



FOR LEASE

1,625 SF TO 20,000 SF AVAILABLE

TARPON SPRINGS INDUSTRIAL PARK
1400 L and R Industrial Boulevard, Tarpon Springs, FL 34689

- 83,147 SF Multi-Building Industrial Campus on 8 acres in Tarpon Springs, FL
- Direct access from L and R Industrial Boulevard off U.S. Alternate 19
- Located in Pinellas County's most established industrial corridors, surrounded by complementary heavy industrial uses



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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

PROPERTY SUMMARY

TARPON SPRINGS INDUSTRIAL PARK

1400 L and R Industrial Boulevard
Tarpon Springs, FL 34689



Property Summary

Building SF:	Varies 1,625 SF to 20,000 SF
Lease Rate:	\$12.00 SF/YR
Lot Size:	8 Acres
Parking:	2 Spaces/ Per 1,000 SF
Year Built:	2007
Zoning:	IR - Industrial

Property Overview

The park offers two distinct leasing opportunities. Buildings A and B provide flexible small-bay industrial space from 1,625 SF to 12,000 SF. Building D is a standalone 20,000 SF warehouse with exclusive access to 1.5 acres of fenced Industrial Outdoor Storage yard (divisible 10,000 SF - 20,000 SF). Permitted uses include heavy equipment storage, vehicular and equipment repair, contractor storage, and parking operations. The property is Zoned Industrial Restricted District (IR) which expressly permits these uses.

Location Overview

Tarpon Springs Industrial Park is located in a highly industrialized area of Tarpon Springs, FL, with access from L and R Industrial Boulevard off of U.S. Alternate 19.

PROPERTY DESCRIPTION

TARPON SPRINGS INDUSTRIAL PARK

1400 L and R Industrial Boulevard
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BUILDINGS A and B

Building A has flexible small-bay industrial space available from 1,625 SF to 12,000 SF within Tarpon Springs Industrial Park. Building A offers 1,625 to 3,250 SF units with 14-foot clear heights, private air-conditioned offices, two restrooms, and dedicated grade-level overhead doors, available immediately at \$12.00/SF NNN plus \$4.00 CAM.

BUILDING B offers 12,000 SF of warehouse space, divisible into two 6,000 SF bays, with 14-foot clear height and 6 grade-level doors. This building also has a paint booth.

All spaces have 24-hour access and paved parking. Zoning is IR (Industrial Restricted District), which allows multiple industrial and commercial uses, including automotive/vehicle repair.



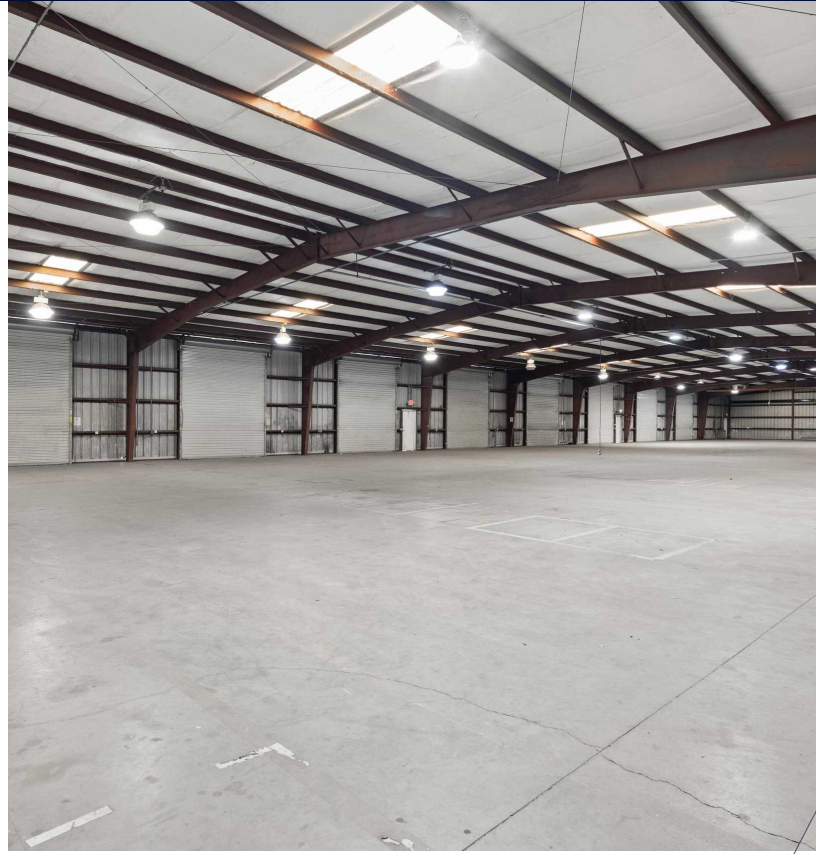
Building D

This building is a 20,000 SF freestanding industrial facility built in 2007, with a 17-foot clear height, 15 grade-level loading positions, 1,200 SF of private office space, and a 2,000 SF industrial paint booth. The space is divisible from 10,000 to 20,000 SF. The lease includes exclusive access to approximately 1.5 acres of fenced Industrial Outdoor Storage yard directly adjacent to the building, sized to accommodate heavy equipment, fleet vehicles, contractor materials, and outdoor storage operations. Permitted uses under IR zoning include heavy equipment storage and repair, vehicular and equipment repair, contractor storage yards, and parking operations. Base rent is negotiable; CAM is \$4.00 SF annually. Power is 800 amps, three-phase.



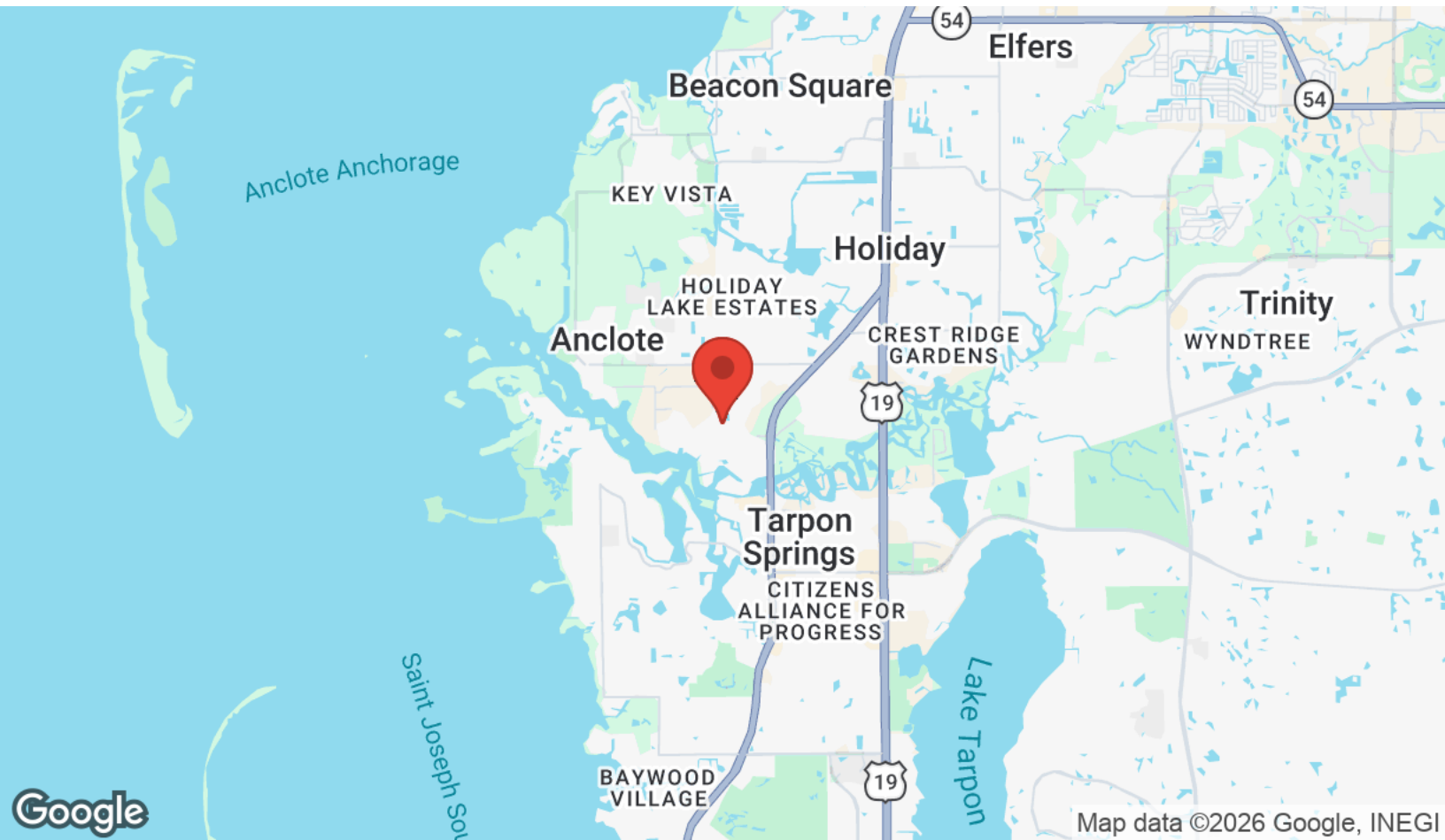
PROPERTY PHOTOS

TARPON SPRINGS INDUSTRIAL PARK BUILDING D



LOCATION MAPS

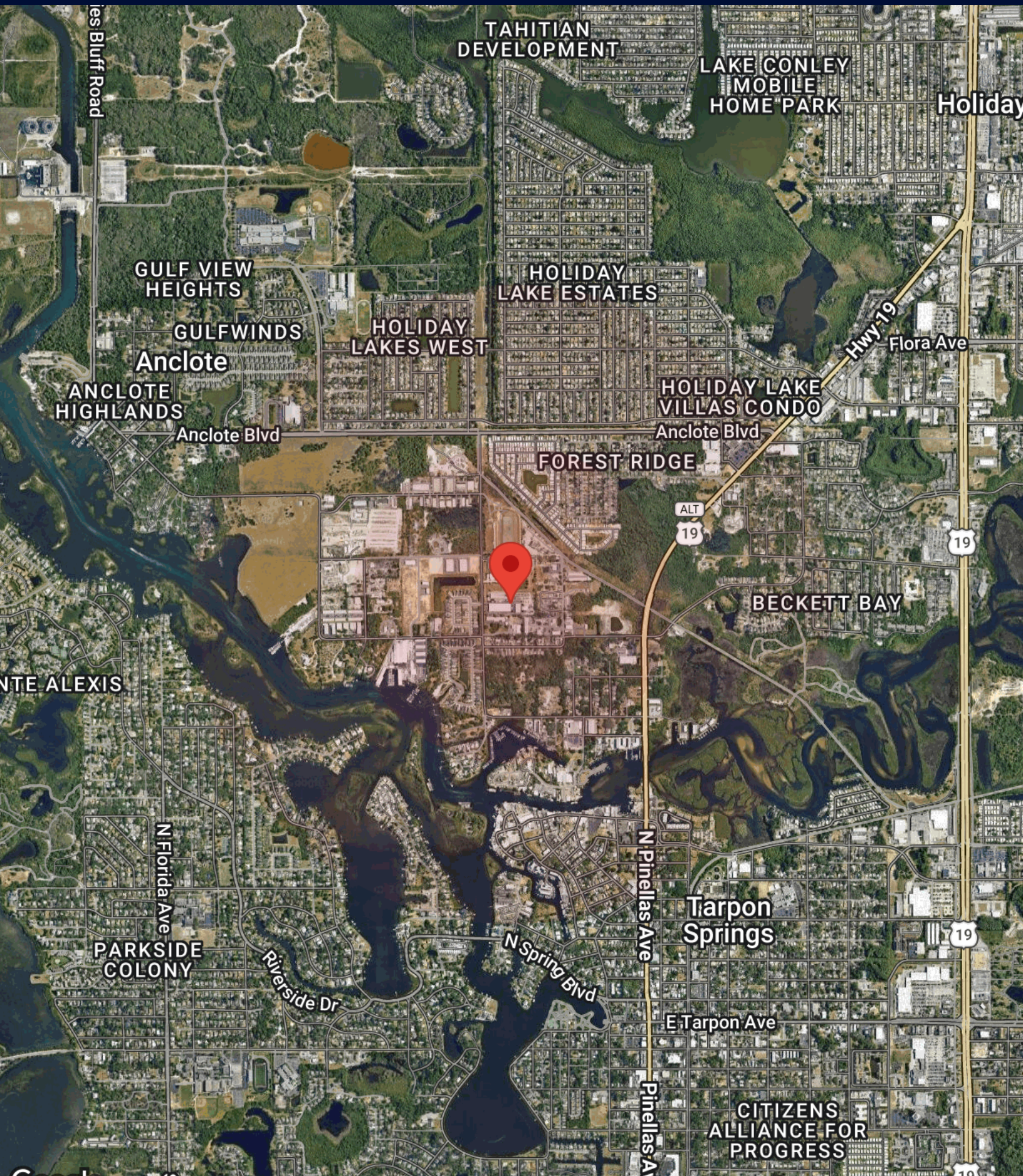
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BUSINESS MAP

TARPON SPRINGS INDUSTRIAL PARK

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Mark Ganier has been a successful Real Estate Professional for more than 40 years, specializing in the sale and leasing of commercial and investment properties. He has been a top producer at Re/Max Realtec Group and is consistently in the top five producers in the Florida Market.

Mark brings to the table higher education, superb verbal communication skills, math knowledge, analytical thinking, and insight into economics and accounting. More importantly, he actually answers the phone! Mark knows that the secret to success is integrity and communication with his clients. He embodies these principles in his personal and family life as well as in his successful career as a commercial real estate Broker-Associate. His Clients, colleagues, competitors, and their clients appreciate Mark's positive attitude, energy, and integrity. And they REALLY appreciate that he answers his phone! The final pillar of success is that you not only answer the phone, but that you LOVE WHAT YOU DO!

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