



Icot Business Center

14333 58th Street N, Largo, FL 33760

 [727-822-4715](tel:727-822-4715)

 www.cprteam.com



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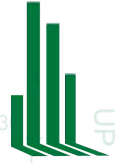
01

PROPERTY OVERVIEW

An aerial photograph of an industrial or commercial area. A green callout box with the text "SUBJECT PROPERTY" is positioned in the upper left quadrant, with a green line pointing to a small, white, rectangular building. The surrounding area includes various other industrial buildings, parking lots, and roads. A larger green callout box with the text "58TH STREET" is located in the lower left quadrant, with a green line pointing to a road intersection.

**SUBJECT
PROPERTY**

58TH STREET



GENERAL SUMMARY

BUILT IN
1986

SITS ON A
2.07
ACRE PARCEL

Approximately
8,600
SF



This 8,600 RSF office building sits on 2.07 acres and can potentially be expanded to 21,000 SF. It is located in the Icot Business Park which occupies the northwestern corner of the Gateway Submarket.

The building is currently 100% occupied by a national dental lab company, generating a \$125,449.44 annual NOI with 5 years remaining on a 7- year NNN lease with annual escalations. Tenant pays all expenses. Including a 3% management fee and an escrowed parking lot maintenance reserve.

The property is offered for sale at a 6% CAP rate or \$2,087,500.



PROPERTY
OVERVIEW

PRICING & DEAL
OVERVIEW

DEMOGRAPHIC
DATA

LISTING
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HIGHLIGHTS



~ 1 Mile From US 19
~ 5 Miles From I-275



12,000 SF On
2.07 Acres Of Land



Substantial Amount Of
Parking Spaces

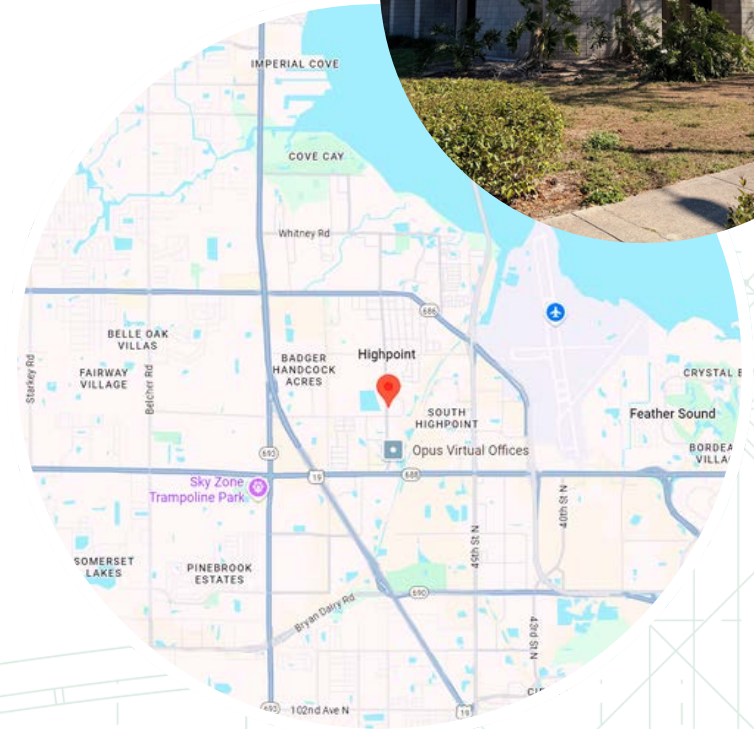


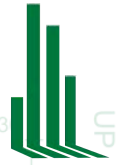
Fully Air-
Conditioned



Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.

COMMERCIAL PARTNERS REALTY





ZONING DESCRIPTION

INDUSTRIAL LIMITED (IL)

This designation is applied to those areas considered appropriate for development with “clean industry” uses that are consistent with surrounding uses, transportation facilities, and environmental characteristics. Appropriate locations are those of sufficient size to encourage industrial park arrangements with provisions for internal services access, where industrial activity will have minimal adverse impacts upon adjacent developments, and which are served by the arterial highway network as well as mass transit.

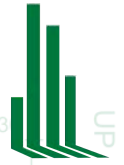
This land use designation allows large-scale indoor manufacturing, processing, warehousing, bulk sales, and distribution activities. Industrial Limited uses tend to generate heavy truck traffic. Provisions must be made for the containment and mitigation of noise, dust, noxious odors, outdoor activities, and unsightly views. Outdoor activities are allowed only if approved as part of the site plan review process. All outdoor activities are limited to no more than fifty (50) percent of the total site area, excluding all areas that are required for buffers, parking, and vehicular access. Additional considerations, including but not limited to, acreage limitations, as follows:

Institutional; Transportation/Utility; Retail Commercial; Personal Services/Office Support; Commercial/Business Services, Commercial Recreation; Temporary Lodging; Agricultural Uses shall not exceed a maximum area of five (5) acres. Any such use, alone or when added to existing contiguous like use(s), which exceeds this threshold, shall require a plan map amendment, which shall include such use and all contiguous like uses.



02

PRICING & DEAL OVERVIEW



PRICING & DEAL OVERVIEW



PRICE
\$2,087,500

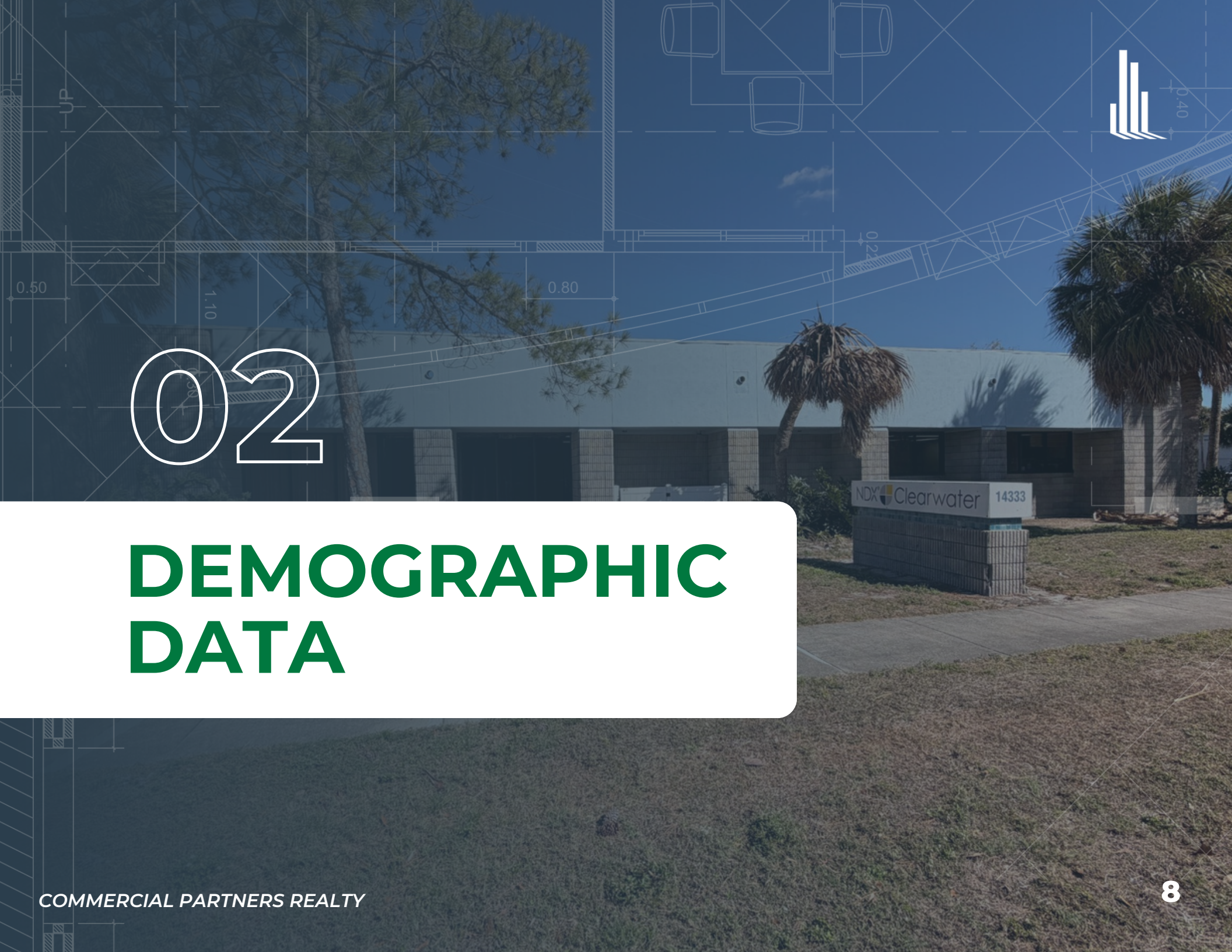


CAP RATE
6.0%



NOI
\$125,449.44





02

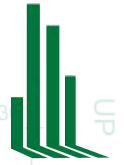
DEMOGRAPHIC DATA

PROPERTY
OVERVIEW

PRICING & DEAL
OVERVIEW

DEMOGRAPHIC
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DEMOGRAPHIC SUMMARY

14333 58th St N, Largo. FL 33760
RING OF 1 MILE



KEY FACTS

82,015
Population

51 Median Age

36,926
Households

\$60,465
Median Disposable Income



EDUCATION

4.0% No High School Diploma

33.40% Some College/Associate's Degree

34.8% High School Graduate

20.4% Bachelor's/Grad/Prof Degree



INCOME

\$64,440
Median Household Income

\$36,322
Per Capita Income

\$64.47K
Median Net Worth



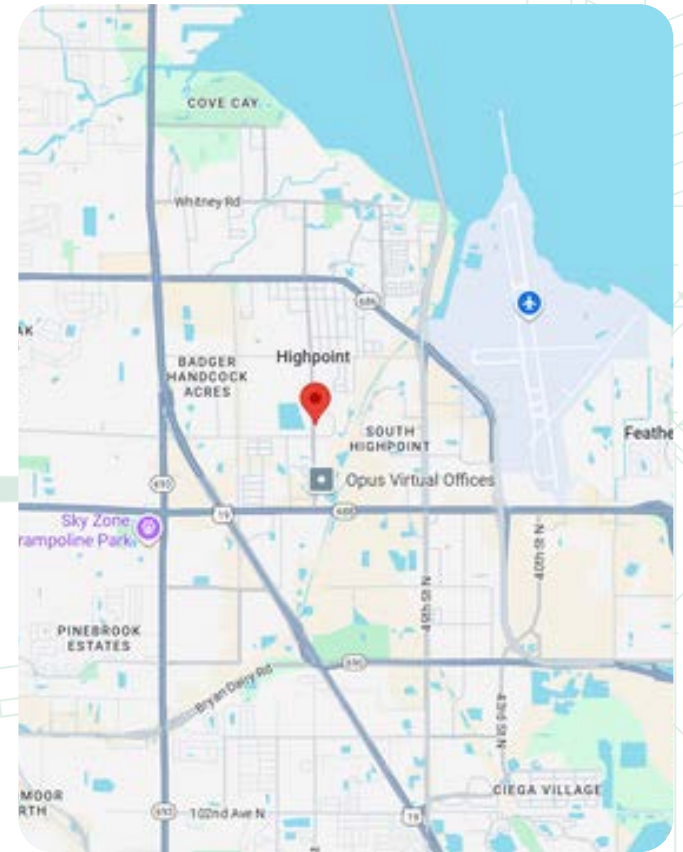
EMPLOYMENT

61.98 %
White Collar

19.30 %
Blue Collar

18.72 %
Services

3.6% Unemployment Rate



Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



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LISTING TEAM

Listing Agent



Scott Clendening

Founder

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Scott Clendening, Founder & Broker of CPR, has specialized in office and industrial sales, leasing, development, and investment across Central Florida since 1985.

In 1995, he co-founded CPR and later merged with George F. Young, Inc. to provide full-service solutions for clients. A founding member of the Florida Gulfcoast Commercial Association of Realtors, **Scott is recognized for his expertise, leadership, and commitment to mentoring new agents.**

Both nationally and locally, people continue to recognize Scott for his skill and achievements in commercial real estate. He continues to share his knowledge with his clients and his team, positioning the firm to excel within the real estate industry for years to come.

☎ 727-822-4715

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