

FOR LEASE

A rare flex campus for technology, engineering and production users

365 105th Terrace NE

St. Petersburg, Florida 33716

21,246 SF

E-1 INDUSTRIAL

2 LEVELS

SPECIALTY INFRASTRUCTURE

Concept positioning for single-user or low-density flex occupancy

One building. Multiple high-value occupancy strategies.

A purpose-built environment for organizations that need office, technical, secure, and high-bay functions together.



21,246 SF

building area

0.73 AC

site area

12 to 18 FT

approx. clear in studio zones

UP TO 60

parking spaces

365 kW

diesel standby generator

2 x 100 kVA

modular UPS frames

Best-fit occupiers

Aerospace • Defense • Telecom • Robotics • R&D • Media • Training

Tenant qualification starts with the operating fundamentals.

A concise leasing snapshot for users and tenant representatives.

PROPERTY

AVAILABLE AREA	21,246 SF
CONFIGURATION	Two levels
SITE AREA	0.73 acres
ZONING	E-1 Industrial
YEAR BUILT	1965
PARKING	Up to 60 spaces

OPERATIONAL

CLEAR HEIGHT	Approx. 12 to 18 ft in studio zones
POWER	480 V, 3-phase generator output
BACKUP POWER	365 kW generator + dual UPS frames
VERTICAL ACCESS	Freight elevator + stairs
LEASE RATE	Contact broker
AVAILABILITY	Contact broker

One address reaches the full Tampa Bay employment base.

Regional connectivity is a core advantage for specialized teams, customers, and field operations.



REGIONAL ACCESS

< 0.5 MI	I-275 / Gandy
~12 MIN	TPA
~15 MIN	Downtown St. Pete
~15 MIN	PIE
~20 MIN	Downtown Tampa
Gateway / Mid-Pinellas	
Established employment and logistics corridor	

Gateway access connects talent, airports, and both downtowns.

A central Tampa Bay location near I-275 and Gandy Boulevard.



< 0.5 MI I-275 / Gandy access

~12 MIN Tampa International Airport

~15 MIN Downtown St. Petersburg

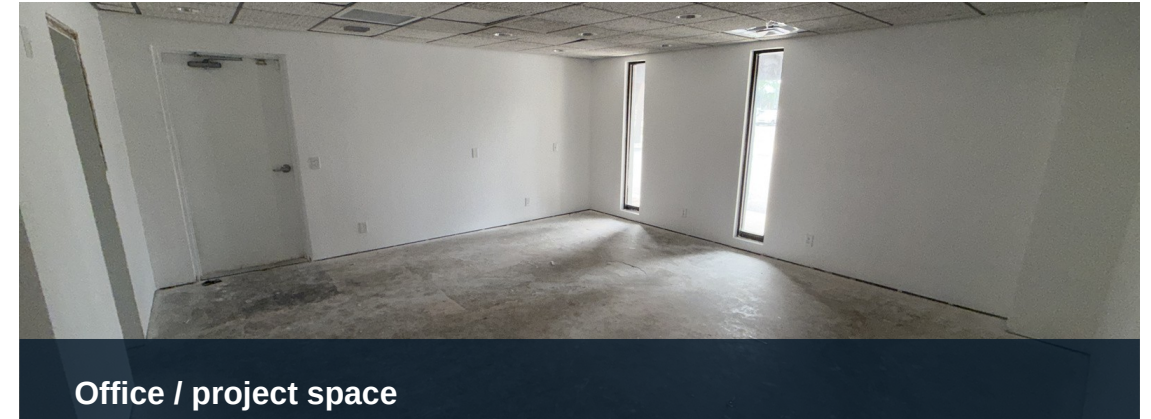
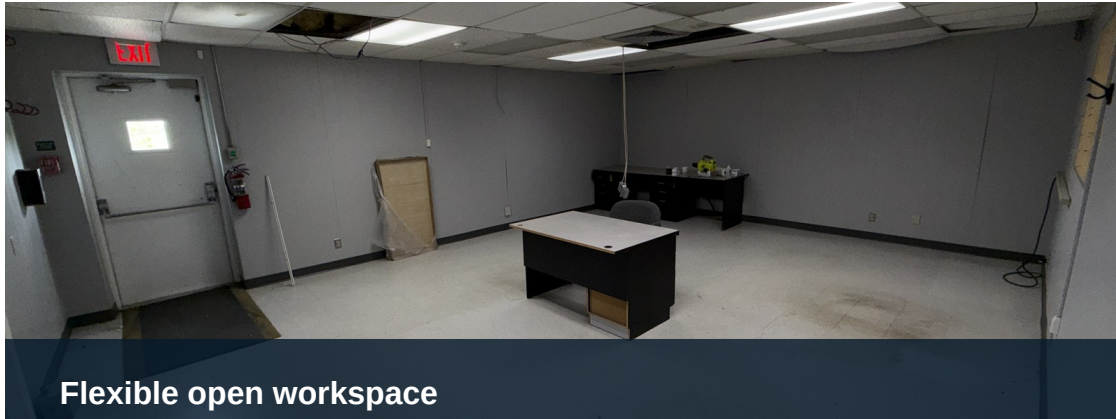
~15 MIN St. Pete-Clearwater Airport

~20 MIN Downtown Tampa

105th Terrace NE provides direct vehicle access to the property's surface parking and service areas.

The existing shell already supports specialized users.

Current spaces can be selectively refreshed, retained, or reconfigured around a tenant's operational plan.



Specialized systems can shorten the path to occupancy.

Existing utility and communications infrastructure differentiates the building from generic flex inventory.



Controlled exterior access

Existing building systems subject to inspection



Backup power fuel supply

Exterior equipment and service access



Rooftop mechanical infrastructure

Existing equipment, piping, and service connections



Building distribution systems

Visible electrical and air-distribution infrastructure

A modernized arrival can create immediate tenant identity.

Concept renderings preserve the existing low-rise form while updating entry, lighting, landscape, and signage.



MODERN ENTRANCE

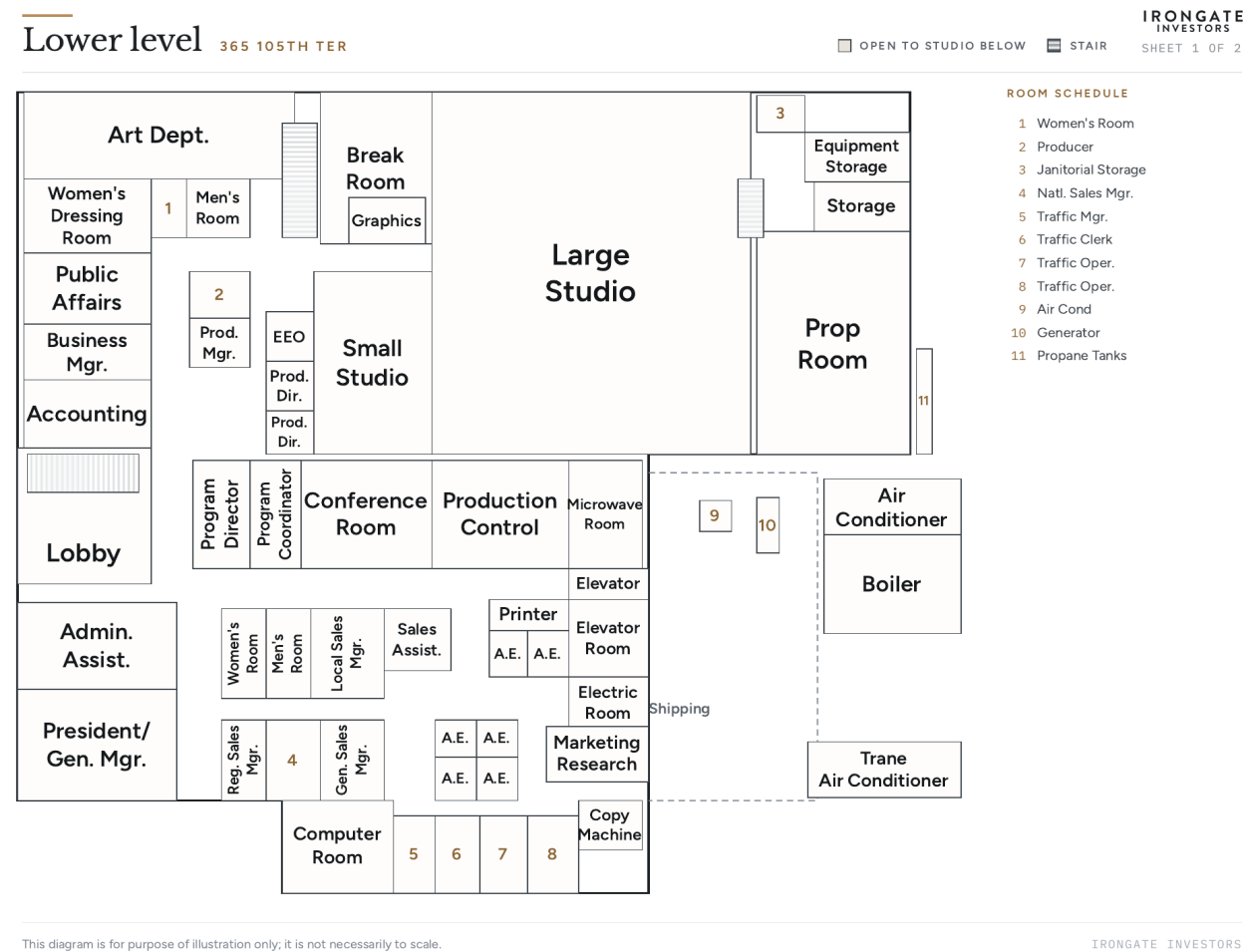


EXTERIOR SIGNAGE

Conceptual rendering. Final design, permitting, signage, and accessibility compliance are subject to landlord and governmental approval.

Lower level supports studio, office, shipping, and building operations.

Attached plan shown proportionally and without unsupported ingress or egress pins.



PLAN KEY

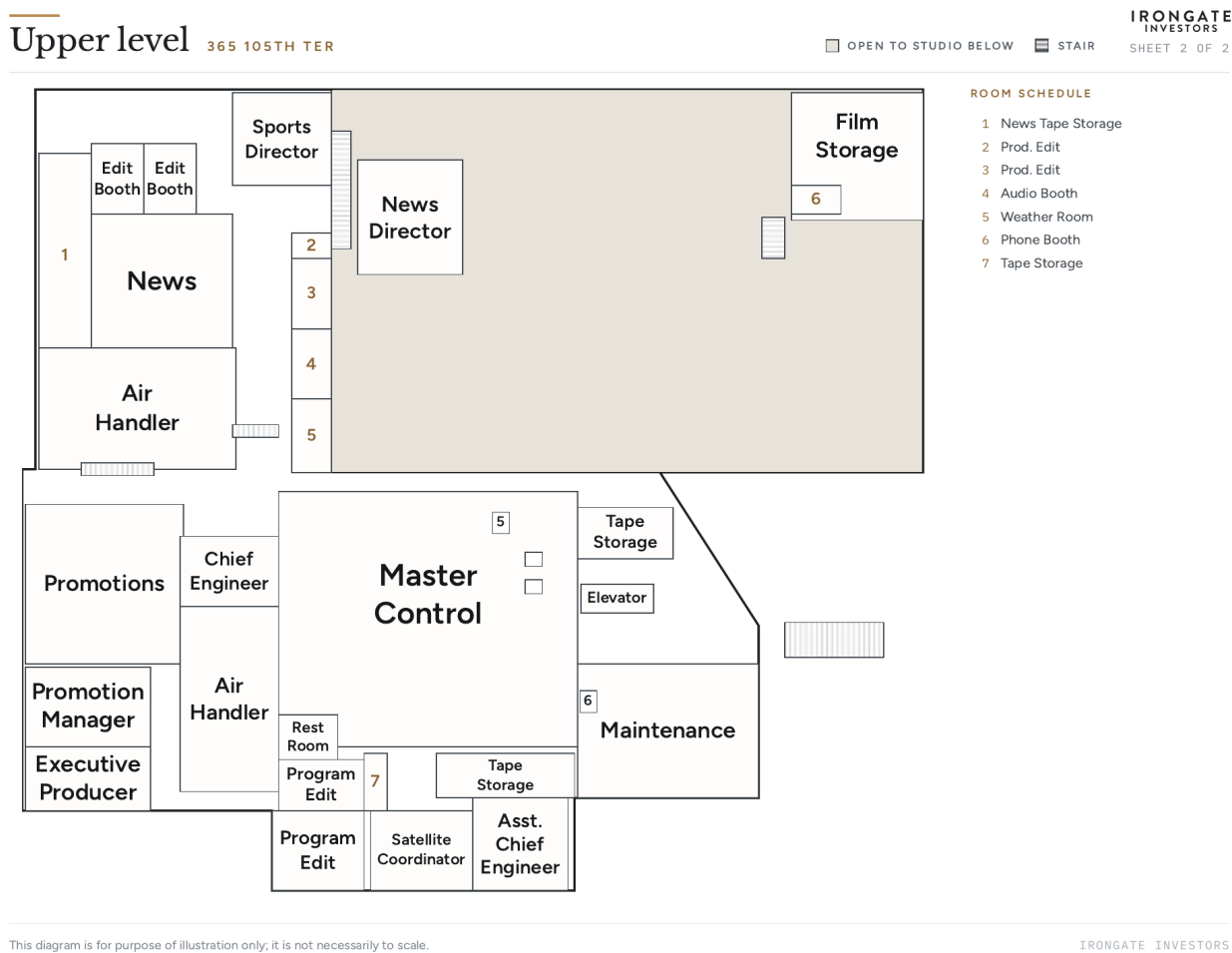
- 1 Studio core**
Large and small studio areas
- 2 Office and support**
Administrative and production rooms
- 3 Shipping zone**
East-side service area shown

Exterior door swings are not clearly documented on the attached plan. Confirm visitor, service, shipping, and emergency access in the field.

Plan is illustrative and not necessarily to scale. Confirm every entrance, exit, loading path, accessibility route, and life-safety path using current code plans.

Upper level adds control, technical support, storage, and offices.

Attached plan identifies four stair symbols and an elevator near master control.



Plan is illustrative and not necessarily to scale. Vertical circulation and code-required egress must be confirmed by licensed professionals.

A technology-ready arrival before the secure threshold.

Potential features

- Controlled visitor access
- Digital brand and mission wall
- Reception with clear sightlines
- Durable polished-concrete finish
- Direct connection to collaboration zones

CONCEPTUAL RENDERING



Engineering and prototyping can operate under one roof.

Two complementary environments support the full product-development cycle.



ENGINEERING WORKSPACE

CAD, collaboration, project rooms, and flexible team neighborhoods.



R&D / LIGHT ASSEMBLY

Modular benches, overhead power, parts storage, and prototype cells.

Resilient systems support secure, always-on operations.



365 kW CAT standby generator

1,000 GAL reported integral diesel tank

2 x 100 kVA Schneider modular UPS frames

480 V 3-phase generator output

FREIGHT elevator between levels

ON-SITE communications tower

Three test-fit directions broaden the tenant pool.

The existing plan can support multiple operating models without losing its specialized identity.

01

SINGLE-USER TECH HQ

Executive arrival, engineering office, secure rooms, training, studio, and support functions.

IDEAL FIT

Best for aerospace, defense, telecom, and corporate technology users.

02

ENGINEERING + ASSEMBLY

Office and project rooms upstairs, R&D and light assembly in the large studio zones.

IDEAL FIT

Best for robotics, electronics, prototypes, and field-service organizations.

03

SECURE OPERATIONS CAMPUS

Network operations, command center, redundant power, communications, and controlled access.

IDEAL FIT

Best for network, government-contractor, emergency-response, or broadcast users.

Infrastructure matters more than generic finishes.

Broker positioning should lead with operational fit, speed to occupancy, and replacement-cost savings.

AEROSPACE + DEFENSE

Engineering, secure program rooms, labs, training

TELECOM + NETWORK

NOC, field operations, equipment staging

ROBOTICS + ELECTRONICS

R&D, light assembly, testing, offices

MEDIA + CONTENT

Studio, control, editing, audio, production

CORPORATE TRAINING

Classrooms, simulation, content production

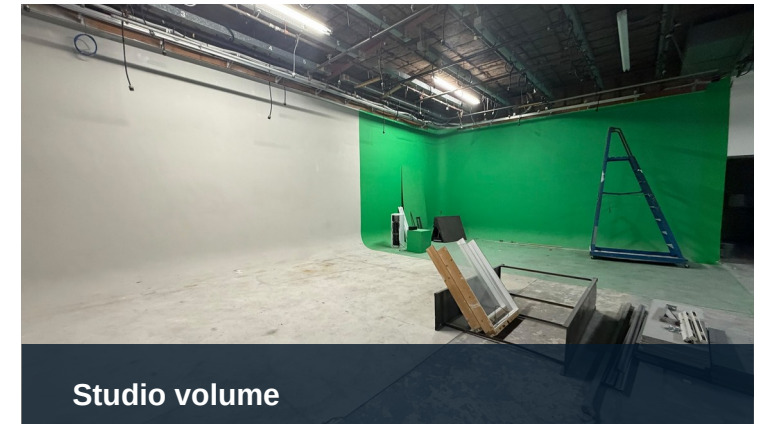
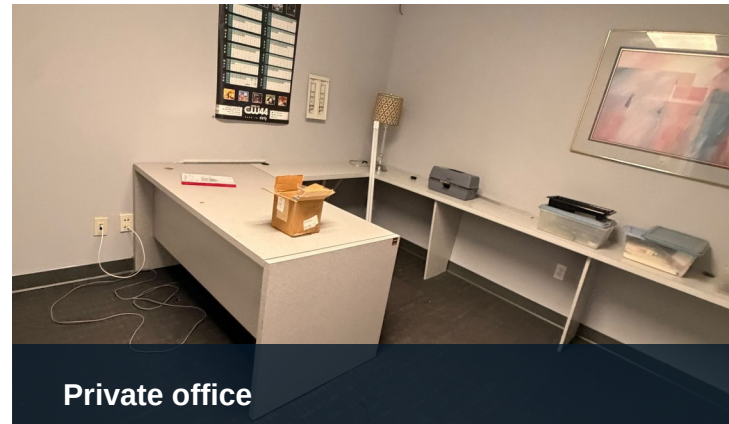
GOVERNMENT CONTRACTOR

Secure office, technical support, backup power

Recommended leasing message: “Technical real estate that works as hard as your operation.”

Additional property photography.

Representative office, studio, service, and support conditions.



Bring your operation under one roof.

Tour 365 105th Terrace NE and test-fit your team's exact program.

LEASING INQUIRIES



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