

12450

AUTOMOBILE
BLVD



PRIME MANUFACTURING/DISTRIBUTION FACILITY

FOR SALE



CALL FOR DETAILS

1 2 4 5 0 A U T O M O B I L E B L V D , C L E A R W A T E R , F L 3 3 7 6 2

PROPERTY DETAILS

Sale Price:	CALL FOR DETAILS
Location:	12450 Automobile Blvd Clearwater, FL 33762
Building Size	±36,361 SF
Warehouse	±28,839 SF
Front Office	±4,511 SF
2nd Floor	±3,011 SF
Land Size:	1.91 AC
Parcel ID:	09-30-16-70992-400-0105
Zoning:	M-1
Year Built:	1982
Parking:	1.46/1000 SF
Signage:	Building/Digital Monument

BUILDING OVERVIEW

Clear Height: 18' minimum, 24' maximum

Column Spacing: 25' x 49'

Multiple Dock & Grade-Level Access Points

Access & Loading Features

12' x 12' dock high door

Three (3) 14' high x 12' wide grade-level door

Three (3) 10' x 10' grade level door



OVERVIEW

12450 Automobile Blvd is a versatile industrial property located in Clearwater, FL, offering a well-balanced combination of dock-high and grade-level access, a strategic office space, and functional warehouse space suited for various industrial or distribution uses.

INDUSTRIAL FUNCTIONALITY

The building's clear height of 18' to 24' allows for efficient racking, storage, and operational versatility. The 25' x 49' column spacing provides open floor space suitable for a variety of industrial applications. The property also contains quality office space that makes the facility enticing to companies looking to house management and operations in the same facility. This property is well-equipped for logistics, warehousing, or light manufacturing, with a mix of dock-high and grade-level loading options to support various operational needs. Overall, the functionality and accessibility make 12450 Automobile Blvd a strong industrial asset in the Clearwater market.

PROPERTY HIGHLIGHTS

- Dock High Bay
- Six (6) Grade Level Bays
- 18' Minimum Clear Height

Call to learn how this exceptional Clearwater opportunity can be the perfect investment.

OFFERED BY:



TREY DYER
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407.797.7767

LOCATION AERIAL



THE
PROPERTY

4 ACRE COMMERCIAL | CONTACT TREY DYER AT 407.797.7767



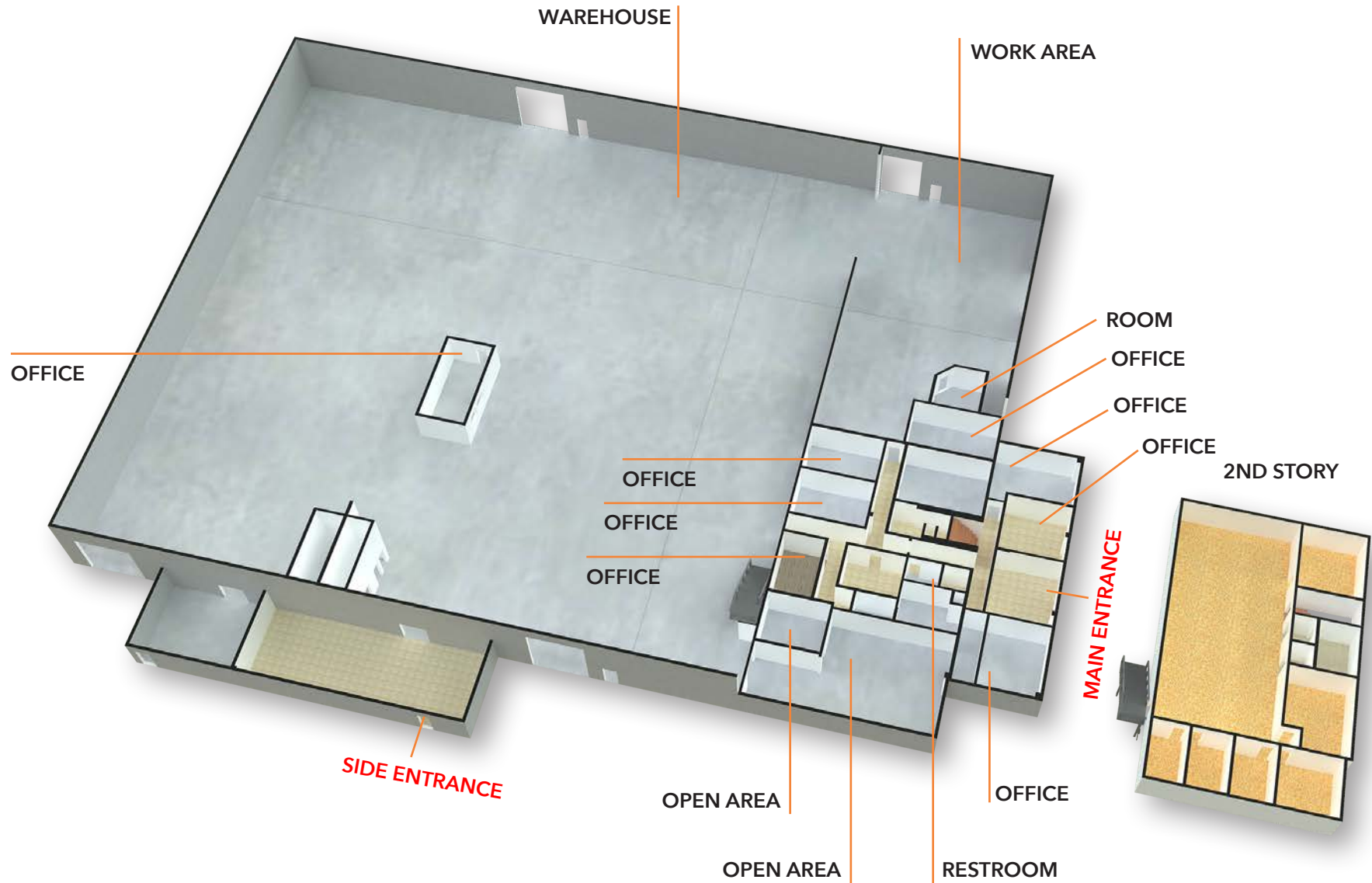
PROPERTY EXTERIORS



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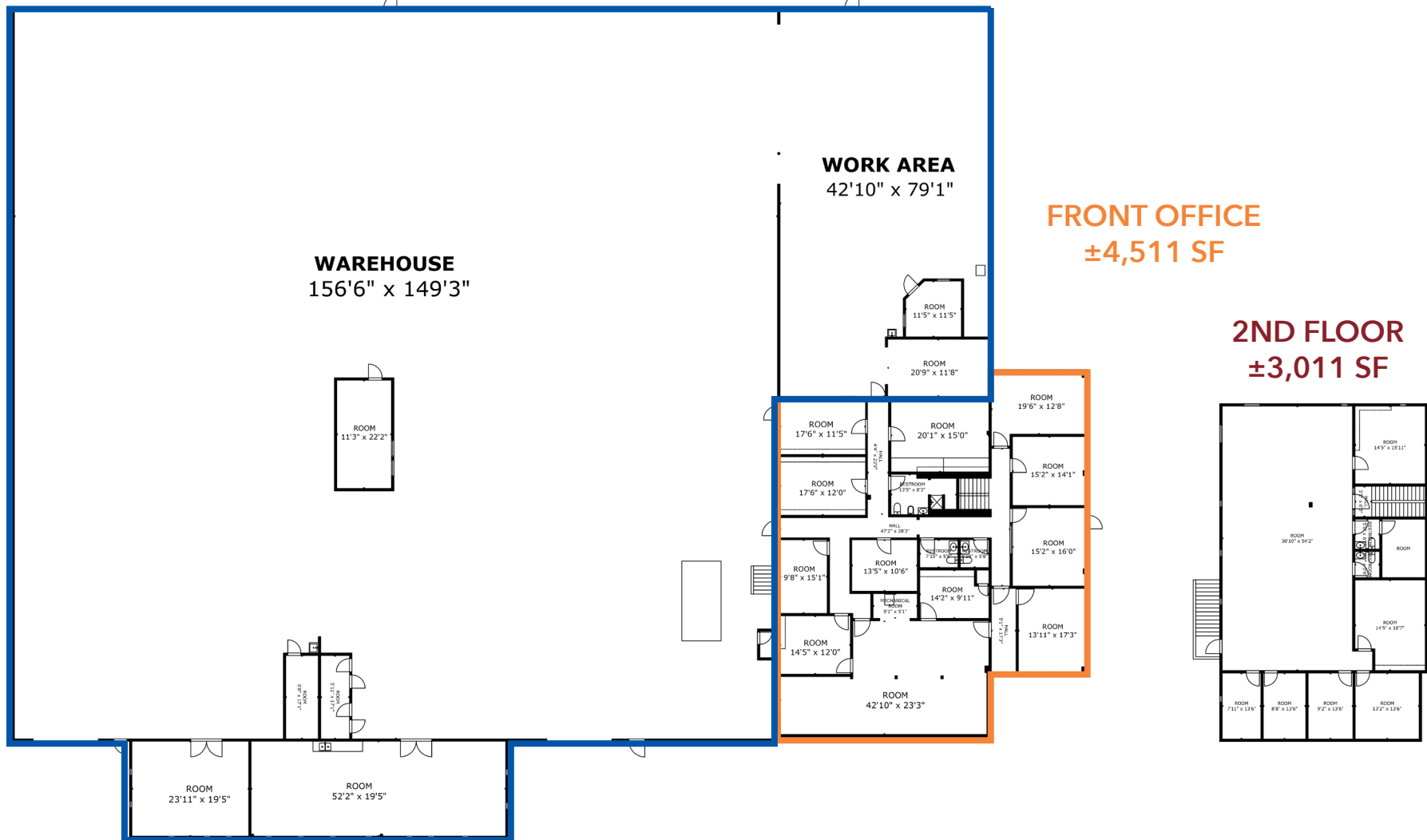


3D LAYOUT | 36,361 SF



3D LAYOUT | 36,361 SF

WAREHOUSE
±28,839 SF



WAREHOUSE



FRONT OFFICE



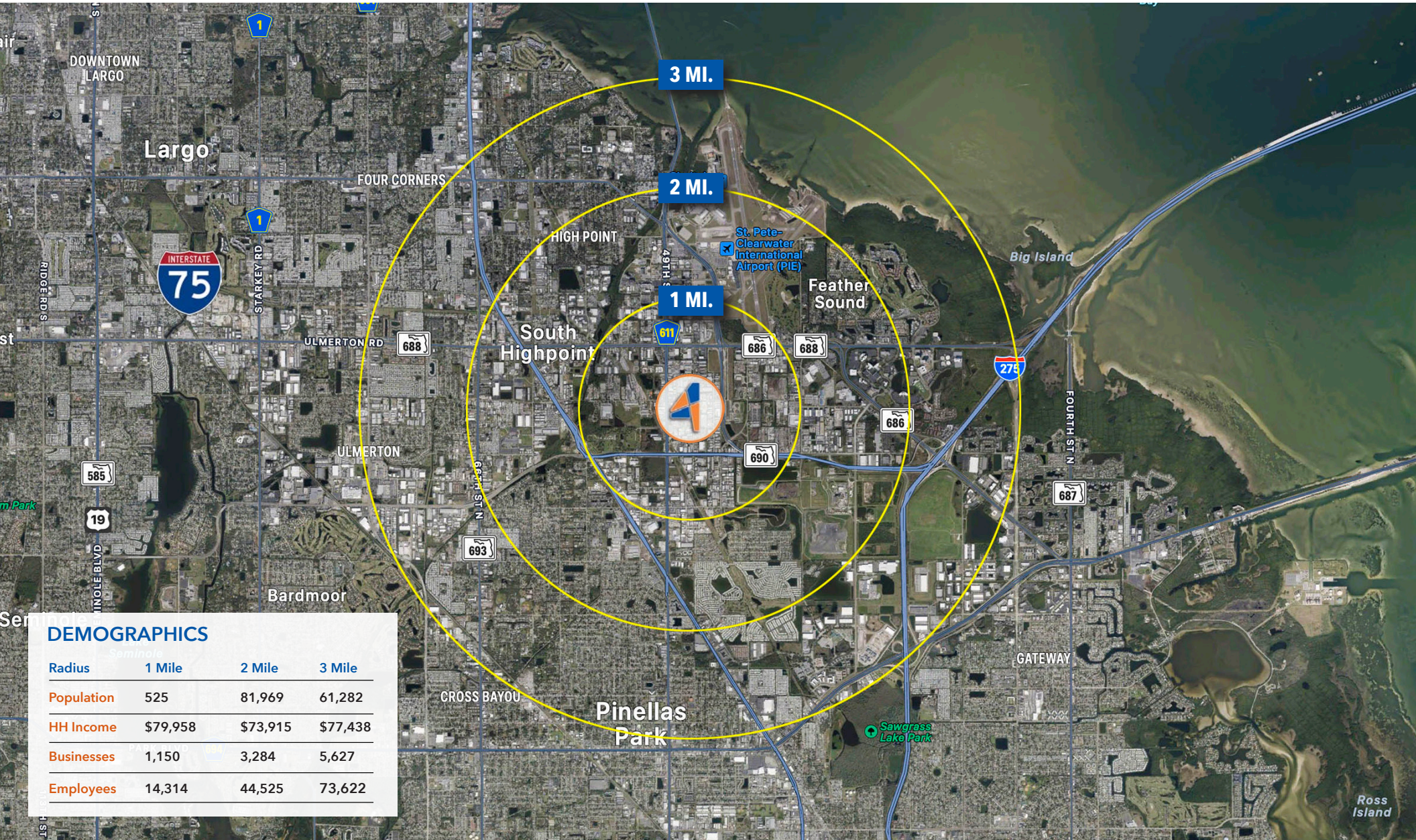
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2ND FLOOR



LOCATION & DEMOGRAPHICS





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