



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1076

RETAIL / SHOWROOM / WAREHOUSE

FOR LEASE



3900 78TH AVE., N.
PINELLAS PARK, FL 33781

- SHOWROOM / WAREHOUSE
- HIGHLY VISIBLE BUILDING
- US HWY. 19 EXPOSURE & SIGNAGE
- EXCELLENT RETAIL BUILDING
- MAJOR COMMERCIAL AREA
- EASY ACCESS TO ALL OF TAMPA BAY
- LEASE RATE: \$19/SF
MODIFIED GROSS



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



ADDRESS: 3900 78th Ave. N
Pinellas Park, FL 33781

LOCATION: Corner of U.S. Hwy. 19 & 78th Ave.
across from Wal-mart.

LAND AREA: 60,000 SF / 1.38 AC
DIMENSIONS: 100' x 600'

ZONING: B-1 Business 1, City of Pinellas Park
LAND USE: CRD, Community Redevelopment District
FLOOD ZONE: "X" – No Flood Insurance Required

IMPROVEMENTS: 9,000 SF Retail / Warehouse

LEGAL DESCRIPTION: Lengthy, in listing file

CLEAR CEILING HEIGHT: 13'3 -11'7 – Warehouse
9'5 (Showroom)

UTILITIES: Trash – Waste Mang., Electric – Duke
Energy & Water/Sewer – City of Pinellas Park

YEAR BUILT: 2005

TAXES: \$39,042.55 (2024)

PARKING: 22 spaces

PARCEL ID #: 27/30/16/00000/420/0500

PRESENT USE: Retail / Showroom
LEASE RATE: \$19/SF, Modified Gross

TRAFFIC COUNT: 77,000 - 2023 (AADT) -on US 19

NOTES: 9,000 SF Retail / Showroom / FLEX Building fronting on the corner of U.S. Hwy. 19 & 78th Ave., N. The building has a Large Showroom area of 5,000 SF with a warehouse of 4,000 SF. Excellent Signage. 200 amp / 3 phase power fully insulated showroom & warehouse 3 personnel doors & 1 grade level 10'x10' roll-up door in warehouse. 13'3 clear height middle 11'7 clear height. Located 1 block south of a Walmart Super store, across the street from Matter Brothers. Huge Traffic Count provides great Visibility. Easy Access to all of Pinellas County and minutes from Interstate 275. Offered at Below Market Prices to the right Tenant. \$19.00/SF, Modified Gross. No CAM.

KEY HOOK#: None

ASSOCIATE: Angel Calkins (727) 483-2512
& Christopher Howell, CCIM

SIGNAGE: None

LISTING CODE: LO-1076-3-14

SHOWING INFORMATION: Call listing agent to schedule appointment. Please do not disturb tenants.

