



Executive Summary

INDUSTRIAL PROPERTY FOR LEASE

3070 44th Ave N, Saint Petersburg, FL 33714-3806
Joe's Creek Industrial Park



OFFERING SUMMARY

Lease Rate:	\$13.00 NNN
NNN:	\$3.45
Land Area:	1.68 AC
Available SF:	6,000 SF +/-

PROPERTY OVERVIEW

6,000 industrial/flex building offers a highly functional mix of office and warehouse space in a central St. Petersburg location with excellent access to I-275, US-19, and the greater Tampa Bay market.

Property Highlights

- 20' clear height
- Fully air-conditioned warehouse
- 1 dock-high doors
- 3-phase power
- ADA accessibility
- Signage available
- Zoning: E-1 (Employment)

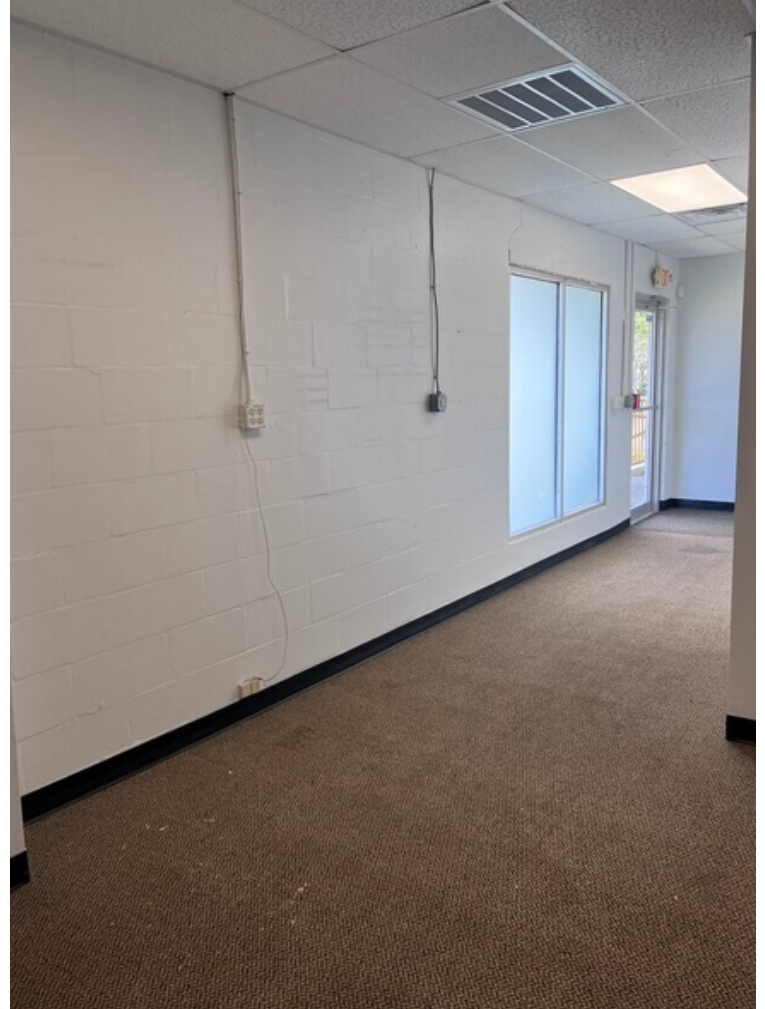
Location Advantages

Prime central Pinellas County location
Quick access to I-275, US-19, and downtown St. Petersburg



Additional Photos

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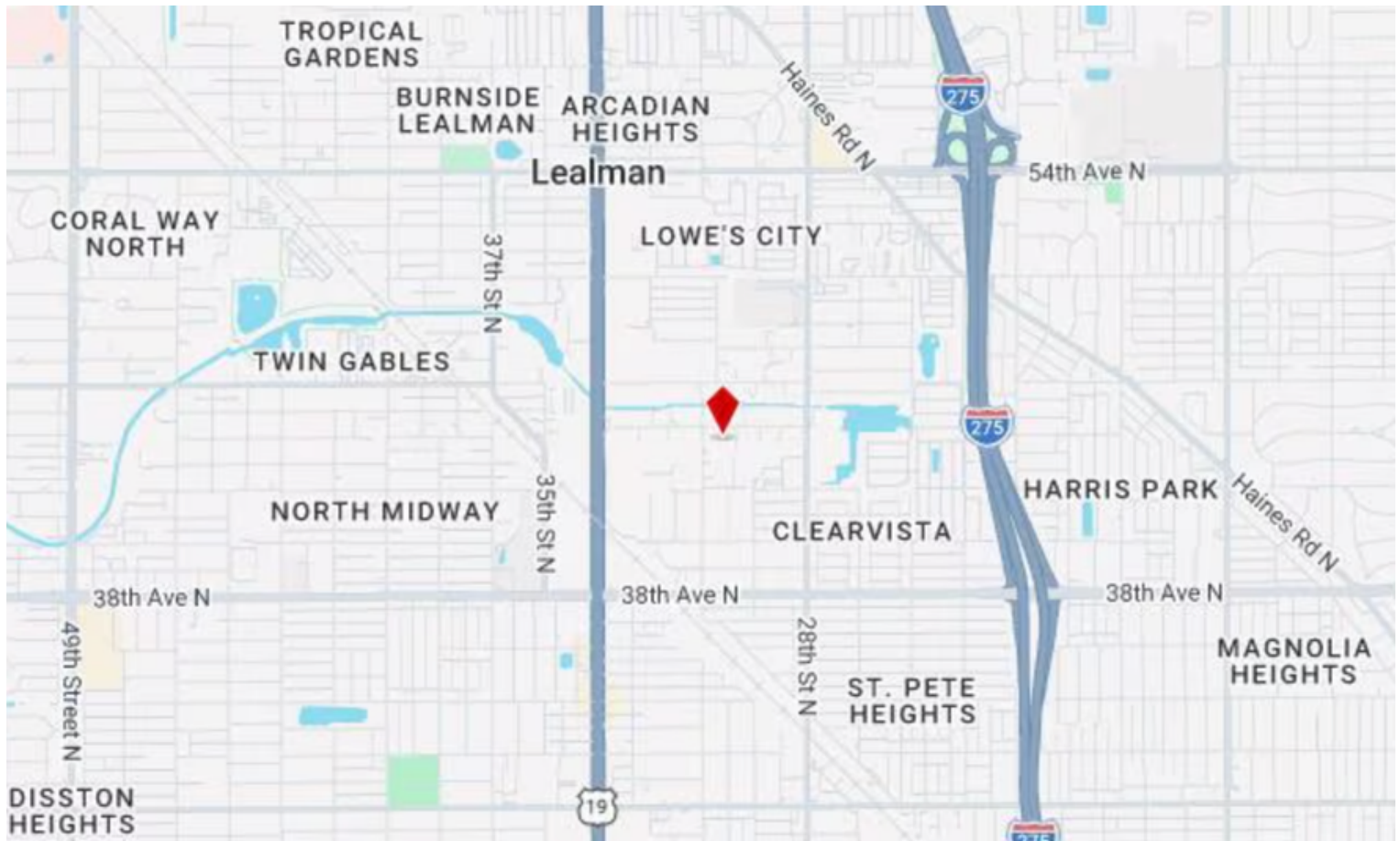
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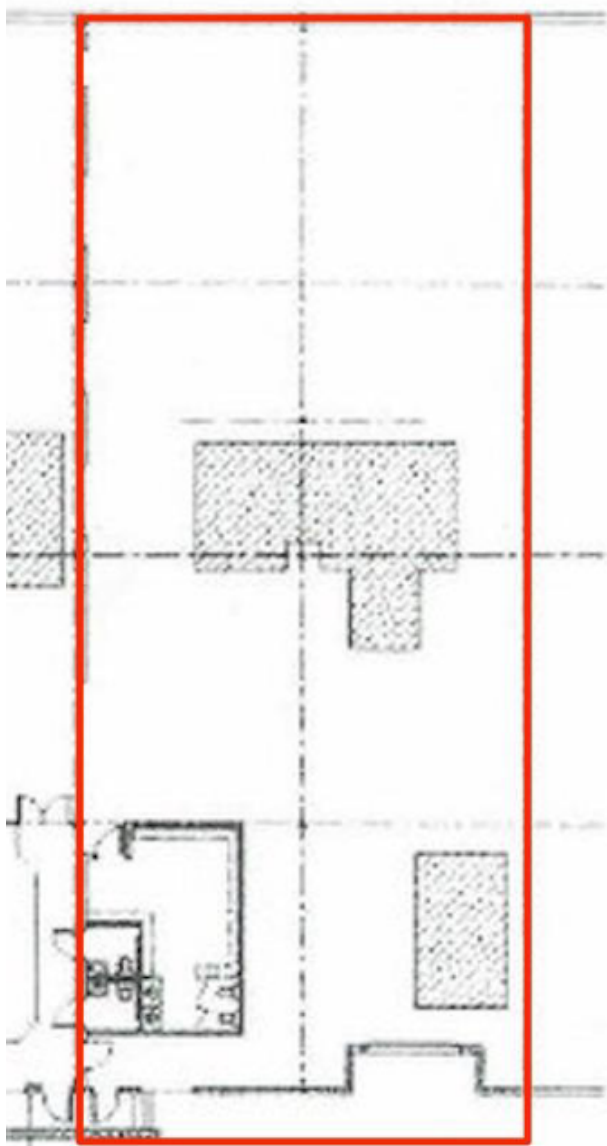


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Floor Plan

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Aerial Map

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