

For Lease: Warehouse/Flex Space

NORTH CLEARWATER

1605 Sunshine Drive, Clearwater, FL 33765

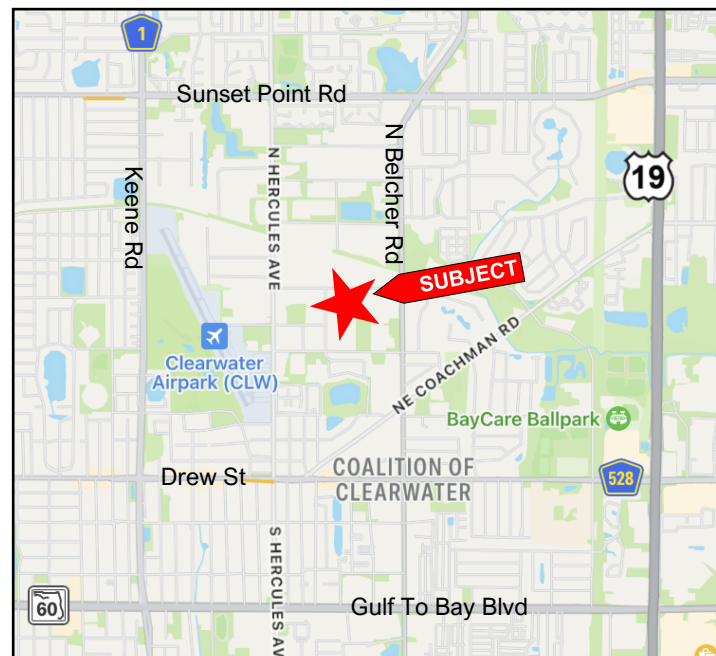
Airconditioned Flex Space



FEATURES

- ❖ 5,000 SF - Unit 1605 - Available 12-1-2026
- ❖ Multi-tenant office/industrial property on a corner parcel in a desirable section of North Clearwater b/w Belcher & Hercules
- ❖ Located just east of the Clearwater Airpark Airport
- ❖ 200 amps / 3 - phase power
- ❖ Unit is airconditioned and 100% sprinklered
- ❖ New Air Conditioning unit (09/2022)
- ❖ Building Size: 20,000 SF
- ❖ OH Door: 12' wide by 10' high
- ❖ 12ft. clear ceiling height
- ❖ Zoning: E-1 (Pinellas County)
- ❖ Year Built: 1972; 100% Remodeled
- ❖ Current pass-thru exp: \$1.48/SF
- ❖ **Asking Rent: \$11.75/NNN**

LOCATION MAP

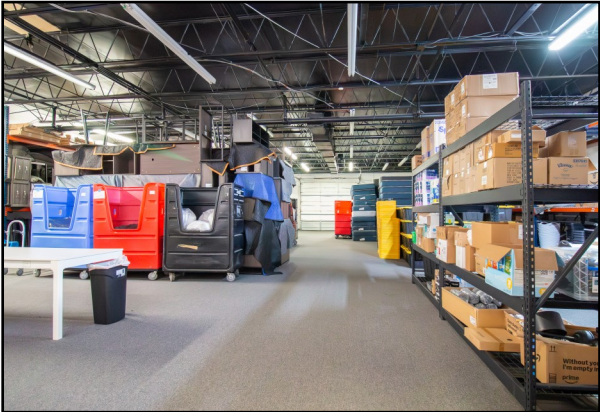
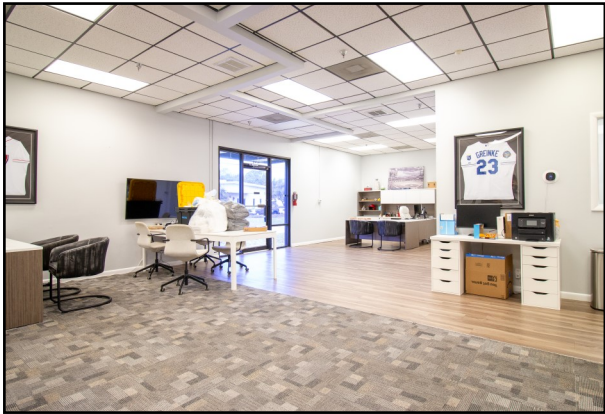
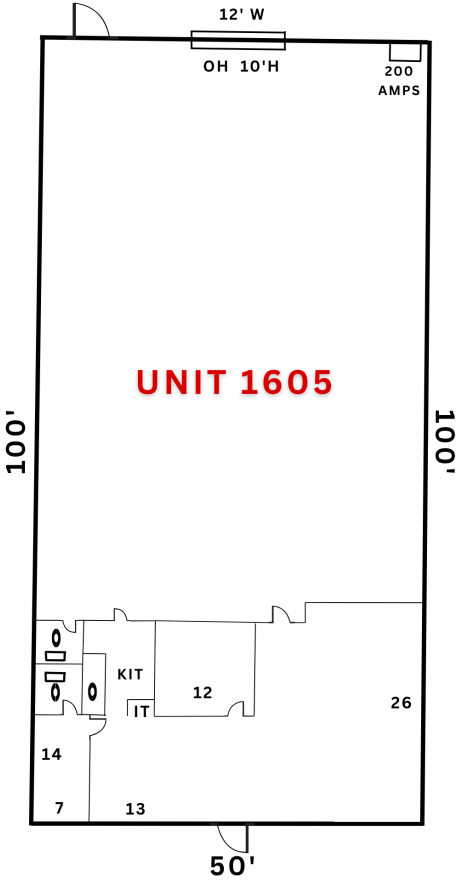


Elliott M. Ross, CCIM
O: 813.755.6700
C: 727.639.3800
elliottross@rossrealty.com

ROSS REALTY GROUP, INC.
Westshore Square
4600 W. Cypress St., Suite 525
Tampa, FL 33607

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Floor Plan



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