



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1579

7.1 ACRE INDUSTRIAL SITE

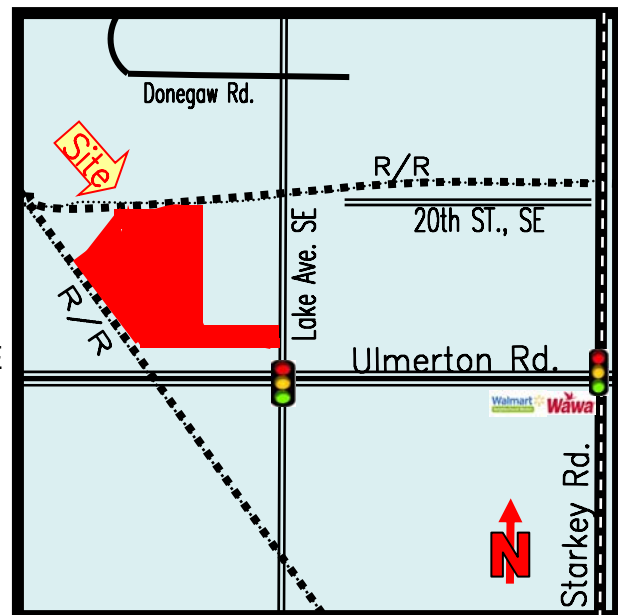
INCLUDING 4 WAREHOUSE BUILDINGS

FOR SALE



2180 LAKE AVENUE S.E.
LARGO, FL 33771

- 7.1 ACRES
- APPROXIMATELY 100,000 SF OF BUILDINGS
- 5 BUILDINGS TOTAL
 - 4 INDUSTRIAL BUILDINGS
 - 1 OFFICE BUILDING
- RAIL SPUR IN PLACE – EXCELLENT FEATURE
- CLEAR-HEIGHTS UP TO 24 FT.
- EXCELLENT MID-PINELLAS COUNTY LOCATION
- GREAT SIGNAGE
- **SALE PRICE: \$5,500,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



ADDRESS: 1280 Lake Ave., SE
Largo, FL 33771

LOCATION: Ulmerton Rd. to traffic light at Lake Ave., SE north to site address.

LAND AREA: 7.074 acres

DIMENSIONS: Irregular

ZONING: N/A

LAND USE: IL- Industrial Limited, City of Largo

FLOOD ZONE: X – No Flood Insurance Required

IMPROVEMENTS: 4 Industrial Building
one office building

LEGAL DESCRIPTION: Lengthy, in file

YEAR BUILT: 1976 - 1989

PARKING: Abundant

UTILITIES: Electric – Duke Energy

Septic – must connect to Largo Sewer by 12/2024

Water – Pinellas County Utilities

PRESENT USE: Warehouse / Lumber Yard

TAXES: \$45,688 (2020)

SALE PRICE: \$5,500,000

PARCEL ID #: 02-30-15-47952-300-1700

TERMS: Cash to Seller

TRAFFIC COUNT: 57,000 Vehicles/day @
Ulmerton Rd., & Lake Ave.

NOTES: Rare 7 + acre Industrial site in Mid-Pinellas County for Sale. Five metal Industrial buildings of various sizes. **Building #A** is 21,000 SF; **Building #B** is 20,500 SF; **Building #C** is 33,000 SF. **Building #D** is 16,000 SF. The Office Building is 2,400 SF. All buildings are pre-engineered steel with metal panels. The property is rail served with rail spur in place.

KEY HOOK #: None

ASSOCIATE: Mark S. Klein, CCIM & Steve Klein

K&H SIGNAGE: 3 x 4

LISTING CODE: SI-1579-2-13/27

SHOWING INFORMATION: Call Listing Associates to make appointment.

