



**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

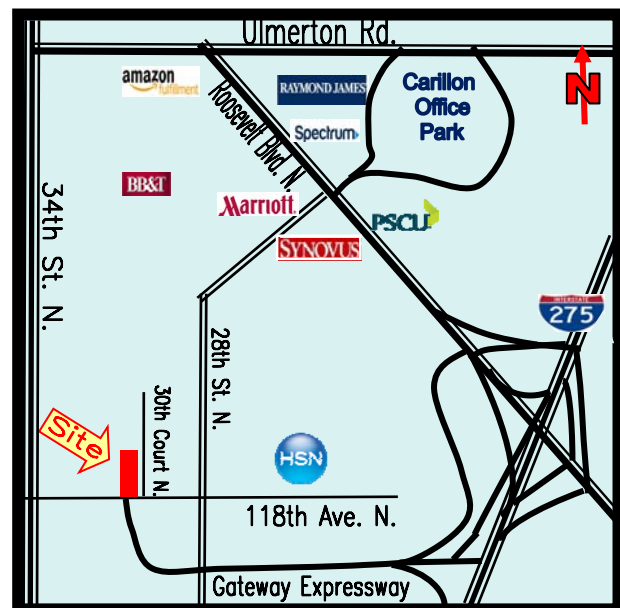
SI-1571

## FREE STANDING OFFICE BUILDING IN GATEWAY AREA FOR SALE



**11800 30TH COURT, NORTH  
PINELLAS PARK, FL 33716**

- HIGH STYLE OFFICE BUILDING
- 53,500 SF OFFICE
- EXCELLENT GATEWAY LOCATION
- DIRECT ACCESS TO I-275
- MIX OF OPEN AREA & OFFICES
- PRICED SIGNIFICANTLY BELOW REPLACEMENT COST
- **PRICE: \$4,500,000**



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[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 11800 30<sup>TH</sup> Court, North  
Pinellas Park, FL 33716

**LOCATION:** 118<sup>th</sup> Avenue & 30<sup>th</sup> Court N.

**LAND AREA:** 3 Acres

**DIMENSIONS:** 175' x 751'

**ZONING:** M-1 – City of Pinellas Park

**LAND USE:** IL, Industrial Limited

**FLOOD ZONE:** AE – Flood Insurance Required

**IMPROVEMENTS:** 53,500 SF

**LEGAL DESCRIPTION:** Lengthy in listing file.

**YEAR BUILT:** 1988, Full Renovation 2008

**UTILITIES:** Water & Sewer – Pinellas County  
Electric – Duke Energy

**PARKING** 137 spaces, 2.56/1,000 SF

**TAXES:** \$56,370- 2020

**PRESENT USE:** Office Building

**PARCEL ID #:** 11/30/16/00000/340/0800

**MORTGAGE HOLDER:** N/A

**TRAFFIC COUNT:** 14,500 V.P.D.

**SALE PRICE:** \$4,500,000

**TERMS:** Cash or new financing at close

**NOTES:** High visibility office building, fully renovated with a mix of offices and open areas. Great visibility and corner location. True Gateway location with excellent access to I-275, Roosevelt Boulevard, 28<sup>th</sup> Street North, Gandy Boulevard and the soon to be finished Gateway Expressway. Major area companies include Raymond James Financial, Spectrum Communications, HSN, Marriot, Hilton, and Franklin Templeton. Former flex building, could be converted back to industrial space. Free standing building with very functional and efficient floorplans. Good parking. Move-in ready. Priced below replacement cost.

**KEY HOOK #:** None

**ASSOCIATE:** Steve Klein

**SIGNAGE:** None

**LISTING CODE:** SI-1574 -2.5-27

**SHOWING INFORMATION:** Please call listing associate to arrange showing.

