

FOR SALE

# 499 DOUGLAS RD E

OLDSMAR, FL 34677



CUSHMAN &  
WAKEFIELD

**±19,070 TOTAL SF**

2 BUILDINGS ON ±1.39 AC

BUILDING 1: ±10,250 SF  
BUILDING 2: ±8,820 SF

# PROPERTY FEATURES

**±19,070 SF**

TOTAL BUILDING SIZE

**±1.39 ACRES**

TOTAL SITE SIZE

**M-1**

Light Manufacturing District

ZONING



## BUILDING SPECIFICATIONS

### NORTHERN BUILDING

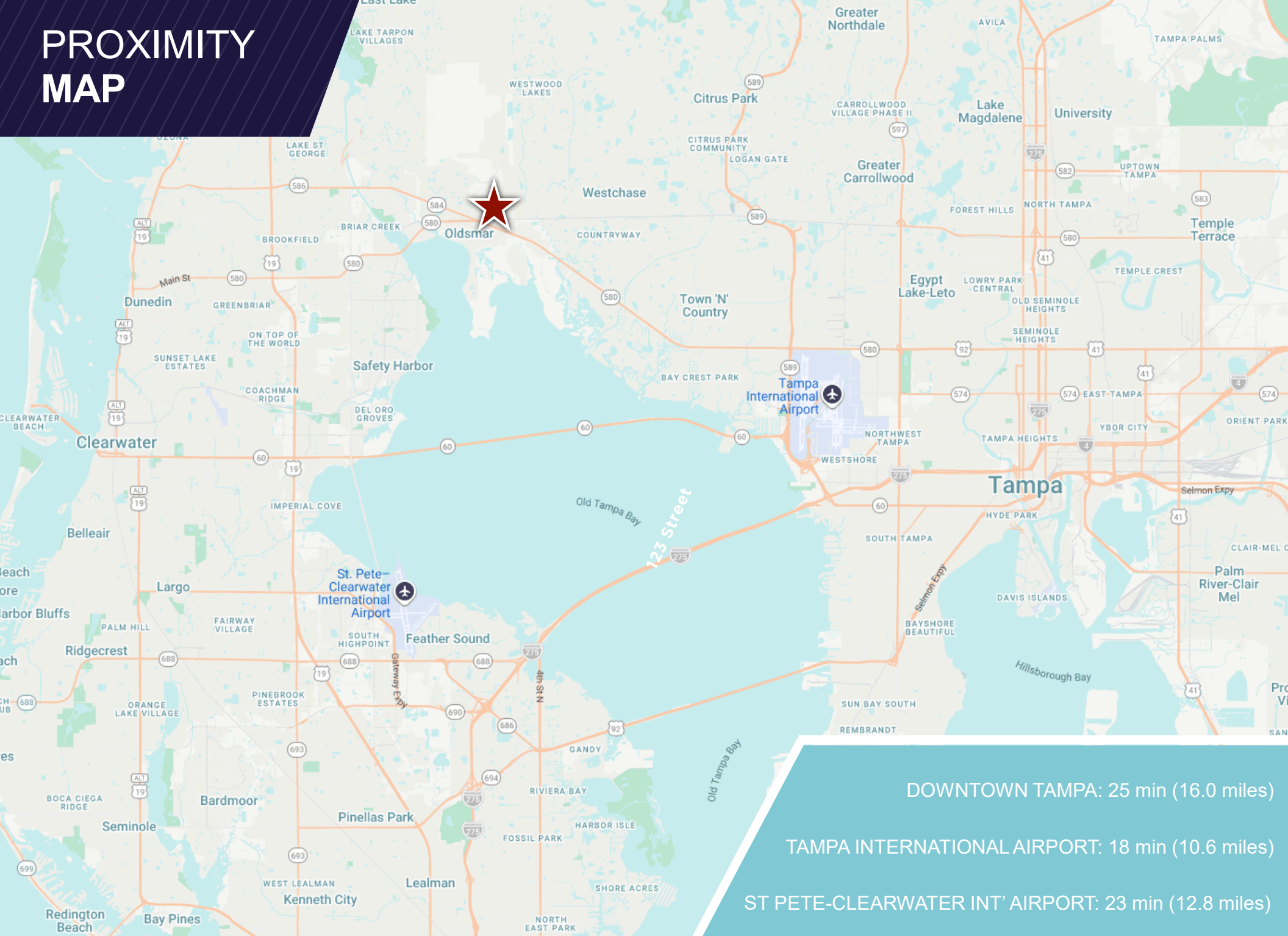
<b>Total Space:</b>	10,250 SF
<b>Warehouse:</b>	100%
<b>Office:</b>	None
<b>Restrooms:</b>	2
<b>Clear Height:</b>	18'-23'
<b>Loading:</b>	One 14' x 14' Truck Well One 14' x 14' Grade Level
<b>Power:</b>	Single Phase
<b>Construction:</b>	Metal
<b>Year Built:</b>	1985

### SOUTHERN BUILDING

<b>Total Space:</b>	8,820 SF
<b>Warehouse:</b>	4,430 SF
<b>Office:</b>	4,416 SF
<b>Clear Height:</b>	18'-23'
<b>Loading:</b>	Two 10' x 15' Grade Level
<b>Power:</b>	3 phase, 450 amps (to be verified)
<b>Construction:</b>	Metal
<b>Year Built:</b>	2005



# PROXIMITY MAP



**DOWNTOWN TAMPA:** 25 min (16.0 miles)  
**TAMPA INTERNATIONAL AIRPORT:** 18 min (10.6 miles)  
**ST PETE-CLEARWATER INT' AIRPORT:** 23 min (12.8 miles)



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