## AIRPORT BUSINESS CENTER

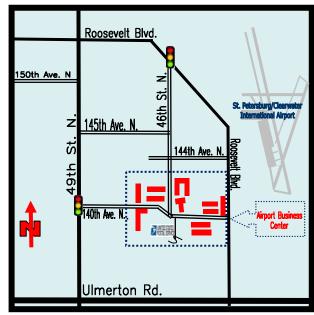
FOR LEASE



## AIRPORT BUSINESS CENTER

LOCATED ACROSS FROM ST. PETE/CLEARWATER AIRPORT CLEARWATER, FL 33762

- PARK LIKE SETTING
- PROFESSIONAL OFFICE
- FLEX SPACE
- ON SITE DELI
- FROM 750 RSF 3,850 RSF
- LEASE RATE: \$16.75 PSF MODIFIED GROSS







**ADDRESS**: 140th Ave. N., 46th Street

& Roosevelt Blvd. Clearwater, FL 33762

**IMPROVEMENTS**: concrete block over steel

YEAR BUILT: 1994

**PARKING**: Up to 5/1,000 +

PRESENT USE: Professional Office

**LEASE RATE:** \$16.75 PSF Modified Gross

Floor plans available

**TRAFFIC COUNT**: 51,000 v.p.d. on Roosevelt Blvd.

28,000 v.p.d. on 49th St.

**LOCATION**: Between Roosevelt Blvd. & 49<sup>th</sup> St. north of Ulmerton Rd., Multiple street address within park.

**ZONING**: IPD - Pinellas County

LAND USE: IL

FLOOD ZONE: X - Non-Flood

**LEGAL DESCRIPTION**: Lengthy, in listing file.

**UTILITIES**: Electric – Duke Energy, Frontier FiOS, Spectrum Cable & Water & Sewer -

Pinellas County

**TAXES**: \$195,777.81 (2023)

**PARCEL ID #**: 03-30-16-00118-000-0050,

0030, 0100, 0080 & 0070

**NOTES**: This unique business park offers many amenities from on-site post office, drop boxes for Fed Ex and UPS, and a deli. There are flex spaces and a variety of professional office spaces for lease. Airport Business Center is located directly across the street from the St. Pete Clearwater Airport, with less than 20 minutes to Tampa International Airport and upon the completion of the new Gateway Expressway immediate access to I-275. This park is located within a Foreign Trade Zone. There are no occupational fees and no City "add-on" taxes on utilities. Floor plans available.

**KEY HOOK #**: 15 **ASSOCIATE**: Marilyn Stuelke / (727) 851-3155

**K&H SIGNAGE**: (2) 3 x 4 **LISTING CODE**: LO-902-3-23

**SHOWING INFORMATION**: Call associate for an appointment.

