



## Bay Tec Center


2810-2870 Scherer Drive | St. Petersburg, FL

### Property Features

- Ample Parking
- Flexible Floor Plans
- High-Visibility Location
- Building Signage Available
- Dock-High & Drive-In Doors
- Professionally Managed by ARDEN

### Property Description

This exceptional flex industrial park offers modern and flexible spaces designed to elevate the work experience. This property features customizable floor plans, beautiful landscaping, and ample parking, creating a serene and professional setting. With meticulously maintained grounds and professional management services, this property sets the stage for success. Elevate your business operations in a truly distinguished setting.



BUILDINGS	8 Buildings
ACRES	12.09
PARKING	3.4/1,000
ZONING	M-1

For more information:

**Kelli Hatton**

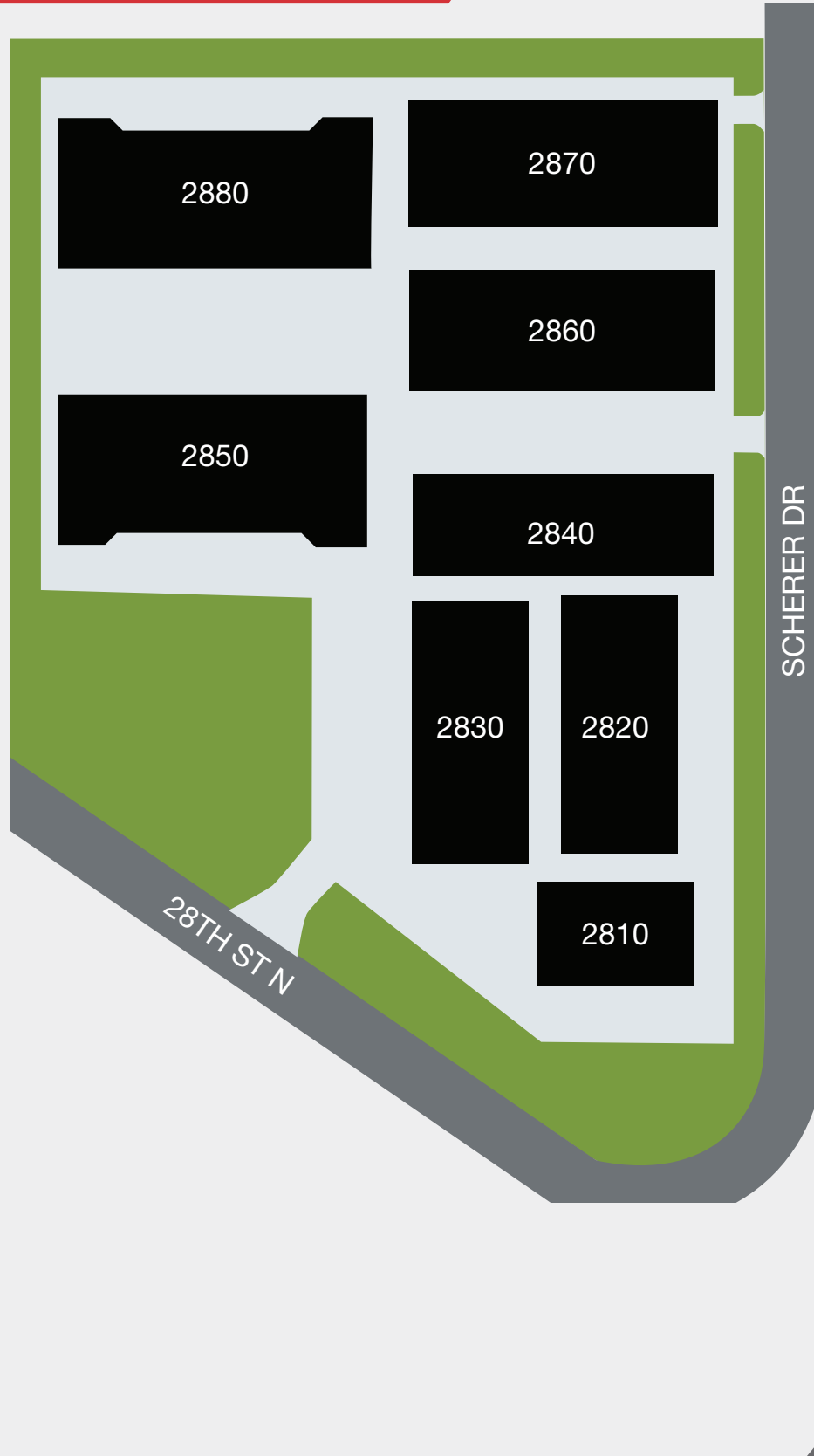
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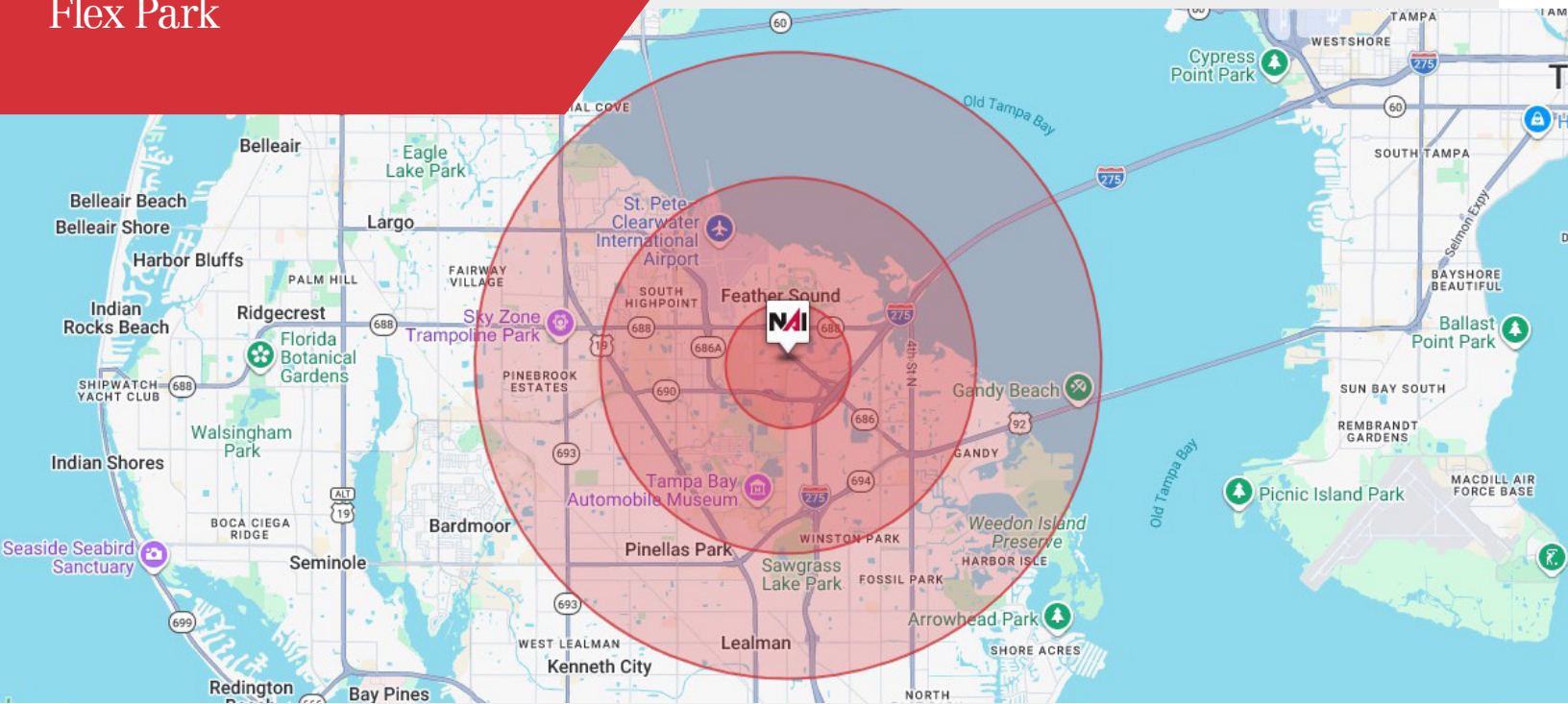
# For Lease

Flex Park



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### Driving Distance to Key Locations from Property

ROOSEVELT BOULEVARD	0.2 miles
ULMERTON ROAD	0.9 miles
HOWARD FRANKLIN BRIDGE / I-275	1.5 miles
COURTNEY CAMPBELL BRIDGE / GANDY BLVD	2.6 miles
ST.PETE-CLEARWATER AIRPORT	2.7 miles
US HIGHWAY 19	2.9 miles
TROPICANA FIELD	9.0 miles
DOWNTOWN ST. PETE	9.7 miles
ST. PETE PIER / SUNDIAL	10.5 miles

### Location Advantages

Discover the prime location of Bay Tec Center, surrounded by a thriving industrial and manufacturing community. Situated in the heart of Saint Petersburg, the area offers easy access to major transportation routes and a skilled labor force. Nearby, companies like Lockheed Martin, Jabil, and Valpak contribute to the robust industrial landscape. Notable attractions such as Weedon Island Preserve and Sawgrass Lake Park provide opportunities for outdoor recreation, while the vibrant downtown area offers diverse dining and entertainment options. Experience the ideal blend of business and leisure in this dynamic industrial hub.

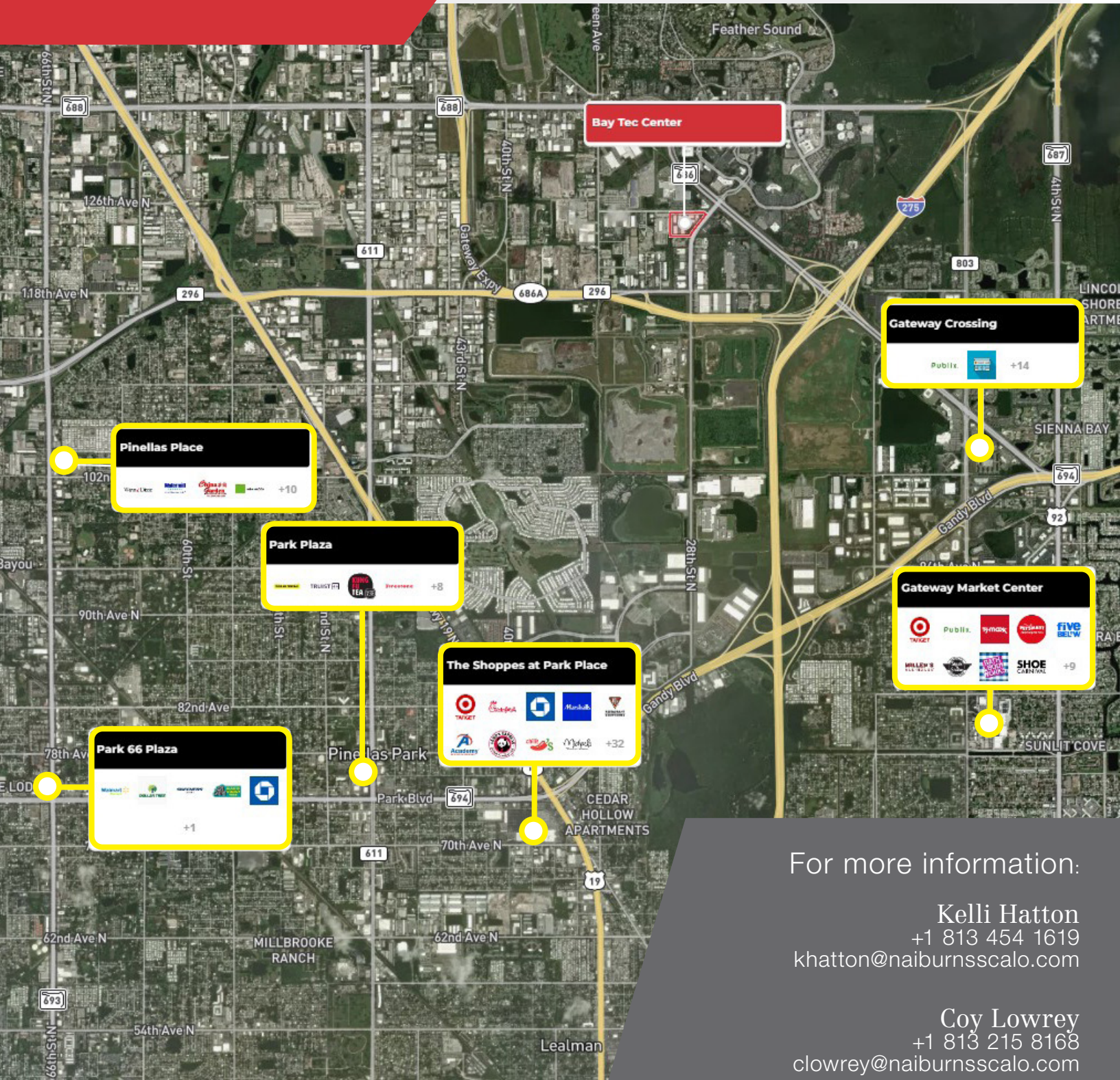
### Area Demographics (1, 3, 5 miles)

TOTAL HOUSEHOLDS	1,894	23,313	70,934
TOTAL POPULATION	3,794	49,410	162,597
AVERAGE AGE	41.6	43.9	43
AVERAGE HOUSEHOLD INCOME	\$128,010	\$85,491	\$85,001

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