

# 13560

## 49TH STREET N

SUITE 10, CLEARWATER, FL 33760

FOR SUBLEASE



Industrial/flex/showroom sublease opportunity offering 2,936 rentable square feet, including a separate office area, available through February 28, 2027. The property is located on 49th Street just north of Ulmerton Road and provides convenient access to I-275, US-19, and the Gandy Bridge.

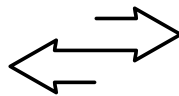
### PROPERTY HIGHLIGHTS



Suite 10  
2,936 RSF



Lease Expires  
February 28, 2027



Ingress & Egress on  
49<sup>th</sup> St. N & Ulmerton Rd.



Easy Access to I-275,  
US-19, & Gandy Bridge



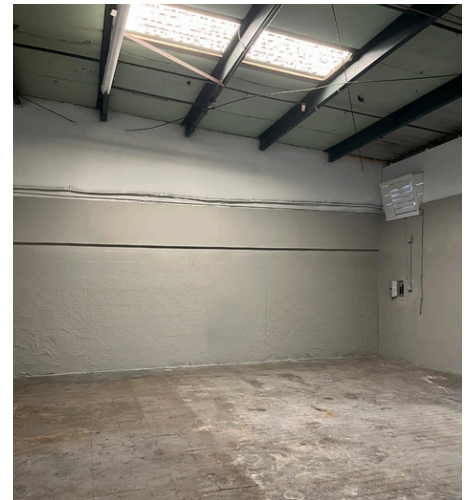
\$8.00/SF NNN

### LISTING AGENT

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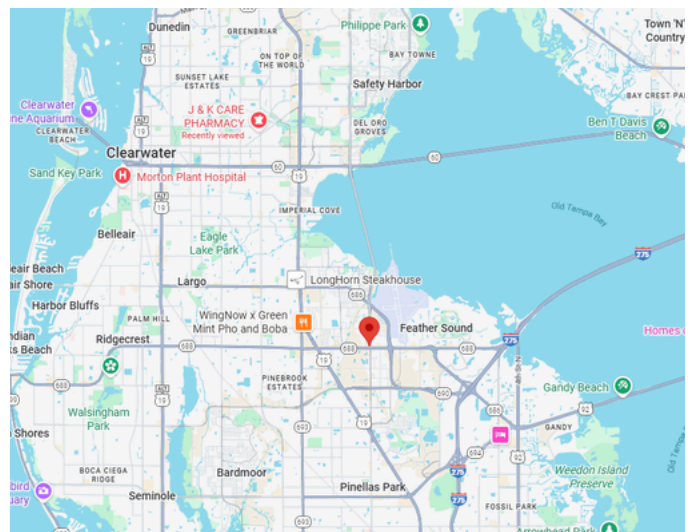
# PROPERTY PHOTOS



## Property Details

- Suite 10 - 2,935 Rentable Square Feet (RSF)
- Lease expires February 28, 2027
- Restroom includes toilet & sink
- Located on 49<sup>th</sup> St. just North of Ulmerton Rd
- Ingress/Egress on 49<sup>th</sup> St. N & Ulmerton Rd.
- Easy Access to I-275, US- 19, and Gandy Bridge

## Additional Information:



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