

FOR SALE | INDUSTRIAL



2463 5TH AVE S. & ADJOINING LOT



JENNA MALOWANY
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PROPERTY DETAILS

ZONING: IT - Industrial Traditional

LAND: TWO LOTS TOTALING .30 ACRES - CORNER LOT

BUILDING: 1,280 SF - SEPARATELY METERED TO BE SPLIT INTO TWO 640 SF UNIT

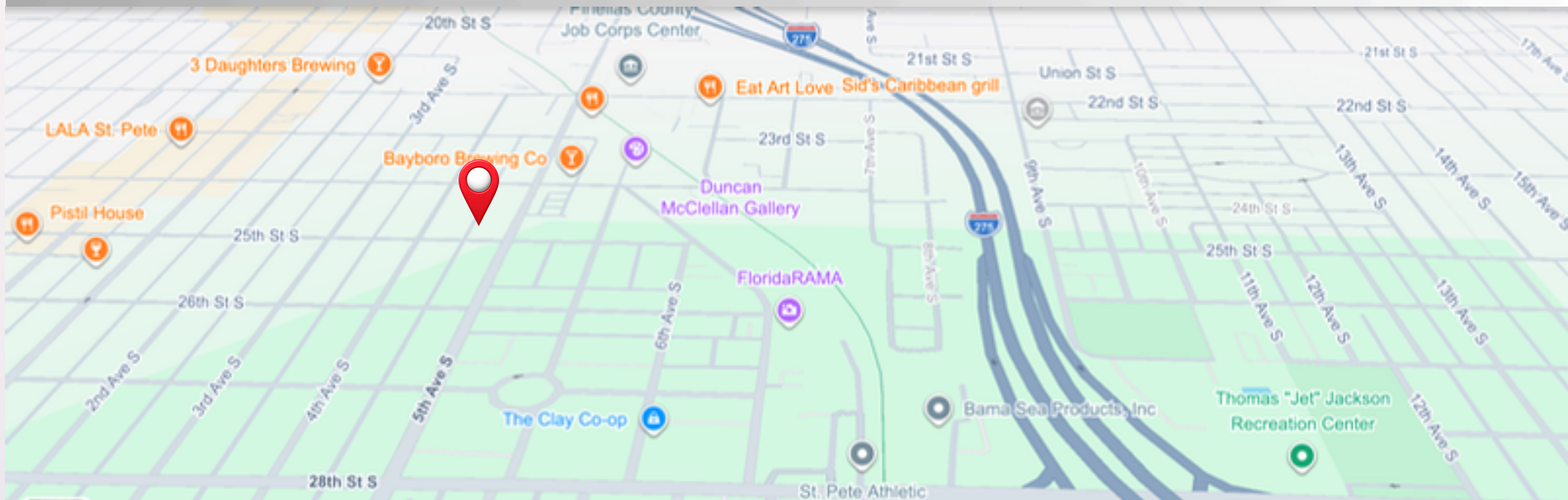
2 BATHROOMS

3 COMPARTMENT SINK & COMMERCIAL KITCHEN HOOD

LOCATION: TEC OVERLAY* - WAREHOUSE ARTS DISTRICT - PALMETTO PARK

***Eligible manufacturing, office, laboratory, and research and development uses may qualify for up to a 100% intensity bonus, allowing substantially greater development potential than the underlying land use designation**

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UNIQUE OPPORTUNITY

IT - Industrial Traditional



FOOD & BEVERAGE

- Commissary Kitchen
- Food Truck Hub
- Commercial Kitchen Incubator
- Catering & Meal Prep Facility
- Food Manufacturing & Distribution
- Brewery/Distillery
- Beverage Production
- Artisan Food Production
- Food Hall / Culinary Incubator
- Restaurant/Bar Accessory
- Retail - Grocery

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UNIQUE OPPORTUNITY

IT - Industrial Traditional



STUDIOS & FITNESS

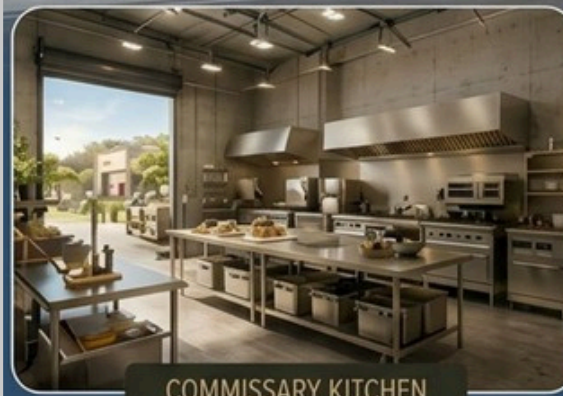
- Sauna-Cold Plunge
- Pilates Studio
- Community Garden
- Outdoor Fitness
- Rooftop yoga garden
- Health Food Accessory
- Retail Accessory
- Wellness Practitioners
- Podcast studios
- Artist studios
- Rotating food trucks

Potential Live/Work Opportunity

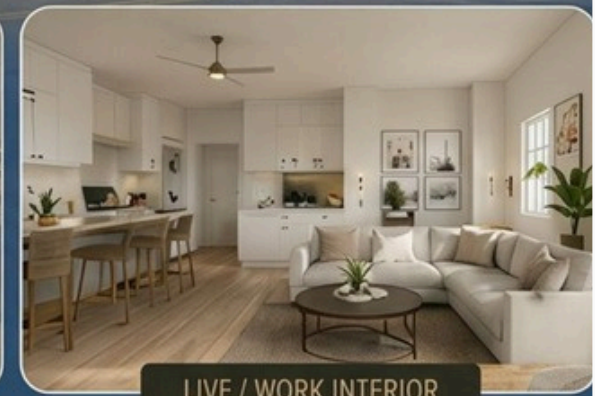
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Industrial Traditional zoning may allow an accessory owner/manager dwelling unit in conjunction with a permitted business use, creating a unique opportunity for entrepreneurs, artists, makers, food operators, or wellness professionals to live and work on-site, subject to City approvals and verification by the purchaser.

5TH AVE S • ST. PETERSBURG, FL



COMMISSARY KITCHEN



LIVE / WORK INTERIOR

ABOUT THE PROPERTY

2463 5th Ave S presents a rare owner-user opportunity positioned in the Target Employment Center (TEC) and neighboring the SunRunner TEC Local Overlay corridor, placing it within one of St. Petersburg's most active redevelopment areas.

The property's flexible IT zoning, two-parcel configuration, and strategic location create an ideal opportunity for businesses seeking room to grow while serving the surrounding residential, commercial, and mixed-use developments.

- Target Employment Center (TEC) overlay. [Not the TEC Local overlay]
- Two contiguous parcels offered together
- Industrial Traditional (IT) zoning
- Ideal for commissary kitchen, catering, food truck headquarters, food production, and artisan manufacturing use.
- Potential for accessory retail or restaurant component
- Expansion & Redevelopment potential
- Convenient access to Downtown St. Petersburg
- Flood Zone X / Non-Evacuation Zone
- Rare owner-user opportunity.



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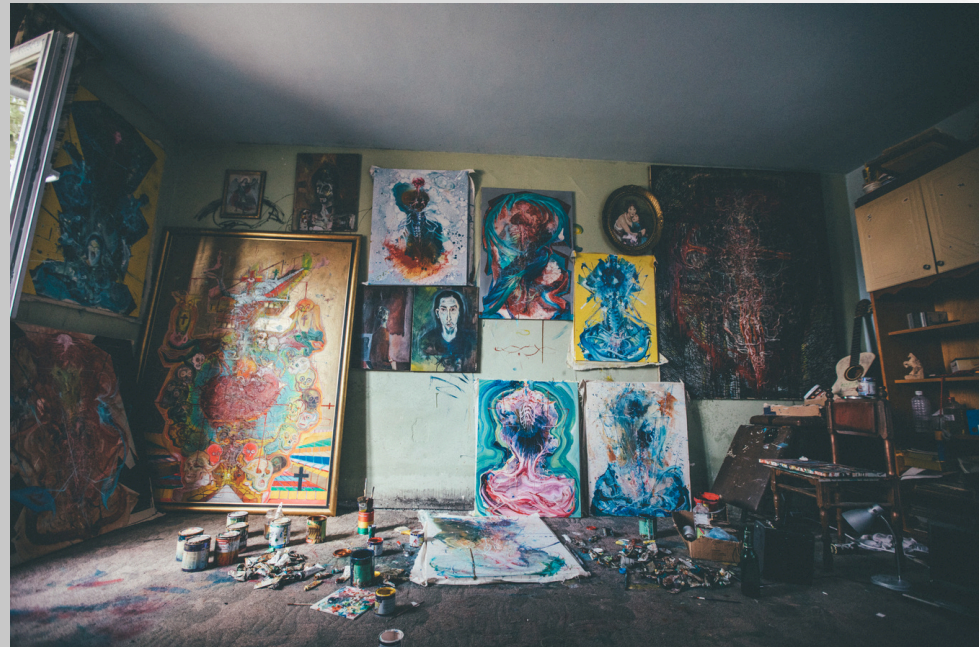
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NEIGHBORHOOD - PALMETTO PARK & WAREHOUSE ARTS DISTRICT

Positioned in the rapidly evolving Palmetto Park neighborhood and the Warehouse Arts District, this property benefits from its proximity to Downtown St. Petersburg, the Grand Central District, the South St. Petersburg CRA, and the transformative redevelopment occurring throughout the Historic Gas Plant District. Ongoing public and private investment continues to enhance infrastructure, amenities, and long-term redevelopment potential throughout the surrounding area. Average home price at \$450K and over \$1MM.



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AXXOS in compliance with all applicable fair housing and equal opportunity laws.



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CONTACT



Jenna Malowany is a commercial real estate advisor with Axxos St. Pete specializing in investment sales, development opportunities, tenant representation, and off-market acquisitions throughout the Tampa Bay region. Known for her proactive approach and extensive local network, Jenna helps clients identify strategic opportunities that create long-term value and wealth.

AXXOS
The Word for Commercial

SALES
TENANT & LANDLORD REP
INVESTMENT
ADVISORY
CAPITAL
SITE SELECTION
DEVELOPMENT
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