


Built for Destination-Oriented Business


2233 3rd Avenue South
St. Petersburg, Florida 33712


Large-format adaptive commercial space positioned within the Warehouse Arts District and directly adjacent to the transformative I-MIX redevelopment corridor.





PROPERTY SNAPSHOT


 Approximately **28,000 SF** of adaptable commercial space


 Large-scale open-span environment with expansive interiors

 Multiple loading docks, loading well and operational infrastructure


 Flexible layouts supporting entertainment, hospitality, showroom, recreational and hybrid commercial concepts

 Generous on-site parking with tractor trailer accommodation

 TEC overlay allowing broad commercial and mixed-use flexibility

 Positioned across from 3 Daughters Brewing

 Located near the planned I-MIX redevelopment introducing approximately 900 multifamily residences and new mixed-use activity

 Immediate access to Downtown St. Petersburg, Central Avenue and I-275



IDEAL USES



ENTERTAINMENT & RECREATION CONCEPTS



HOSPITALITY & EVENT ENVIRONMENTS



FRANCHISE OPERATIONS



SHOWROOM & DESTINATION RETAIL



INDOOR SPORTS & TRAINING FACILITIES



CREATIVE PRODUCTION & FABRICATION



EDUCATIONAL & TRAINING ENVIRONMENTS



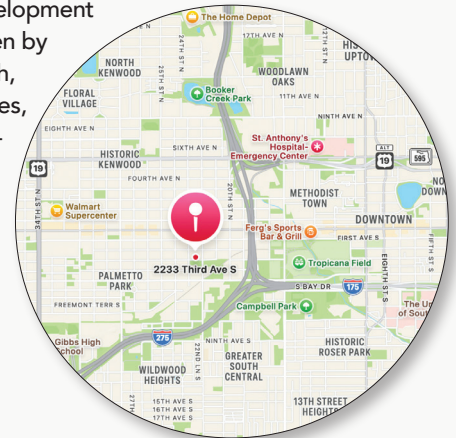
BREWERY, BEVERAGE & SOCIAL CONCEPTS



E-COMMERCE, DISTRIBUTION & HYBRID OPERATIONS

Positioned Within a Transforming District

The surrounding Warehouse Arts District continues evolving into one of St. Petersburg's most active mixed-use redevelopment corridors — driven by hospitality growth, creative businesses, residential investment and the planned I-MIX redevelopment designed to create a more connected and walkable urban environment.



RICHARD D. WILKES
 Owner & Developer
 727.415.0412
 RDW419@Gmail.com

