

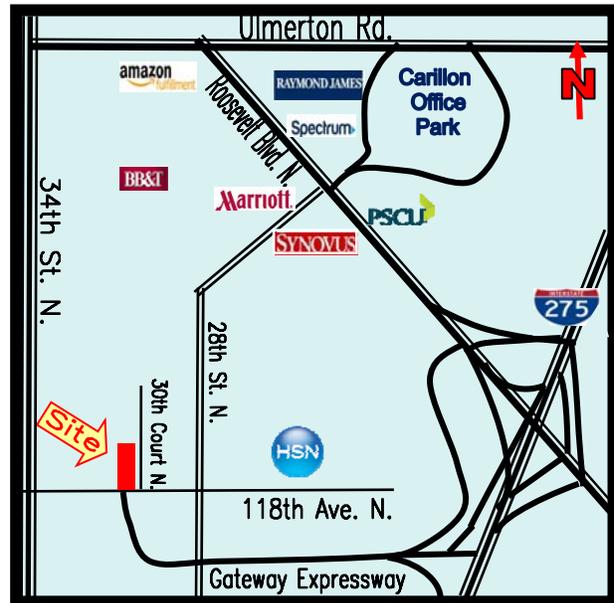


FREE STANDING OFFICE BUILDING IN GATEWAY AREA FOR SALE



**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**



ADDRESS: 11800 30TH Court, North
Pinellas Park, FL 33716

LOCATION: 118th Avenue & 30th 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, 28th 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.

