



**KLEIN & HEUCHAN, INC  
REALTORS**

Commercial/Investment/Real Estate Services

SI-1623/LO-1256

# **FREEZER/COOLER BUILDING FOR SALE/LEASE**



**3201 44<sup>TH</sup> AVE. N.  
ST. PETERSBURG, FL 33714**

- INDUSTRIAL BUILDING WITH FREEZER/COOLER INSTALLED
- ADJACENT VACANT LOT INCLUDED
- CLOSE TO INTERSTATE
- **LEASE RATE: \$18/SF  
MODIFIED GROSS**
- **SALE PRICE: \$1,995,000**



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REVISED: 9/21/2022

**PROPERTY OVERVIEW**

SI-1623/LO-1256

**ADDRESS:** 3201 44<sup>TH</sup> Ave. N.  
St. Petersburg, FL 33714

**LOCATION:** From 34<sup>th</sup> St., east on 44<sup>th</sup> Ave. N.,  
building is on north side of the road.

**LAND AREA:** 31,350 SF  
**DIMENSIONS:** 162.2 x 190.8'

**ZONING:** E-1 – Pinellas County  
**LAND USE:** E  
**FLOOD ZONE:** AE (Flood Insurance Required)

**IMPROVEMENTS:** 8,848 SF

**LEGAL DESCRIPTION:** Lengthy, in listing folder

**YEAR BUILT:** 1992

**UTILITIES:** Electric – (Duke Energy)  
Water, Sewer & Trash- (City of St. Petersburg)

**CLEAR CEILING HEIGHT:** 18'  
**PARKING:** 23 spaces

**TAXES:** \$12,659.17 (2021)

**PRESENT USE:** Ice & Water Distribution

**PARCEL ID:** 02-31-16-44118-000-0020

**MORTGAGE HOLDER:** Valley Bank  
**Balance:** \$400,000

**PRICE:** \$1,995,000

**TERMS:** Cash

**NOTES:** Perfect opportunity to purchase industrial building with freezer/cooler equipment already installed. Located in Mid-Pinellas County. Four 0-10 degree walk-in freezer/coolers, 3 loading docks and the ability to add an additional 1,400 SF of building space. Property is adjacent to US Hwy. 19 and minutes from Interstates 275, 75 and I-4.

**KEY HOOK #:** None  
**K&H SIGNAGE:** None

**ASSOCIATE:** Larry Gilbert  
**LISTING CODE:** SI-1623/LO-1256-2.5/3-31

**SHOWING INFORMATION:** Call listing agent to schedule showing.

**LEASING INFORMATION:**

**PROJECT SIZE:** 8,848 SF

**SPACE AVAILABLE:** 8,848 SF

**PARKING:** 10 spaces + overflow lot

**OCCUPANCY:** March 2023

**RENT:** \$18/SF, Modified Gross

**ESCALATION:** 5%

**OTHER CHARGES**

**LESSOR**

**LESSEE**

Real Estate Taxes

X

Insurance

X

Insurance: Personal Property & Liability

X

Trash

X

Exterior Maintenance

X

Interior Maintenance

X

Water

X

Management

X

Electric

X

**MINIMUM TERM:** 3 Years

**SIGNAGE:** Building/Monument