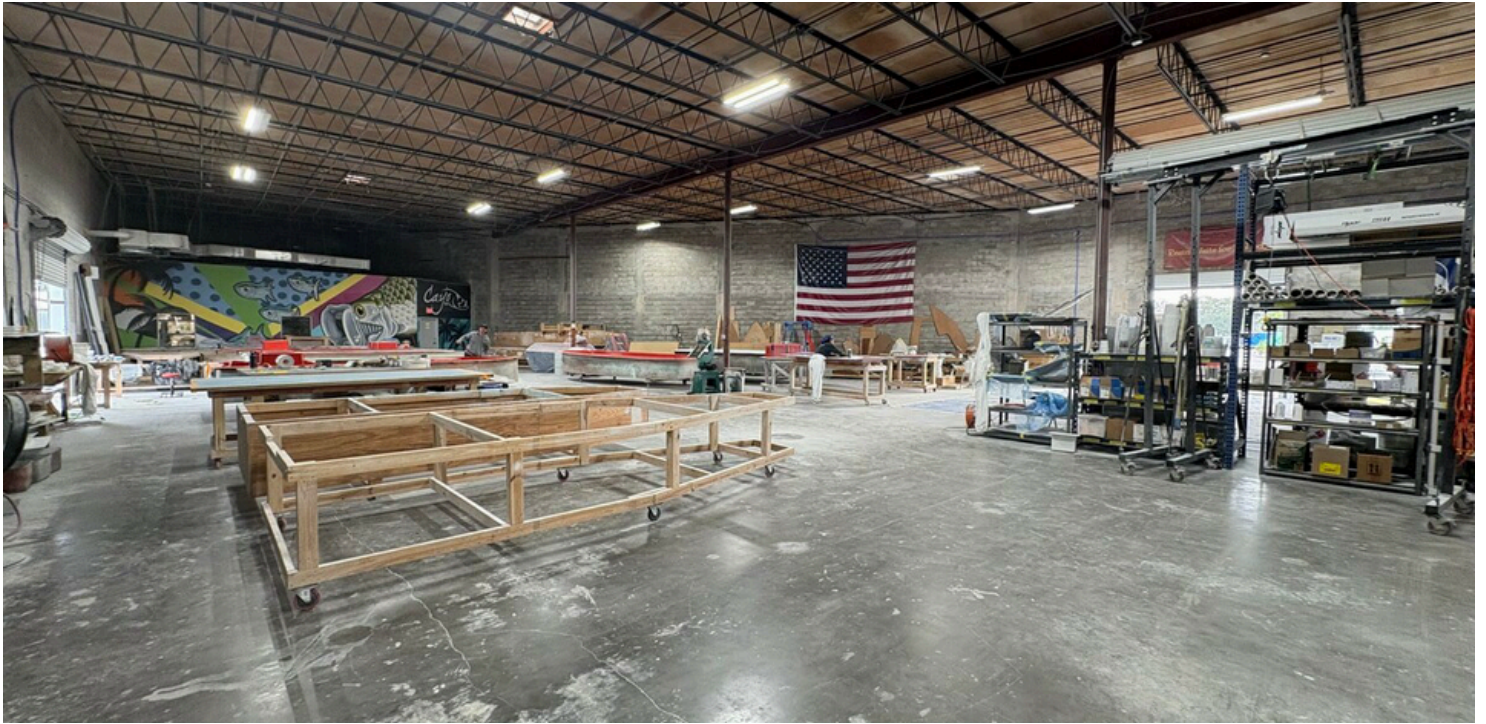




# Executive Summary

## INDUSTRIAL PROPERTY FOR LEASE

3246 44th Ave N, Saint Petersburg, FL 33714-3810  
**Joe's Creek Industrial Park**



### OFFERING SUMMARY

Lease Rate:	Negotiable
CAM:	\$13 NNN
Land Area:	1.68 AC
Available SF:	10,856 SF +/- 1

### PROPERTY OVERVIEW

10,856 SF stand-alone industrial flex facility features 10,039 SF of warehouse space and 817 SF of finished office space, with 18' clear heights, dock-high and oversized drive-in loading doors, 3-phase power, ADA accessibility, and a large private fenced yard with dedicated parking. Located in central Pinellas County with quick access to I-275, US-19, and downtown St. Petersburg

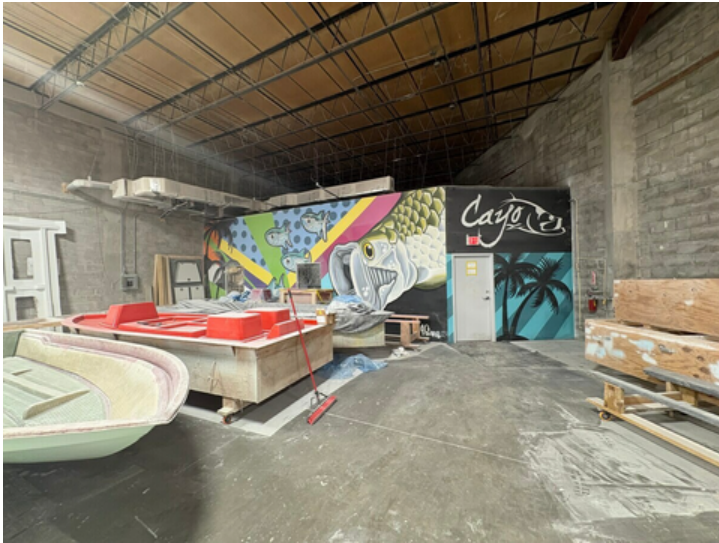
### PROPERTY HIGHLIGHTS

- Shell space
- Office to suit
- Built in 1970
- Zoned: Light Manufacturing
- 1 Dock Door
- Concrete block construction



# Additional Photos

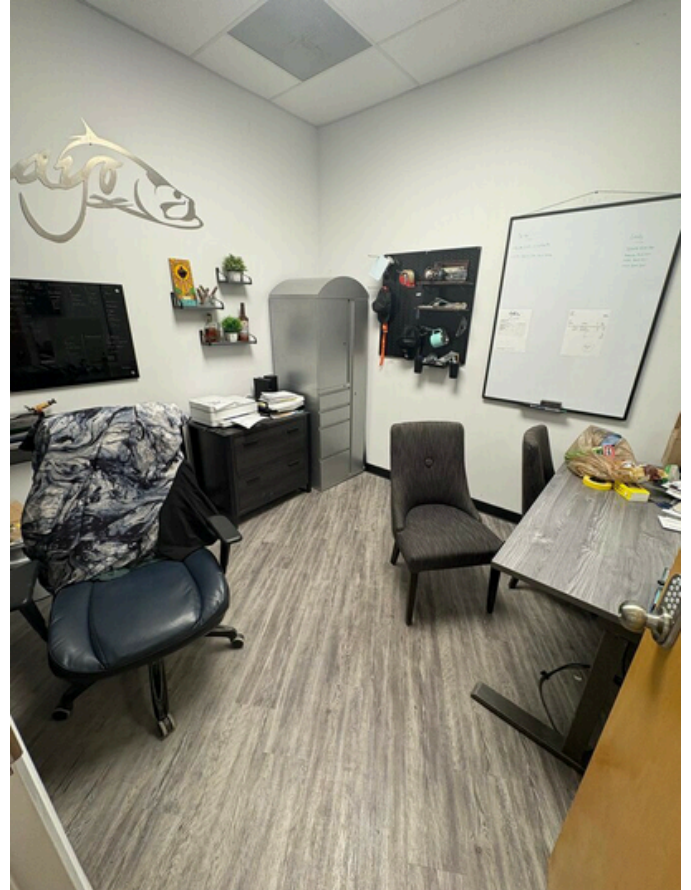
## INDUSTRIAL PROPERTY FOR LEASE





# Additional Photos

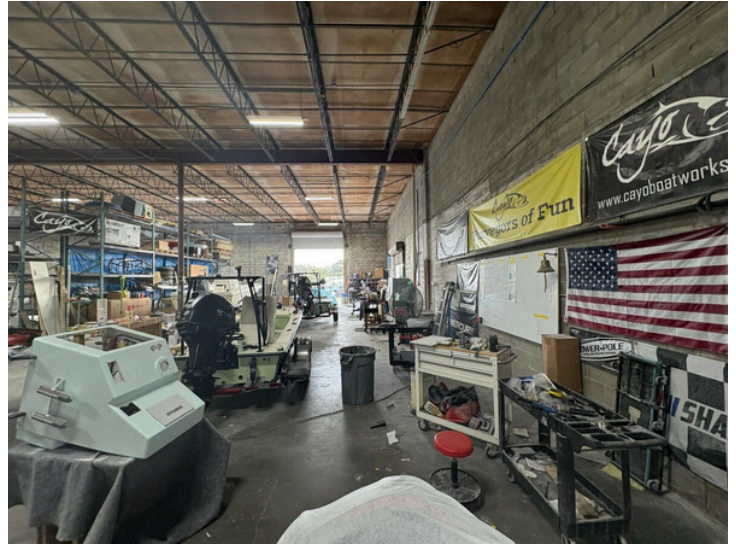
INDUSTRIAL PROPERTY FOR LEASE





# Additional Photos

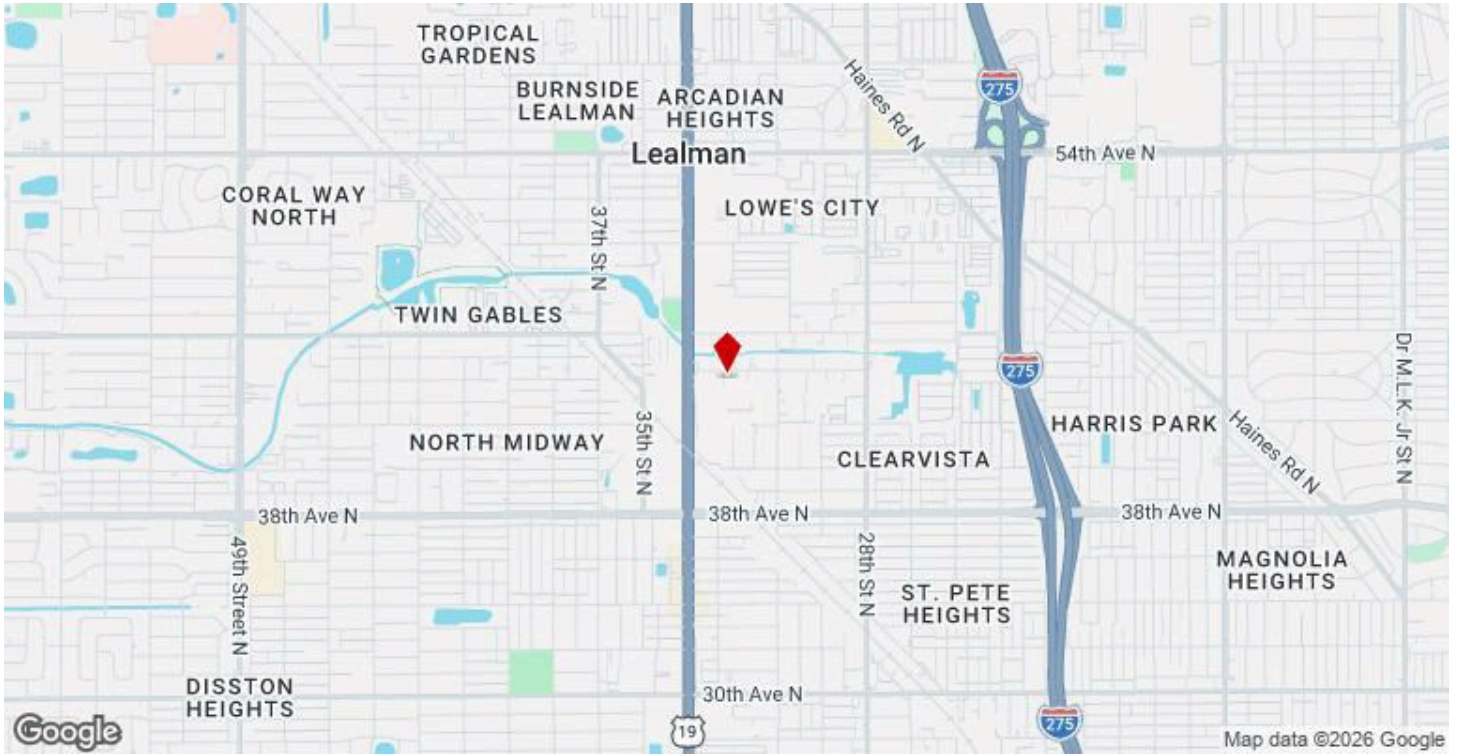
INDUSTRIAL PROPERTY FOR LEASE





# Additional Photos

## INDUSTRIAL PROPERTY FOR LEASE

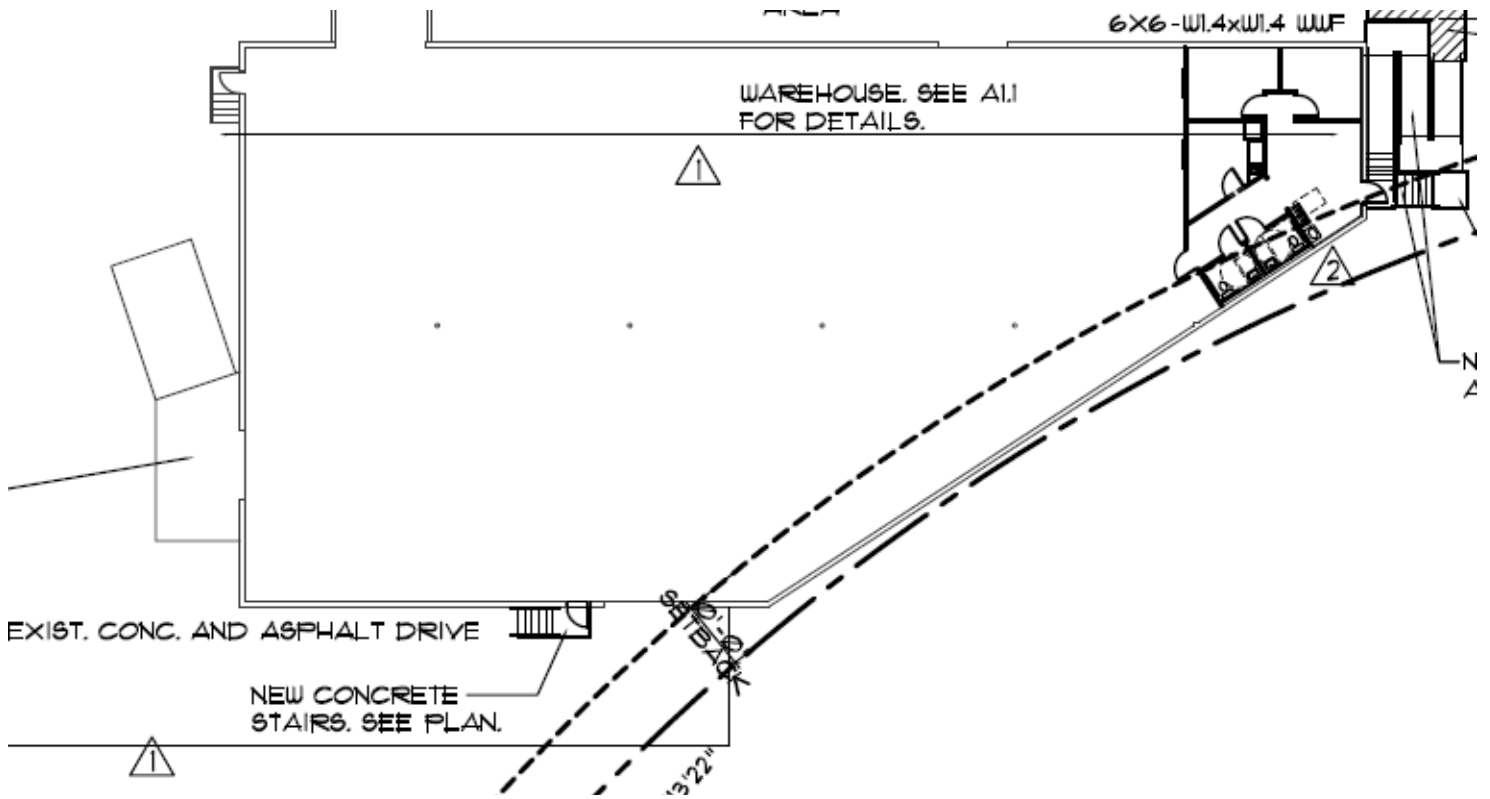


3250 44th Ave N, Saint Petersburg, FL 33714



# Floor Plan

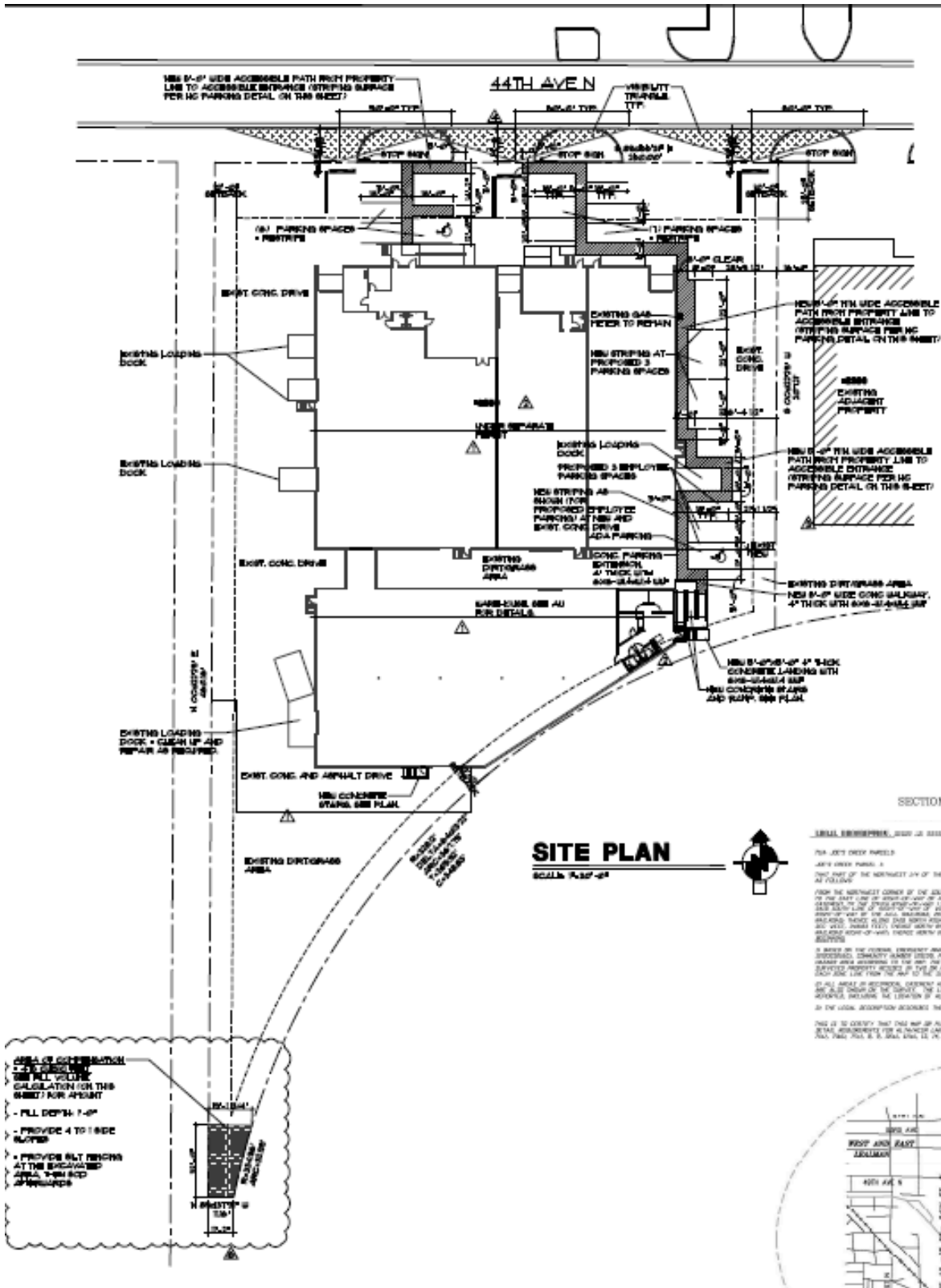
INDUSTRIAL PROPERTY FOR LEASE





# Floor Plan

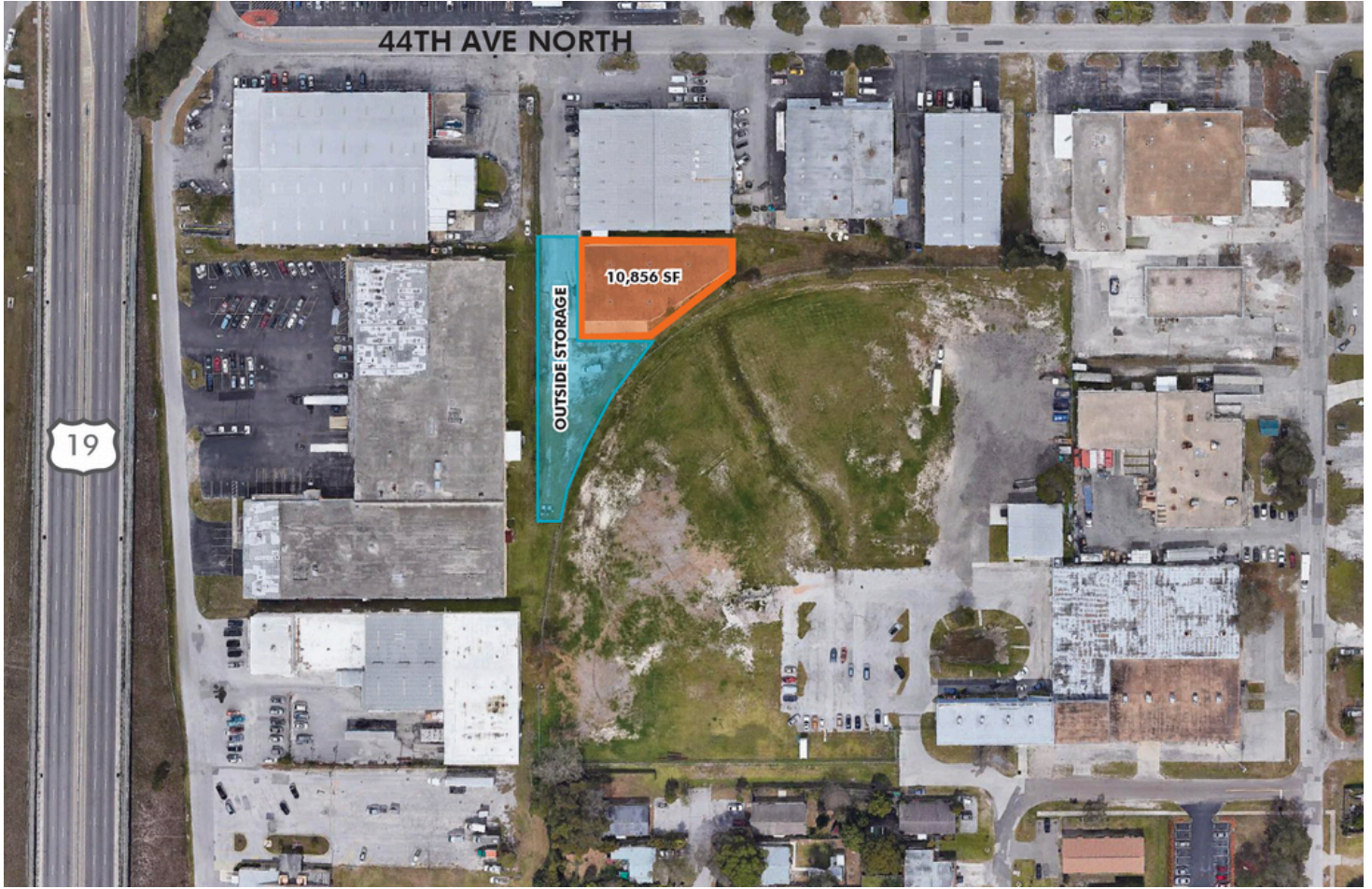
## INDUSTRIAL PROPERTY FOR LEASE





# Aerial Map

INDUSTRIAL PROPERTY FOR LEASE





# Aerial Map

INDUSTRIAL PROPERTY FOR LEASE

