



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1623

INDUSTRIAL BUILDING FOR SALE



3201 44TH AVE. N.
ST. PETERSBURG, FL 33714

- INDUSTRIAL BUILDING WITH 3 LOADING DOCKS
- 18' CLEAR HEIGHT
- 3 PHASE, 400 AMP, 240 VOLTS
- CLOSE TO INTERSTATE
- **SALE PRICE: \$2,195,000**



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

www.kleinandheuchan.com



REVISED: 9/16/2024

PROPERTY OVERVIEW

SI-1623

ADDRESS: 3201 44TH Ave. N.
St. Petersburg, FL 33714

LOCATION: From 34th St., east on 44th Ave. N.,
building is on north side of the road.

LAND AREA: 31,350 SF
DIMENSIONS: 165' x 190'

ZONING: E-1 – Pinellas County
LAND USE: E
FLOOD ZONE: AE (Flood Insurance Required)

IMPROVEMENTS: 8,848 SF

LEGAL DESCRIPTION: Lengthy, in listing folder

YEAR BUILT: 1972

UTILITIES: Electric – (Duke Energy)
Water, Sewer & Trash- (City of St. Petersburg)

CLEAR CEILING HEIGHT: 18'
ELECTIC SERVICE: 3 Phase, 400 Amp, 240 volts

PARKING: 23 spaces

TAXES: \$13,877 (2023)
PARCEL ID: 02-31-16-44118-000-0020

PRICE: \$2,195,000

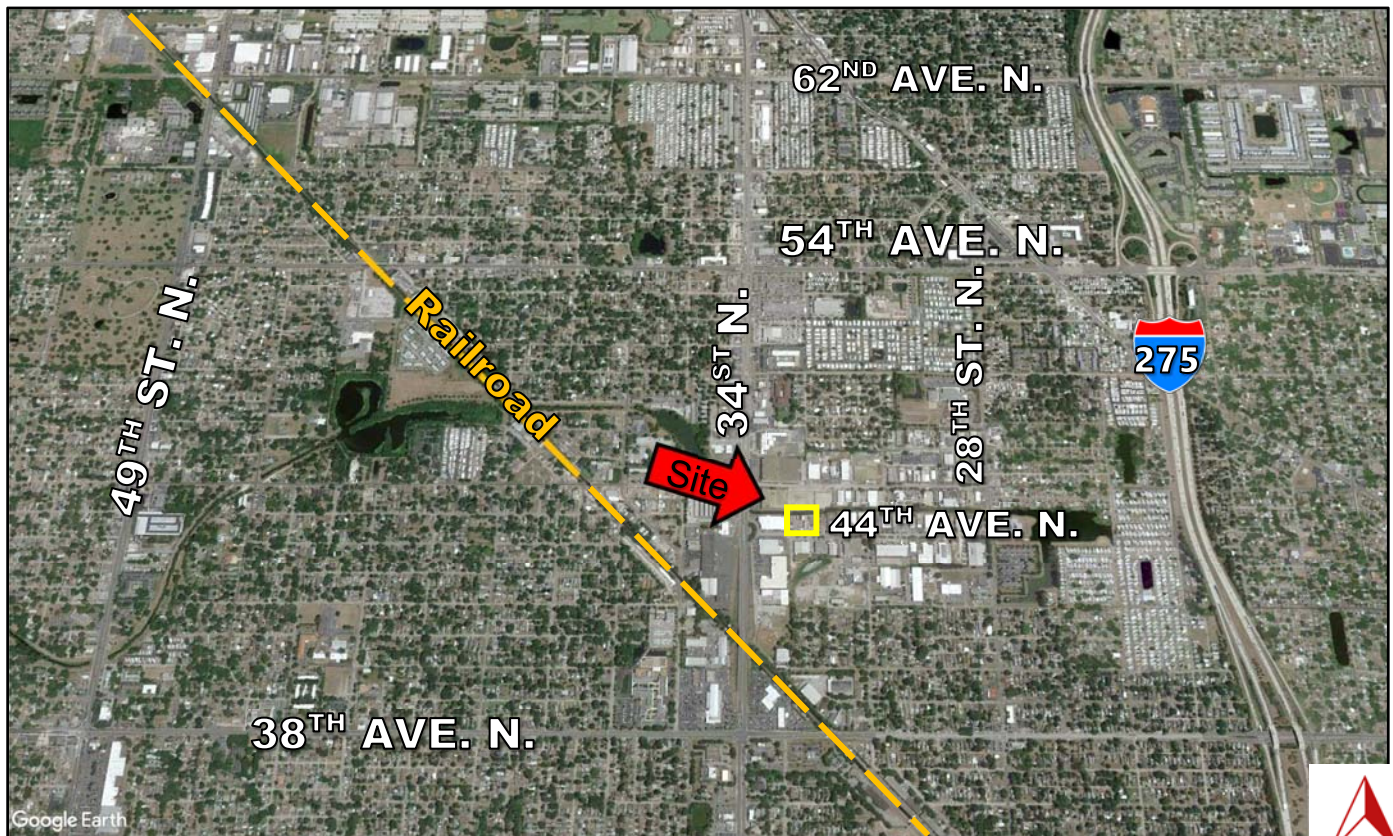
TERMS: Cash

NOTES: Perfect opportunity to purchase industrial building. Located in Mid-Pinellas County. Three loading docks. Property is adjacent to US Highway 19 and minutes from Interstates 275, 75 and I-4.

KEY HOOK #: Lockbox
K&H SIGNAGE: 3' X 4'

ASSOCIATE: Mark Klein
LISTING CODE: SI-1623-2-13

SHOWING INFORMATION: Call listing agent to schedule showing.



The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.