

FOR LEASE
43,620 SF INDUSTRIAL SPACE

12595 71ST COURT
LARGO, FLORIDA 33773



43,620 SF WAREHOUSE
+/- 7,619 SF OFFICE



4 DOCK HIGH DOORS
1 DRIVE IN DOOR



SINGLE TENANT
BUILDING CONFIGURATION



AMPLE
EMPLOYEE PARKING



3,536 PEOPLE PER SQUARE
MILE IN PINELLAS COUNTY

**LEASING
CONTACTS**

JESSICA MIZRAHI, SIOR
(M) 813-804-0886
JMIZRAHI@LEE-ASSOCIATES.COM

ERIKA Z. THOMPSON, SIOR
(M) 813-215-4342
ETHOMPSON@LEE-ASSOCIATES.COM

CODY CONTI
(M) 727-698-7645
CCONTI@LEE-ASSOCIATES.COM



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SPACE FOR LEASE | INFORMATION

- 43,620 SF FOR LEASE
- ± 7,619-SF TWO-STORY OFFICE
- 26' CLEAR HEIGHT
- INTERIOR/EXTERIOR MAKE READY (PLANNED)
- SINGLE TENANT BUILDING CONFIGURATION
- FOUR (4) COVERED LOADING DOCK DOORS
- LOCKS, BUMPERS, AND PIT LEVELERS ON DOCKS
- ONE (1) DRIVE-IN DOOR
- 1,000 AMPS, 480V, 3-PHASE POWER
- SIX (6) HVLS WAREHOUSE FANS
- 2008 CONSTRUCTION (TILT-WALL)
- 150' TRUCK COURT
- 46 EMPLOYEE PARKING SPACES
- ABILITY TO FENCE AND SECURE ACCESS
- ESFR SPRINKLER SYTEM
- AVAILABLE AUGUST 2026



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MANAGED BY:



MARKETED BY:

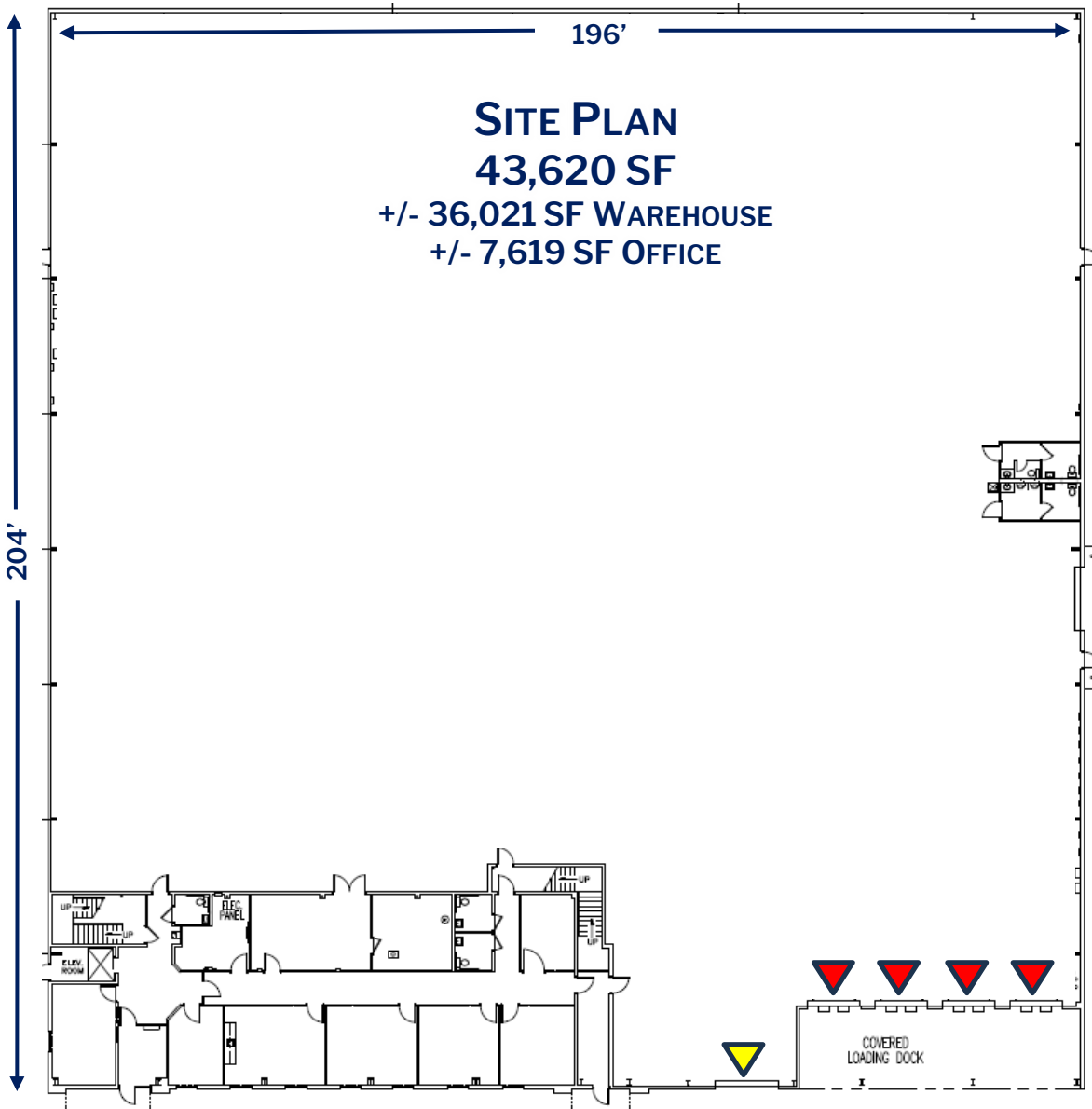


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SITE PLAN
43,620 SF
+/- 36,021 SF WAREHOUSE
+/- 7,619 SF OFFICE

-  10' x 10' Dock High Door
-  12' x 14' Drive In Door

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***ALL RACKING / MATERIALS TO BE REMOVED
UPON CURRENT TENANT VACATING***

HVLS FANS (6)

**WHITE BOX WAREHOUSE
(PLANNED)**

**PAINT COLUMNS
HAZARD YELLOW
(PLANNED)**

**DEEP CLEAN FLOORS
(PLANNED)**

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SAMPLE OFFICE IMAGERY



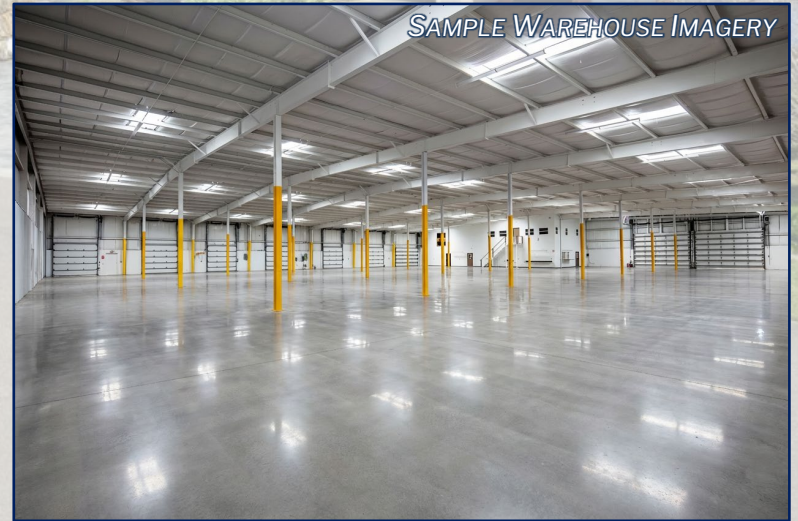
SAMPLE WAREHOUSE IMAGERY



SAMPLE OFFICE IMAGERY



SAMPLE WAREHOUSE IMAGERY



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DRIVE IN (1) Dock High (4)

SEGREGATED
EMPLOYEE PARKING
46 SPACES

150'

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DOWNTOWN
ST. PETERSBURG



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 **Stonelake**
CAPITAL PARTNERS

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

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43,620 SF WAREHOUSE
AVAILABLE AUGUST 2026

LARGO, FLORIDA
PINELLAS COUNTY
SUBMARKET

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

 **Stonelake**
CAPITAL PARTNERS

