



# INDUSTRIAL SPACE

## FOR LEASE



**11870 62<sup>ND</sup> ST., N.**  
**LARGO, FL 33773**

- 7,032 SF OFFICE/SHOWROOM WAREHOUSE/MANUFACTURING
- THIS PROPERTY IS WELL LOCATED IN MID PINELLAS COUNTY WITH EASY ACCESS TO US HIGHWAY 19, 66<sup>TH</sup> STREET, 118<sup>TH</sup> AVENUE & ULMERTON ROAD
- M-1 ZONING, CITY OF PINELLAS PARK
- FLOOD ZONE: X
- EVACUATION ZONE: C
- **LEASE RATE: \$12.00/SF MODIFIED GROSS**



**ADDRESS:** 11870 62<sup>ND</sup> St., N.  
Largo, FL 33773

**LOCATION:** West side of 62<sup>nd</sup> St., N.,  
approximately 100 ft. north of 118<sup>th</sup> Ave.

**LAND AREA:** 51,315 SF  
**DIMENSIONS:** 165' x 311'

**ZONING:** M-1, City of Pinellas Park  
**LAND USE:** IL – City of Pinellas Park  
**FLOOD ZONE:** X – No Flood Insurance Required

**IMPROVEMENTS:** 22,300 SF

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

**YEAR BUILT:** 1998

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

**PARKING:** 35 spaces total

**TAXES:** \$25,804.13 (2024) Gross Tax  
**PARCEL ID #:** 08-30-16-70974-300-1401

**PRESENT USE:** Office/Warehouse/  
Showroom/ Manufacturing

**LEASE RATE:** \$12.00/SF, Modified Gross

**NOTES:** This space consists of: 2,720± sq. ft. of office/showroom and assembly area on 2 floors, which includes 3 bathrooms (1 with a shower), kitchen area, break room and large open work area; 480± sq. ft. of mezzanine space; and 3,832± sq. ft. of warehouse/manufacturing area with 1 – 16 ft. by 12 ft. grade level overhead door, 2 exhaust fans and floor drains. 1,350± sq. ft. of the warehouse/manufacturing area has a 22 ft. eave height: and 2,400± sq. ft. of the warehouse/manufacturing area has an eave height between 16 ft. and 14 ft.

**KEY HOOK #:**33

**ASSOCIATE:** Don Russell, cell (727) 709-2158

**K&H SIGNAGE:** 3' x 4'

**LISTING CODE:** LO-1316-3-19

**SHOWING INFORMATION:** Contact listing associate, to arrange showing.

**LEASING INFORMATION**

**PROJECT SIZE:** 22,300 SF

**SPACE AVAILABLE:**

# 11870 - 7,032 SF \$7,032.00/Month

**PARKING:** 35 spaces total

**ESCALATION:** 4%

**OCCUPANCY:** Immediate

<b>OTHER CHARGES</b>	<b>LESSOR</b>	<b>LESSEE</b>
Real Estate Taxes	X	
Insurance: Building	X	
Insurance: Personal Property & Liability		X
Trash		X
Exterior Maintenance	X	
Interior Maintenance		X
Water		X
Management	X	
Electric		X
HVAC Maintenance		X

**MINIMUM TERM:** 3-5 years

**SIGNAGE:** On door

