



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

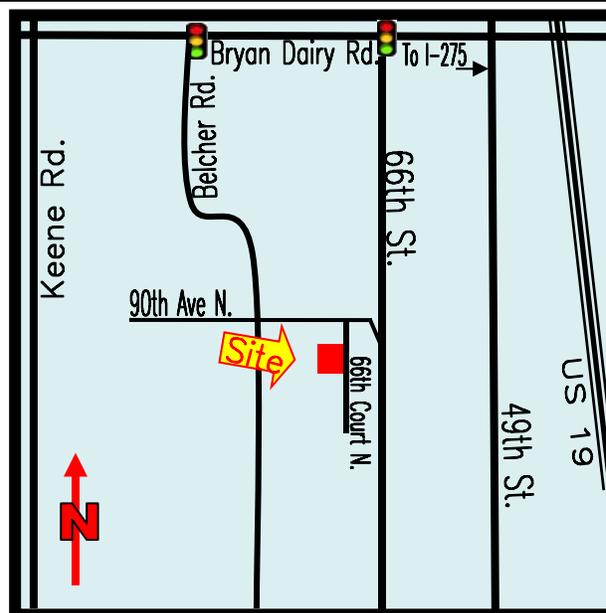
SI-1613

NEW 8,140 SF INDUSTRIAL BUILDING MID PINELLAS COUNTY FOR SALE



8950 66TH COURT N.
PINELLAS PARK, FL 33782

- NEW 8,140 SF INDUSTRIAL BUILDING
- 18 FT. EAVE HEIGHT
- 1,600 AMP/3 PHASE/208 VOLTS POWER
- 2 - 12 FT x 14 FT OVERHEAD DOOR
- ESTIMATED COMPLETION: 1st QUARTER 2023
- **SALE PRICE: \$1,645,000.00**



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



Revised: 1/17/2023

PROPERTY OVERVIEW

SI-1613

ADDRESS: 8950 66TH Court N.
Pinellas Park, FL 33782

LOCATION: West of 66th St., N. 1 building south of 90th Ave. on the West side of 66th Ct.

LAND AREA: 0.49 Acres
DIMENSIONS: Approx. 150' x 141'

ZONING: CH – Heavy Commercial District
LAND USE: CG – City of Pinellas
FLOOD ZONE: X – No insurance required

PROPOSED IMPROVEMENTS: 8,140 SF

LEGAL DESCRIPTION: Lot 2, Bentley Business Center.

YEAR BUILT: 1st Quarter 2023 - Estimate

PARCEL ID #: 19-30-16-08266-000-0020

CEILING HEIGHT: 18 ft.
PRESENT USE: Vacant

UTILITIES: City of Pinellas Park – Water, Sewer & Reclaimed Water - Duke Energy – Electric

PARKING: 13 spaces
SALE PRICE: \$1,645,000.00

TAXES: \$6,631.69 (2022) 2023 March Gross
POA DUES: \$531.23 (2023)

8,140 SF New Industrial Building

Warehouse Features:

Office Features:

- 7,140 SF Clear Span Industrial Building
- 6" 3,000 psi Concrete Slab
- 18 ft. Eave Height
- Concrete Block and Steel Sheeting Exterior Walls
- 3" Vinyl Faced Insulation on the Steel Sheeted Walls and Roof
- 4 Ridge Vents
- 8 Skylights
- 1,600 Amp, 3 phase, 208 volts Electrical Service Panel
- LED Warehouse Lighting
- 2 – 12ft. by 14ft. Overhead Doors

- 1,000 +/- SF Office Area
- Private Office
- Open Entry / Reception Area
- Conference Room or Large Office
- 2 – ADA Compliant Restrooms
- ADA Compliant High/Low Drinking Fountain
- ADA Compliant Eye Wash Station.
- Mop Sink
- Hot Water Heater

Site Features:

- 0.49 Acres
- Offsite Drainage
- Paved Striped Parking Lot with 13 Parking Spaces
- Landscaped to Meet Code
- Water, Sewer and Reclaimed Water provided by the City of Pinellas Park
- Natural Gas Available in the Right of Way of 66th Court N

KEY HOOK#: N/A

SIGNAGE: 3' x 4'

LISTING CODE: SI-1613-3-20

SHOWING INFORMATION: Go to site

ASSOCIATE: Don Russell
cell (727) 709-2158