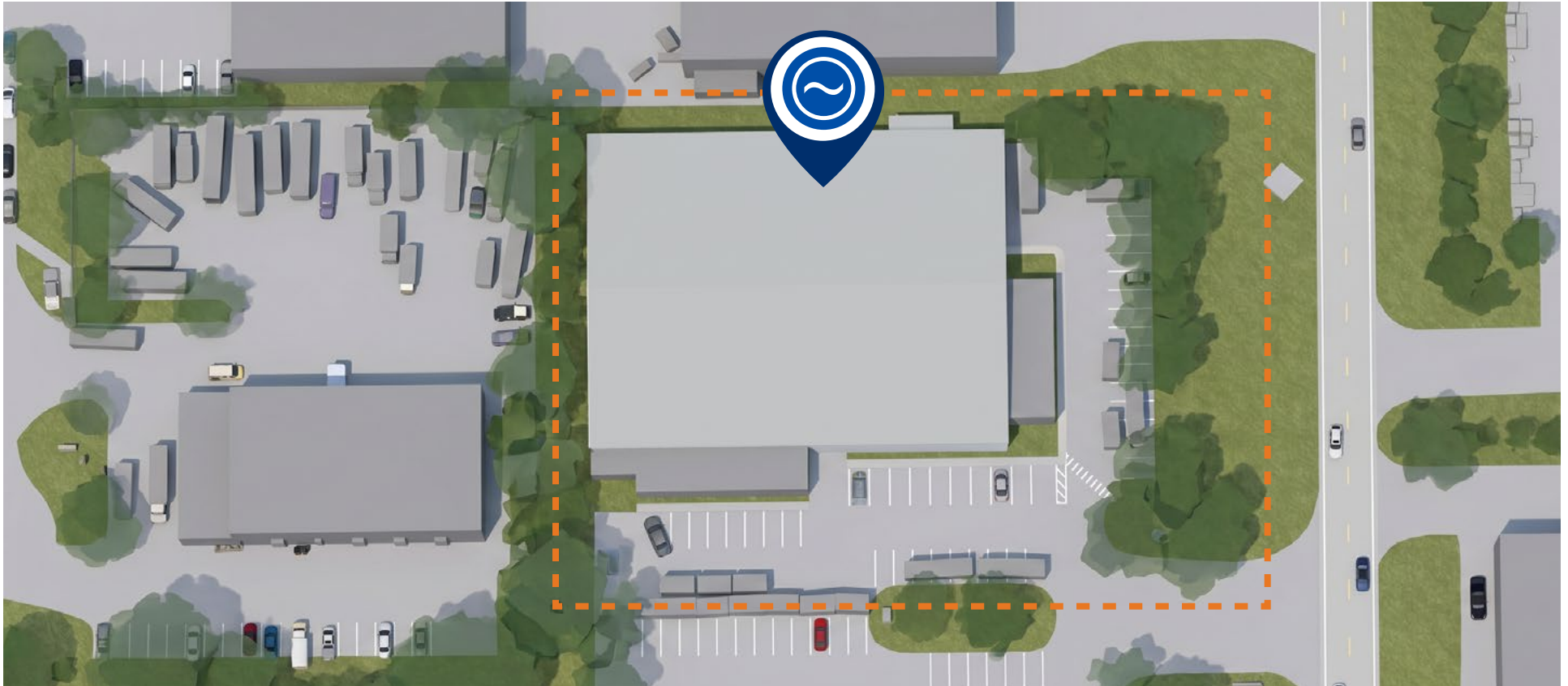
Complementing the ±28,839 SF clear-span warehouse is ±7,522 SF of well-appointed office space across two floors — ±4,511 SF on the ground floor and ±3,011 SF on the second floor. This rare warehouse-plus-office configuration allows companies to fully consolidate management and operations under one roof without sacrifice.

The building's clear height ranging from 18' to 24' supports efficient racking, storage, and operational versatility, while the 25' x 49' column spacing delivers open, unobstructed floor space suitable for logistics, warehousing, or light manufacturing. With its prime Pinellas County location and immediate access to US-19 and I-275, this property presents a compelling owner-user or investment opportunity.



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Loading & Access

DOCK-HIGH BAY

One (1) 12' × 12' dock-high door — truck well access for container and LTL freight operations.

GRADE-LEVEL LARGE (×3)

Three (3) 14' H × 12' W grade-level doors for box trucks, forklifts, and heavy equipment.

GRADE-LEVEL STANDARD (×3)

Three (3) 10' H × 10' W grade-level doors for standard delivery and personnel access.

7 TOTAL ACCESS POINTS

A rare multi-door configuration delivering simultaneous loading flexibility for a wide range of operational needs.

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TOTAL BUILDING

±36,361 SF

Warehouse + Office Combined

WAREHOUSE

±28,839 SF

Clear Height 18'-24'

FRONT OFFICE — GRD. FLR.

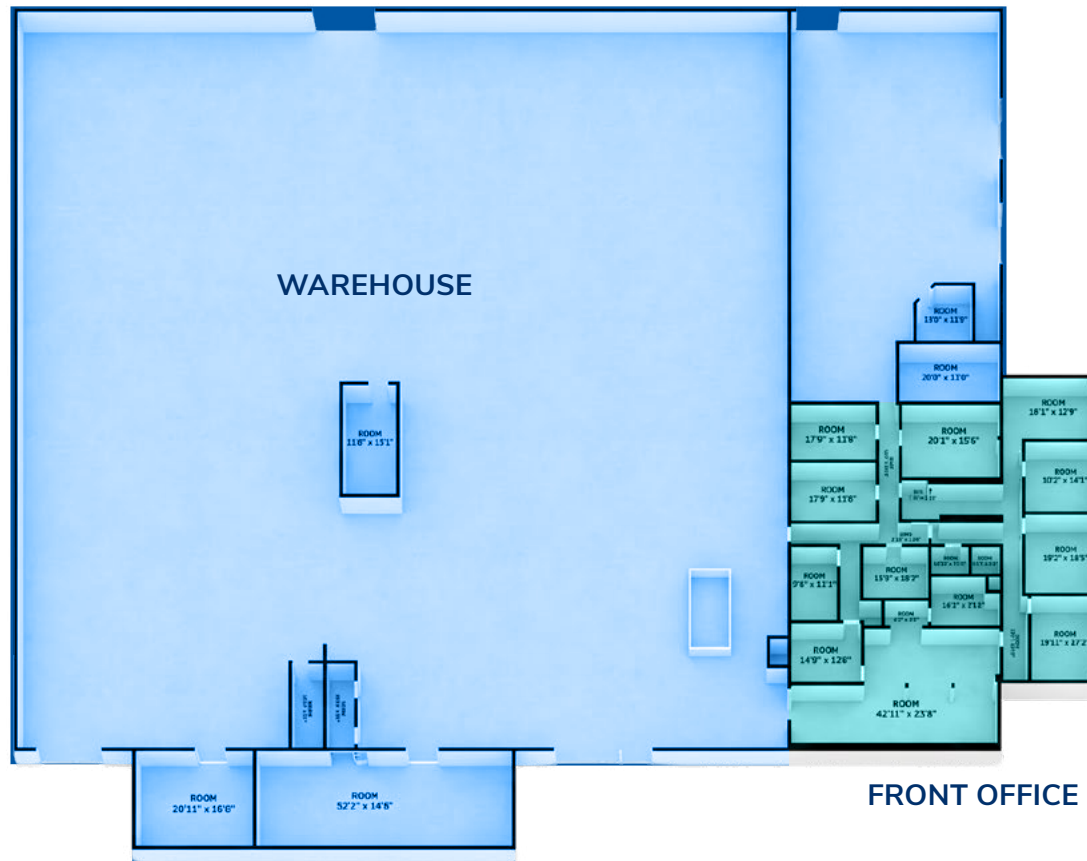
±4,511 SF

Main entrance, ground level

2ND FLOOR OFFICE

±3,011 SF

Upper mezzanine suite



2ND FLOOR



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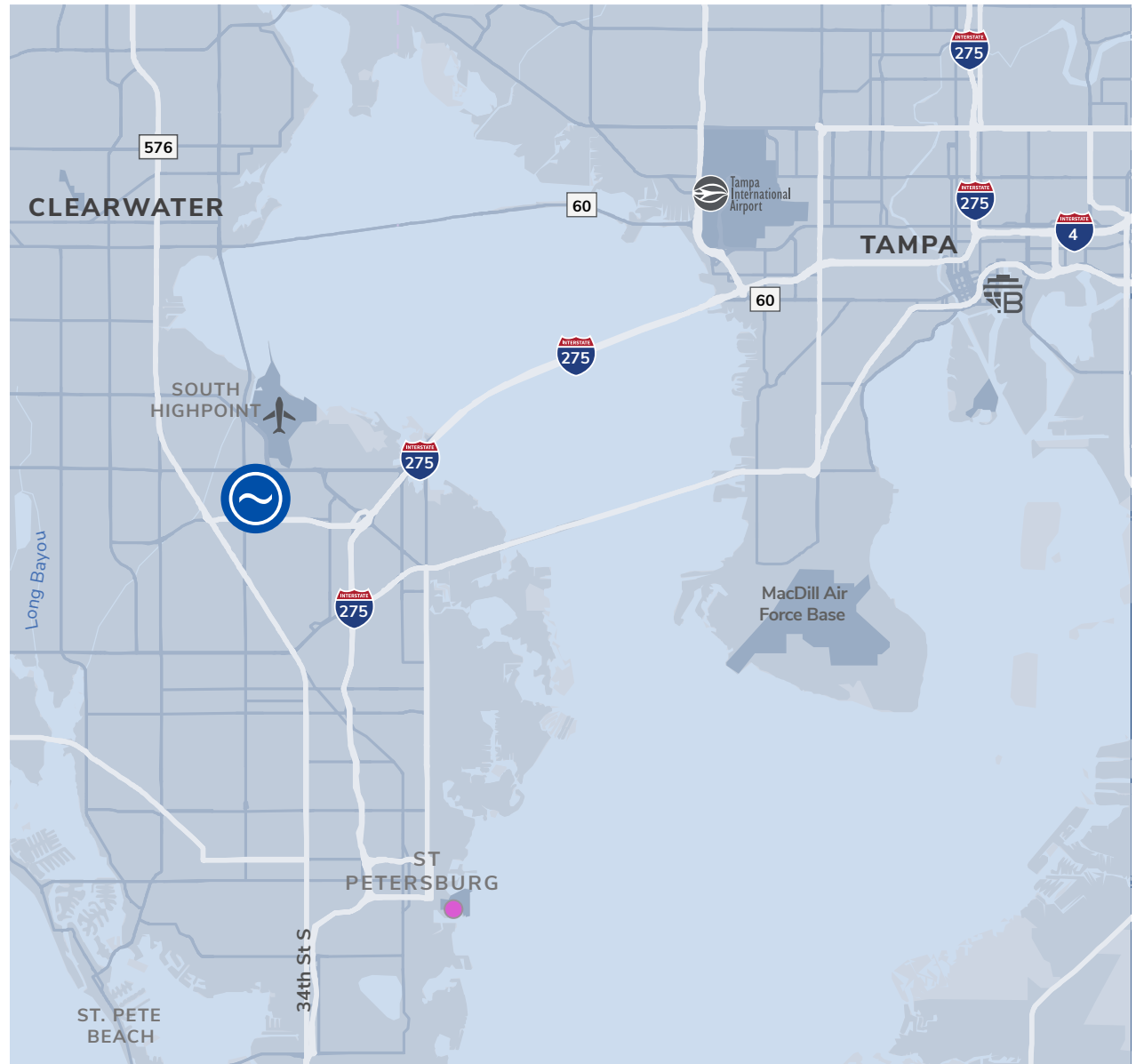
Location Overview

12450 Automobile Blvd sits within one of Pinellas County's most active industrial corridors, offering exceptional access to the full Tampa Bay region. The property is strategically positioned just minutes from St. Pete-Clearwater International Airport and the Gateway industrial submarket — home to one of the highest concentrations of logistics and distribution operations in the Tampa Bay area.

With immediate access to US-19 and I-275, and the Courtney Campbell Causeway connecting directly to Tampa, tenants can efficiently reach all of Tampa Bay including Port Tampa Bay and Tampa International Airport within 30 minutes.

Key Distances

US-19 (Main Corridor)	< 1 Mile
St. Pete-Clearwater Airport (PIE)	±2 Miles
I-275 Interchange	±4 Miles
Port Tampa Bay	±18 Miles
Tampa International Airport (TPA)	±22 Miles
Downtown Tampa	±24 Miles





Let's Connect

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