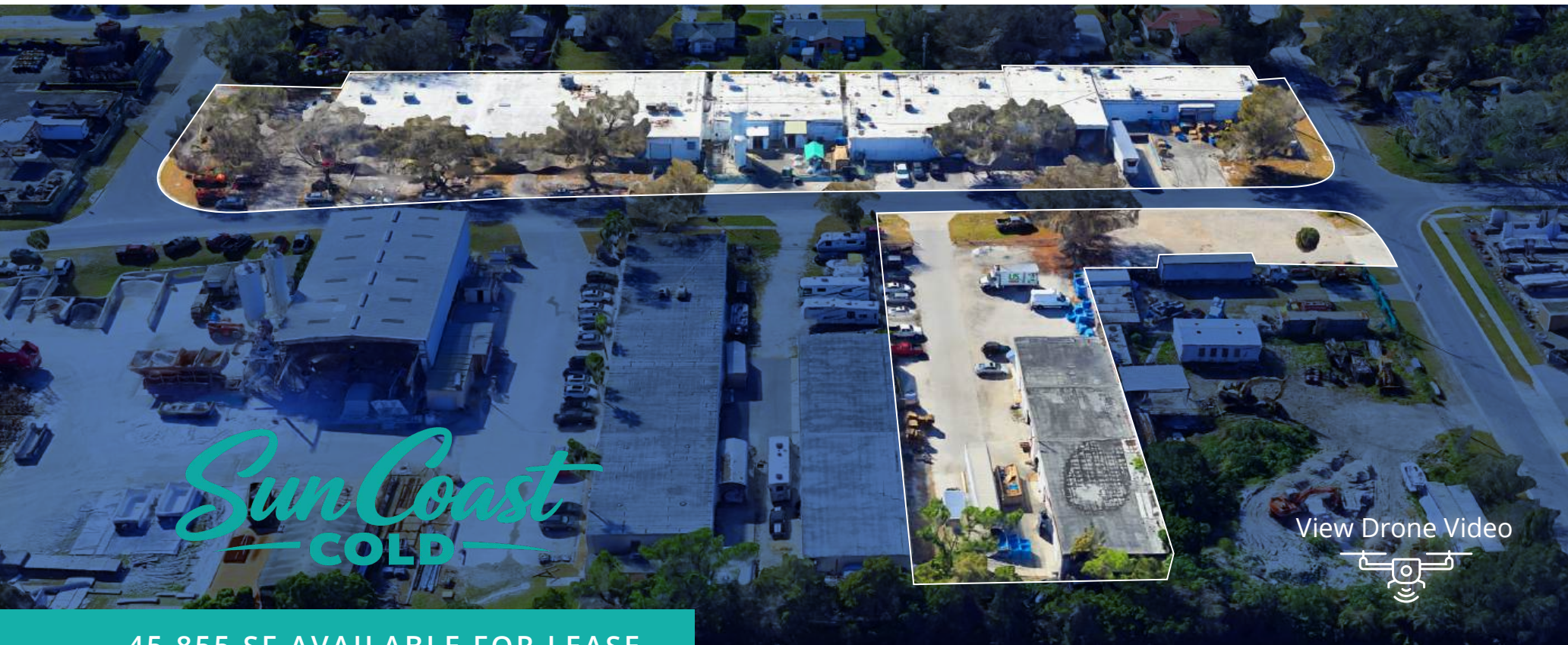




View Drone Video



45,855 SF AVAILABLE FOR LEASE

Sun Coast Cold - Food Grade Industrial Facility

4400 8TH AVE. S., ST. PETERSBURG, FL 33711



Accelerating success.

Michelle Senner

Industrial Services

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Main Building
Virtual Tour



Warehouse
Virtual Tour



Sun Coast Cold - Food Grade Industrial Facility

4400 8TH AVE. S., ST. PETERSBURG, FL

Established Food Processing Industrial Facility in Pinellas County.

Located at 4400 - 4546 8th Avenue South in St. Petersburg, this well-established industrial property was purpose-built for food processing and encompasses several buildings totalling 45,855 SF. The facility reflects strong maintenance and compliance standards, offering a functional platform for cold storage, food production, pharmaceutical and distribution.

- Existing freezer and cooler systems support multiple food-grade users
- Secure site with controlled access
- Well-located for regional cold-chain distribution

Property Details

Total SF	45,855± SF
----------	------------

Freezer Space	3,000± SF
---------------	-----------

Cooler Space	24,380± SF
--------------	------------

Office Space	3,000± SF
--------------	-----------

Warehouse	6,594± SF
-----------	-----------

Breakroom, Restroom and Lockers	1,000± SF
---------------------------------	-----------

Site	2.39± AC
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Parking	4/1,000
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Clear Height	13' 10"
--------------	---------

Construction	Concrete Block
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Property Use	• Food processing plant • General Warehouse • Vacant Industrial
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Lease Rate	Contact Broker
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Building Photos



Building Photos



Aerial View



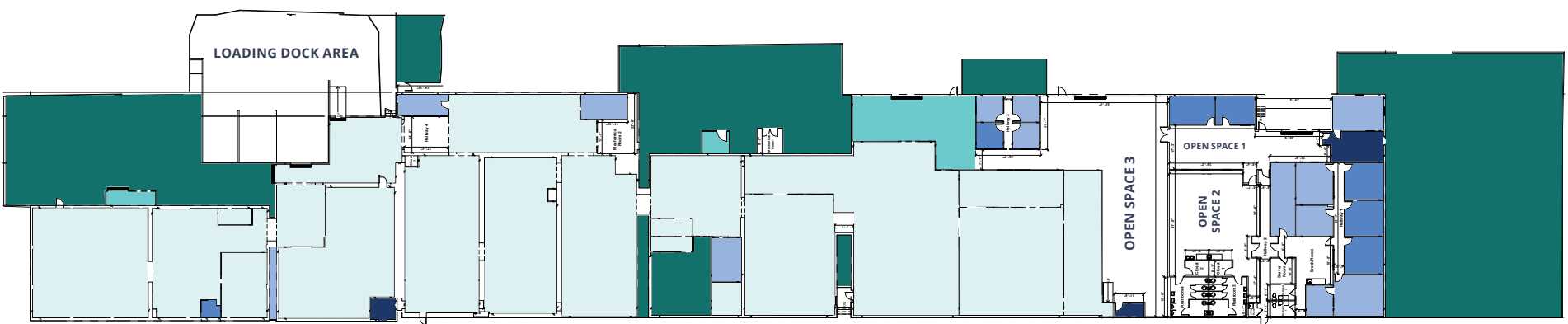
4400 - 4546

4535

4545

Floor Plan | Unit 4400 - 4546

- WALK-IN COOLER
- PRIVATE ROOM
- FENCED AREA
- PRIVATE OFFICE
- STORAGE ROOM
- VESTIBULE

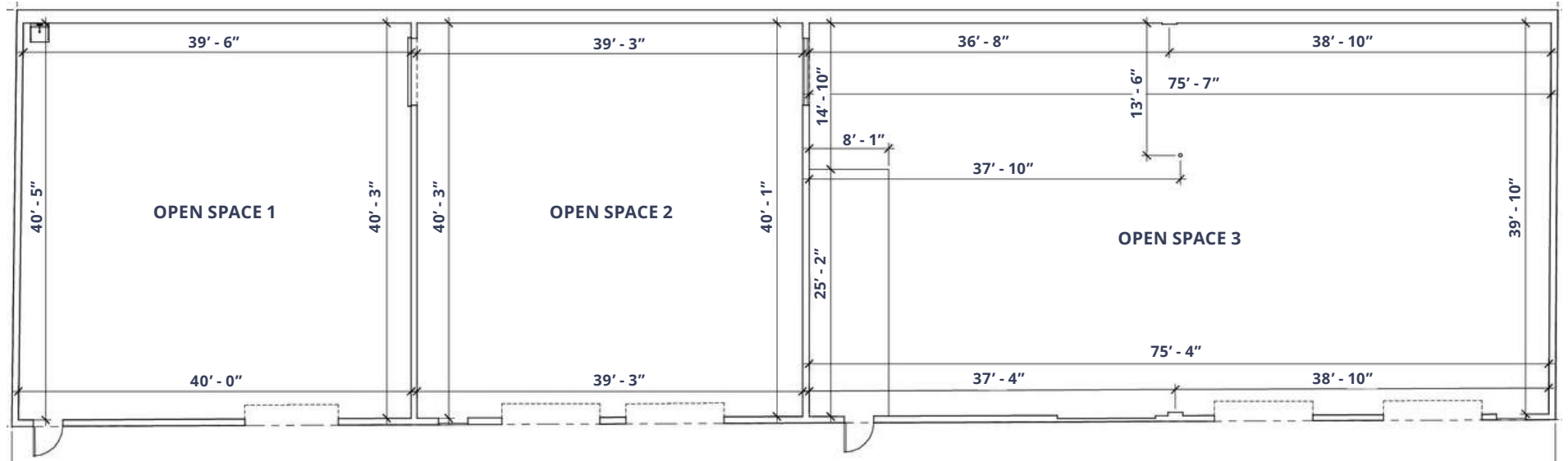


39,261 SF

Parcel ID: 27-31-16-94266-000-0080

Property Use	Food processing plant	Door Height	12'	Loading	(3) dock platforms (2) dock wells (1) van-high door (4) grade-level doors
Property Size	1.57± AC	Year Built	1978 - 1985		
Fenced	Fully fenced (excluding loading area)	Construction	Concrete block	Extra Features	Hot water pressure washing system Floor drains Employee locker room

Floor Plan | Unit 4535

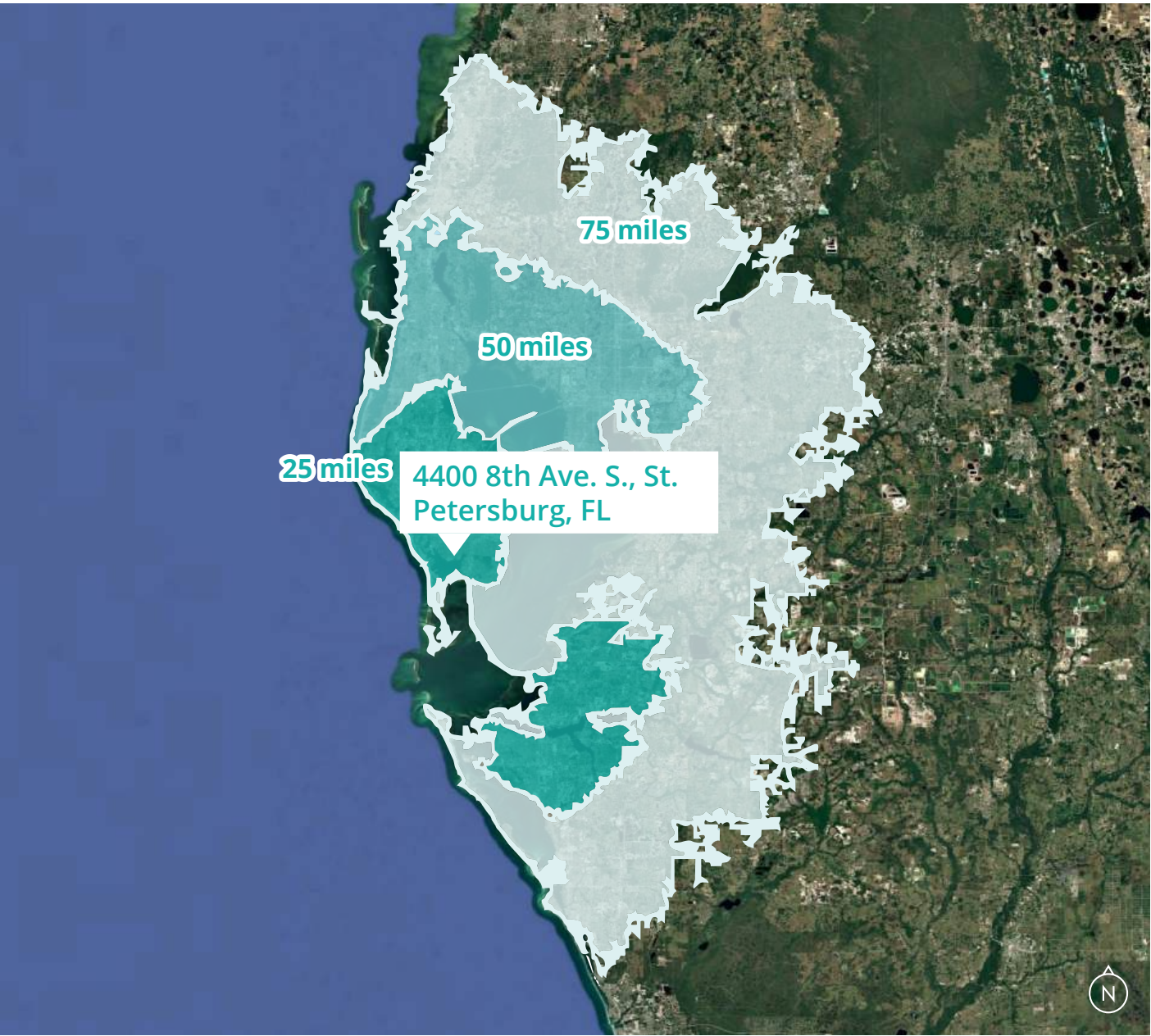


6,594 SF

Parcel ID: 27-31-16-29754-003-0155

Property Use	General Warehouse	Door Height	12'	Loading • (5) grade-level doors • Exterior dock high platform
Property Size	0.67± AC	Year Built	1966	
Fenced	Fully	Construction	Concrete block	

Demographics (2026)



Total Population

25 miles 1,265,512

50 miles 3,797,365

75 miles 5,052,931

Total Households

25 miles 586,250

50 miles 1,602,809

75 miles 2,120,269

Average Household Income

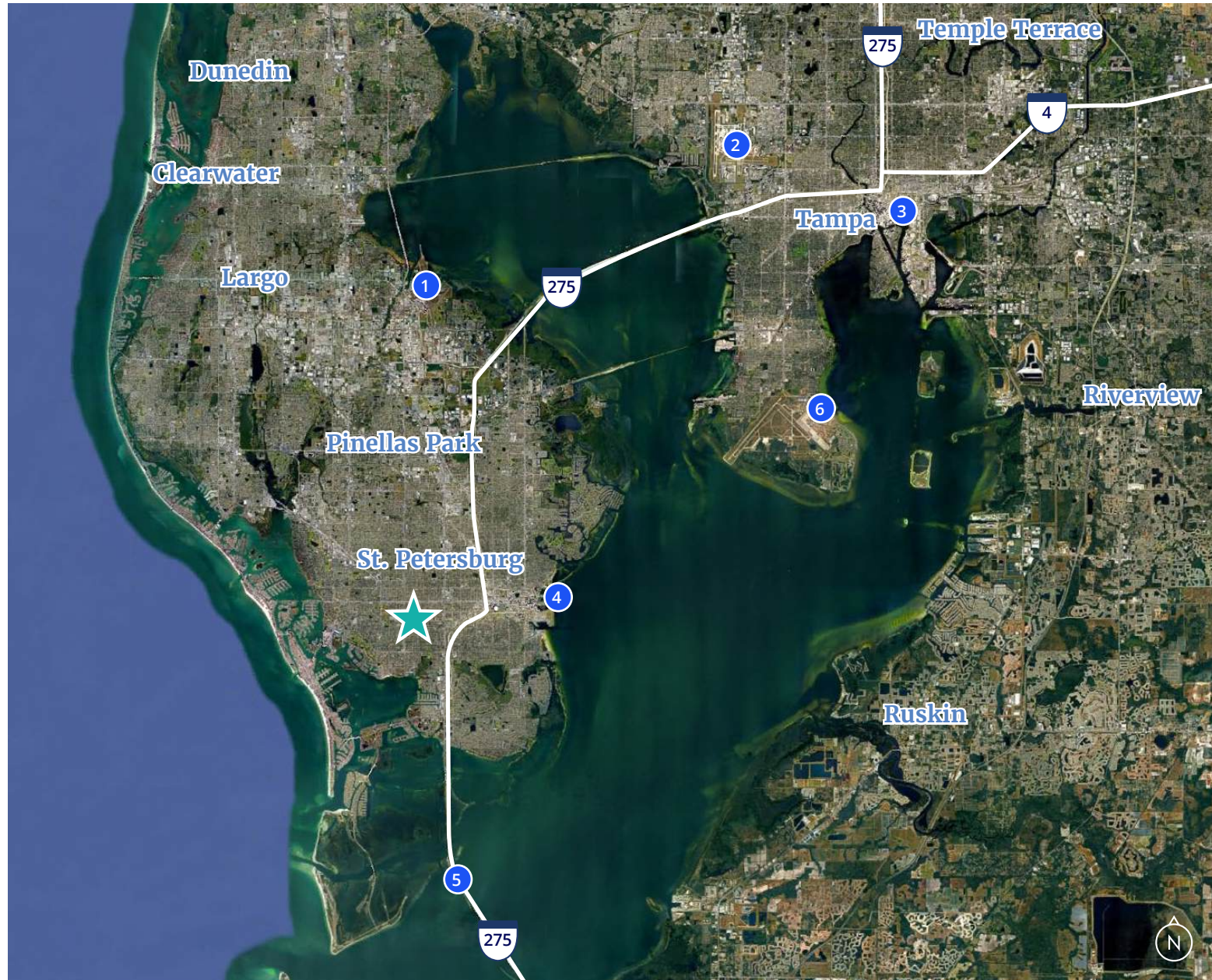
25 miles \$121,389

50 miles \$122,829

75 miles \$117,912

Area Map

- 1 St. Pete Clearwater Airport
- 2 Tampa Airport
- 3 Port Tampa Bay
- 4 St. Pete Pier
- 5 Sunshine Skyway Bridge
- 6 MacDill Air Force Base



Nearby Amenities | Northeast View



sam's club
Extra Space Storage
Office DEPOT
Winn-Dixie

Sunshine Packaging

Rocking Crab
SmartStop Self Storage
Walmart Distribution Center
UNITED STATES POSTAL SERVICE

275

St. Pete Pier

Tropicana Field

Bama Sea Products, Inc

Southern Structural Steel

Gibbs High School

Pinellas Technical College
St. Petersburg

Fairmount Park
Elementary School

Childs Park
Community Library

Childs Park

8th Avenue S

Childs Park Recreation
and Fitness Center

- MARKETS
- INDUSTRIAL
- EDUCATION
- RECREATIONAL

Nearby Amenities | Northwest View



For more information, contact:

[View Online Listing](#)

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