



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

Commercial/Investment/Real Estate Services

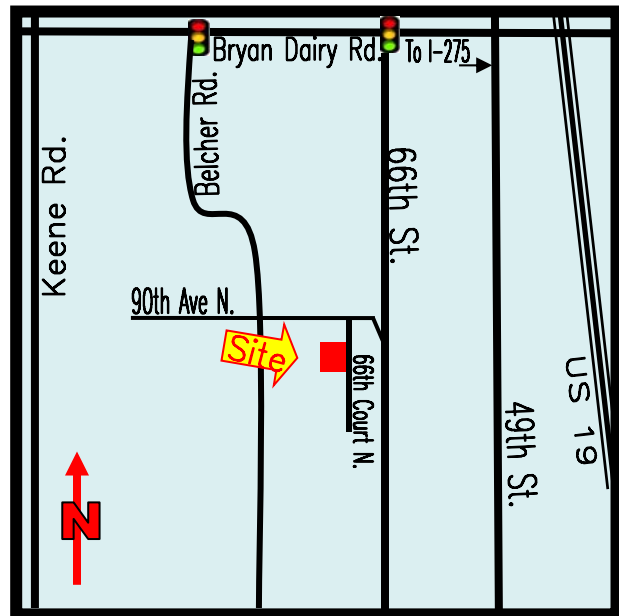
SI-1613

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



**8950 66<sup>TH</sup> 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**



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Revised: 1/17/2023

## PROPERTY OVERVIEW

SI-1613

**ADDRESS:** 8950 66<sup>TH</sup> Court N.  
Pinellas Park, FL 33782

**LOCATION:** West of 66<sup>th</sup> St., N. 1 building south  
of 90<sup>th</sup> Ave. on the West side of 66<sup>th</sup> 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:** 1<sup>st</sup> 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:

- 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

#### Office Features:

- 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 66<sup>th</sup> Court N

**KEY HOOK#:** N/A

**SIGNAGE:** 3' x 4'

**LISTING CODE:** SI-1613-3-20

**SHOWING INFORMATION:** Go to site

**ASSOCIATE:** Don Russell  
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