



**IMMEDIATE OCCUPANCY**

Great Corner Site

Perfect for Owner/User

High Visibility 61,000 +/- Cars

7,140 SF (2 Buildings)

0.85 +/- Acre Rectangular Lot

280 Linear Feet with Curb Cut

Only 3 Miles from the St. Pete-Clearwater  
International Airport

New Development in the Area

Price: \$2,200,000

6000 ULMERTON RD & 13308 60TH ST.  
CLEARWATER, FL 33760

**ALAN KAYE**

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BK 641780, Florida

**JOE DIBARTOLO**

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**DISCLAIMER**

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring 53<sup>rd</sup> Court N, West Palm Beach, FL 33407 (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida limited liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all par-es to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

**PROPERTY INSPECTION:**

**Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE OR JOE DIBARTOLO & PLEASE DO NOT DISTURB THE TENANTS.**

**SEC I**

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# Property Summary





## Property Summary

Property Type:	Warehouse/Industrial Flex
Building SF:	2 Buildings = 7,140 SF
Lot Size:	0.85 Acres
Use Code:	Warehouse/Light Industrial
Building Class:	B
Floors:	1
Zoning:	M1- Light Industrial
Exterior:	Concrete Block Masonry
Foundation:	Concrete Slab on Grade
Year Built:	1964 & 1966
Parking:	Ample Surface Parking
Parcel/Folio:	29-30-16-00000-110- 0100 & 29-30-16-00000- 110-0200
Price:	\$2,200,000

## Property Overview

6000 Ulmerton Road features a 3,860 square foot industrial/flex facility situated on 0.55 acres in Clearwater, Florida. This property was built in 1966 and is Zoned M-1 (Light Industrial), the property offers a functional layout suitable for warehousing, light manufacturing, distribution, and service industrial uses. The asset benefits from strong frontage along Ulmerton Road (SR-688) and a strategic location within the established Gateway/Mid-Pinellas industrial submarket, providing excellent accessibility to major transportation corridors and the greater Tampa Bay region.

13308 60th Street North in Clearwater, Florida is an industrial property located within the established Mid-Pinellas industrial submarket, offering functional space suitable for warehousing, light manufacturing, and distribution uses. The building square footage is 3,280 and it is located on a 0.30 acre lot, built in 1964. The property benefits from convenient access to major transportation corridors and surrounding employment centers, providing strong regional connectivity within the Tampa Bay market.

## Location Overview

6000 Ulmerton Road is located within the Gateway/Mid-Pinellas industrial submarket of Clearwater, Florida, a highly active commercial corridor in the Tampa Bay region. The property benefits from direct access to Ulmerton Road (SR-688), a major east-west arterial connecting US-19, Interstate 275, and surrounding employment centers, providing strong regional connectivity. Positioned near St. Pete-Clearwater International Airport and surrounded by established industrial parks and business hubs, the location offers strategic access to workforce, logistics routes, and key Tampa Bay markets.

13308 60th Street North is located within the Mid-Pinellas industrial submarket of Clearwater, Florida, a well-established industrial corridor serving the greater Tampa Bay region. The property benefits from proximity to major transportation routes including Ulmerton Road (SR-688), US-19, and Interstate 275, providing efficient access throughout Pinellas County and surrounding markets. The area is characterized by a strong concentration of industrial and commercial businesses, offering convenient access to workforce, logistics networks, and is located only 3 miles from the St. Pete-Clearwater International Airport.

# SEC II

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## Property Description



# PROPERTY DESCRIPTION

6000 Ulmerton Rd.  
6000 Ulmerton Rd & 13308 60th St. | Clearwater, FL 33760

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## Property Description

The property located at 6000 Ulmerton Road was built in 1966 and consists of a 3,860 square foot industrial/flex facility situated on 0.55 acres within the established Gateway/Mid-Pinellas industrial submarket of Clearwater, Florida. Zoned M-1 (Light Industrial) with an Employment (E) future land use designation, the asset offers a flexible layout suitable for warehousing, light manufacturing, distribution, and service industrial uses. The property benefits from strong frontage along Ulmerton Road (SR-688), providing excellent regional access to US-19, Interstate 275, and the greater Tampa Bay market, and is located only three miles from St. Pete–Clearwater International Airport within one of the region’s most active industrial corridors.

13308 60th Street North in Clearwater, Florida is 3,280 SF and was built in 1964. The lot size is 0.30 acres and consists of a functional industrial property located within the established Mid-Pinellas industrial submarket. The asset offers a practical layout suitable for a variety of industrial uses, including warehousing, light manufacturing, and distribution operations. Benefiting from convenient access to major transportation corridors and surrounding business parks, the property is positioned within a well-established industrial area that supports operational efficiency and regional connectivity.

# SEC III

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## Property Photos



# PROPERTY PHOTOS

6000 Ulmerton Rd & 13308 60th St. | Clearwater, FL 33760



# SECTION IV

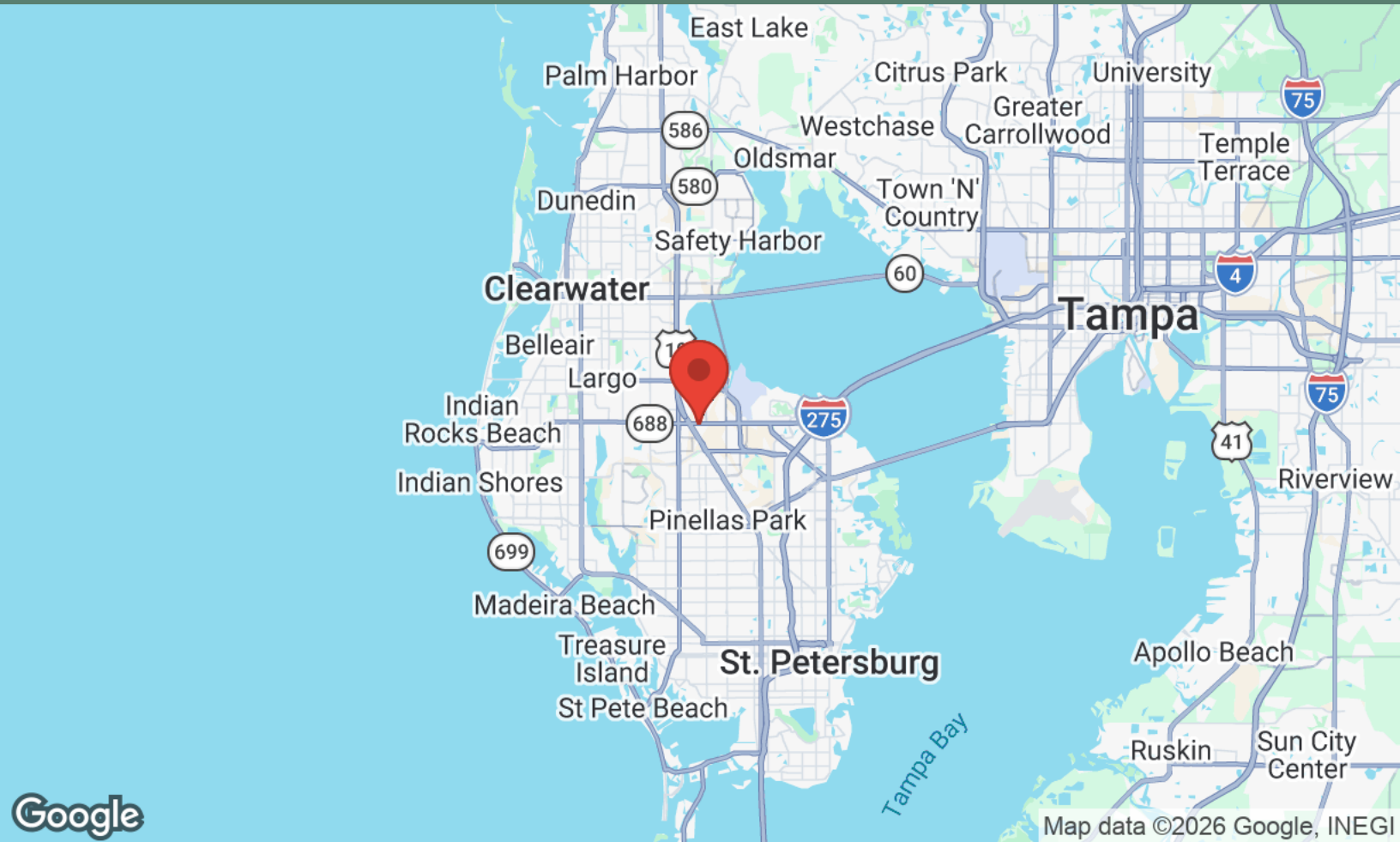
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## Maps / Demographics



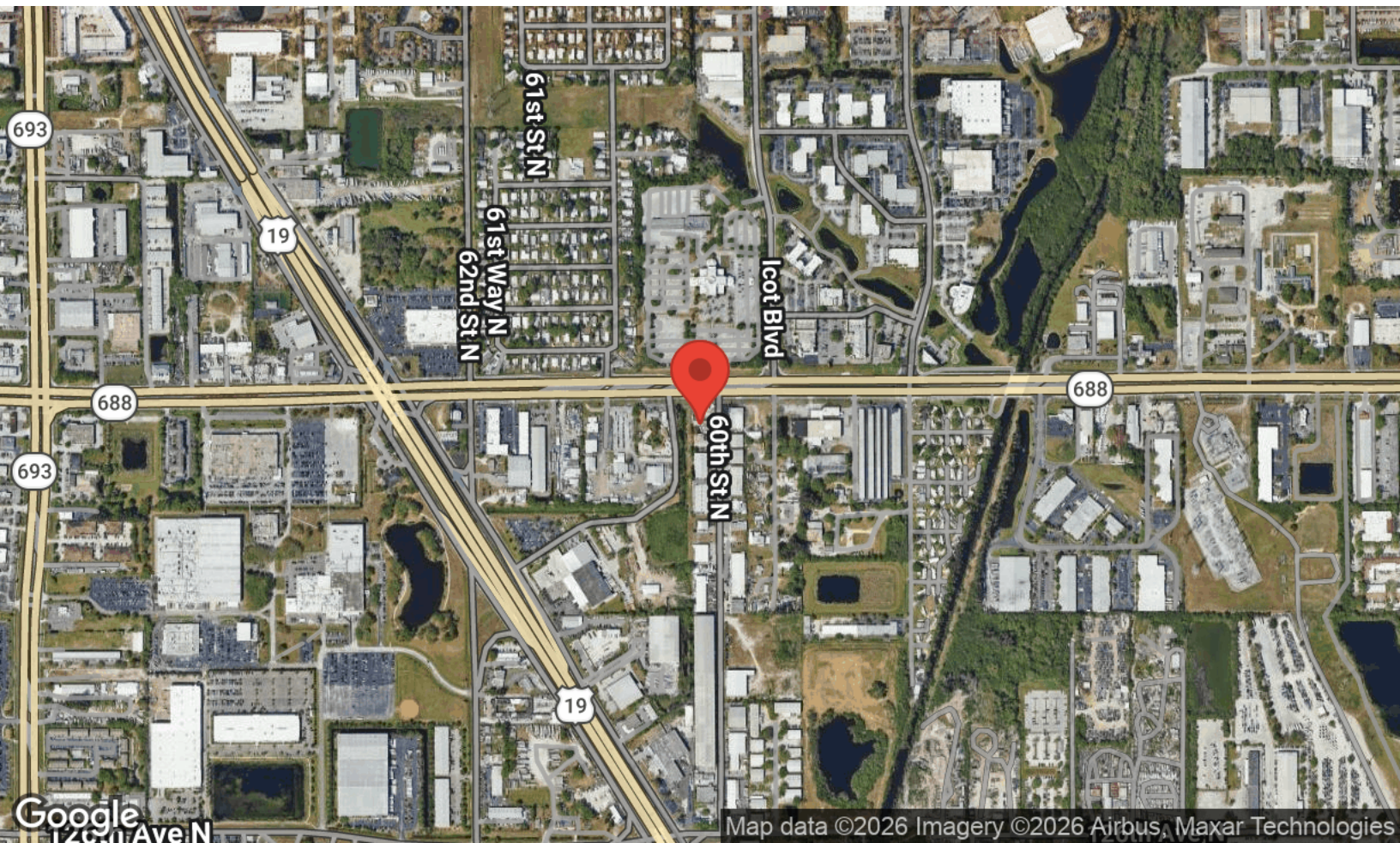
# LOCATION MAPS

6000 Ulmerton Rd.  
6000 Ulmerton Rd & 13308 60th St. | Clearwater, FL 33760



Google

Map data ©2026 Google, INEGI

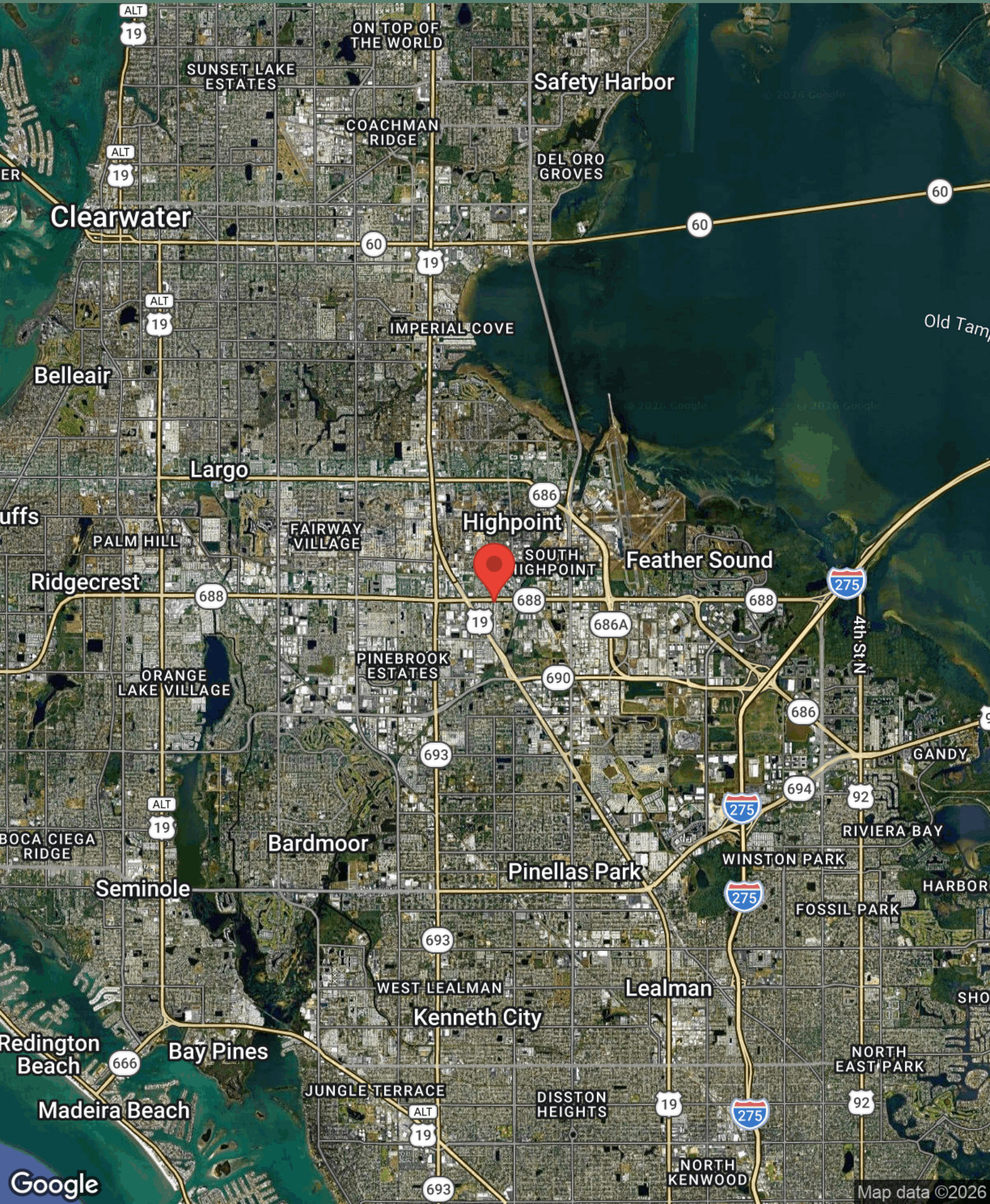


Google  
12601 Ave N

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

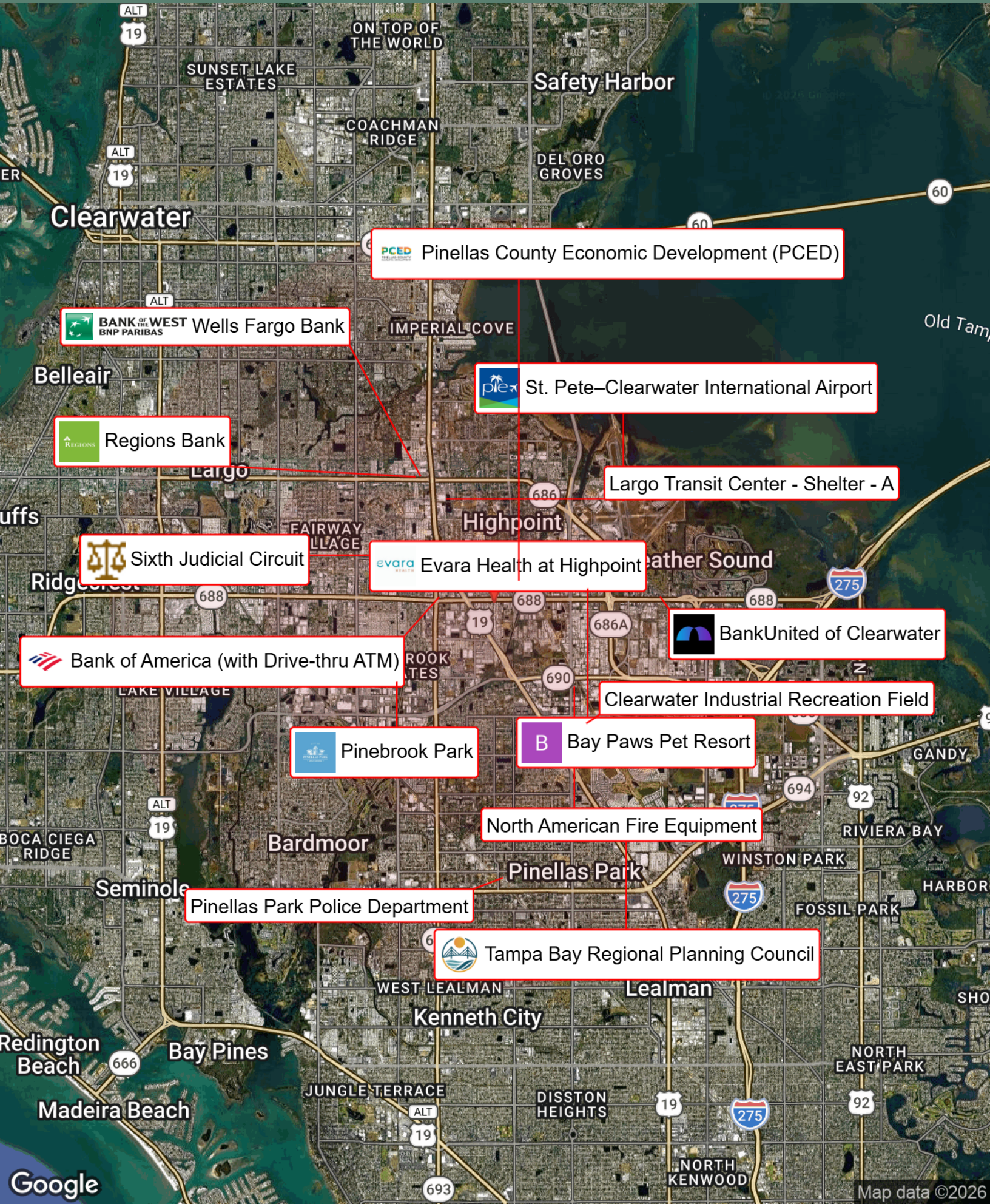
# REGIONAL MAP

6000 Ulmerton Rd.  
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# BUSINESS MAP


6000 Ulmerton Rd.  
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 Pinellas County Economic Development (PCED)

 BANK OF THE WEST Wells Fargo Bank  
BNP PARIBAS


 St. Pete–Clearwater International Airport


 REGIONS Bank

Largo Transit Center - Shelter - A


 Sixth Judicial Circuit


 Evara Health at Highpoint

 BankUnited of Clearwater


 Bank of America (with Drive-thru ATM)

Clearwater Industrial Recreation Field

 Pinebrook Park

 Bay Paws Pet Resort

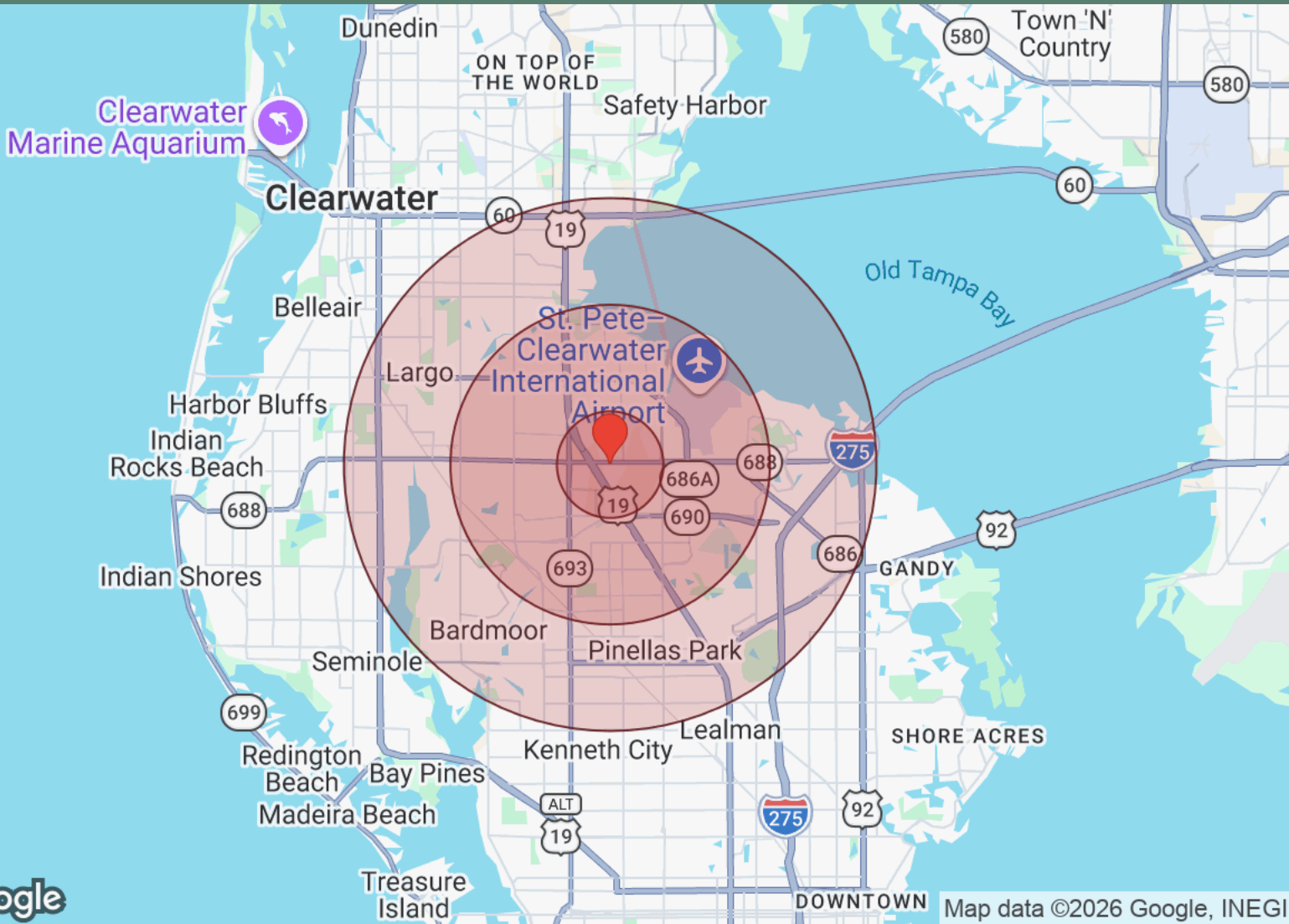
North American Fire Equipment

 Tampa Bay Regional Planning Council

Pinellas Park Police Department

# DEMOGRAPHICS

6000 Ulmerton Rd.  
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	Distance			Income	Distance		
	2 miles	5 miles	10 miles		2 miles	5 miles	10 miles
2020 Population	34,319	215,966	719,977	Avg Household Income	\$71,056	\$76,459	\$84,927
2024 Population	33,846	216,235	723,980	Median Household Income	\$55,367	\$58,084	\$61,043
2029 Population Projection	33,962	217,627	729,327	< \$25,000	2,797	18,928	64,947
Annual Growth 2020-2024	-0.3%	0%	0.1%	\$25,000 - 50,000	3,840	23,839	73,565
Annual Growth 2024-2029	0.1%	0.1%	0.1%	\$50,000 - 75,000	2,983	20,020	60,984
Median Age	42.3	46.7	48.3	\$75,000 - 100,000	1,647	12,773	41,689
Bachelor's Degree or Higher	24%	27%	31%	\$100,000 - 125,000	1,257	9,282	31,546
U.S. Armed Forces	59	917	1,895	\$125,000 - 150,000	1,205	5,000	18,865
				\$150,000 - 200,000	725	5,552	20,495
				\$200,000+	354	4,644	25,513

## BROKER PROFILE

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### For More Information Contact:

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