



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

Commercial/Investment/Real Estate Services

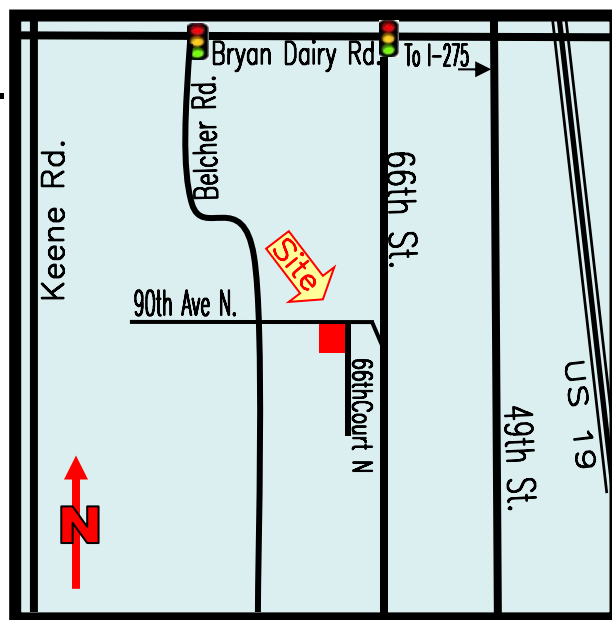
SI-1575

## NEW 8,000 SF INDUSTRIAL BUILDING MID PINELLAS COUNTY FOR SALE



**8990 66<sup>TH</sup> COURT N.**  
**PINELLAS PARK, FL 33782**

- NEW 8,000 SF INDUSTRIAL BUILDING
- 20 FT. EAVE HEIGHT
- 200 AMPS / 3 PHASE POWER
- 2 - 12 FT x 14 FT OVERHEAD DOOR
- ESTIMATED COMPLETION:  
4<sup>TH</sup> QUARTER 2021
- **SALE PRICE: \$880,000**



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Revised: 3/15/2021

## PROPERTY OVERVIEW

SI-1575

**ADDRESS:** 8990 66<sup>TH</sup> Court N.  
Pinellas Park, FL 33782

**LOCATION:** West of 66<sup>th</sup> St., N. at the Southwest  
corner of 90<sup>th</sup> Ave., N. & 66<sup>th</sup> Court N.

**LAND AREA:** 0.59 Acres

**DIMENSIONS:** Approx. 180' x 141'

**ZONING:** CH – Heavy Commercial District

**LAND USE:** CG – City of Pinellas

**FLOOD ZONE:** X – No insurance required

**PROPOSED IMPROVEMENTS:** 8,000 SF

**LEGAL DESCRIPTION:** Lot 1, Bentley Business  
Center.

**YEAR BUILT:** 4<sup>TH</sup> Quarter 2021- Estimate

**PARCEL ID #:** 19-30-16-08266-000-0010

**CEILING HEIGHT:** 20 ft.

**PRESENT USE:** Vacant Land

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

**PARKING:** 11 spaces

**SALE PRICE:** \$880,000

**TAXES:** \$3,739.73 (2020) Land only – 2020 March Gross

### 8,000 SF New Industrial Building

#### Building Features:

- 8,000 SF Clear Span Industrial Building
- 4" 3,000 psi Concrete Slab
- 20 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
- 200 Amp 3 Phase 240 Volt Electrical Service Panel
- LED Warehouse Lighting
- 2 – 12ft. by 14ft. Overhead Doors
- 2- ADA Compliant Restrooms
- ADA Compliant High/Low Drinking Fountain
- ADA Compliant Eye Wash Station
- Mop Sink
- Hot Water Heater
- Building can be Expanded by 1,600 sq. ft.
- Parking can be increased by 7 spaces
- Office can be Built to Buyer's Specifications
- \$3.00 per sq. ft. Buildout Allowance

#### Site Features:

- 0.59 Acres
- Offsite Drainage
- Paved Striped Parking Lot with 11 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-1575-3-20

SHOWING INFORMATION: Go to site

ASSOCIATE: Don Russell  
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