



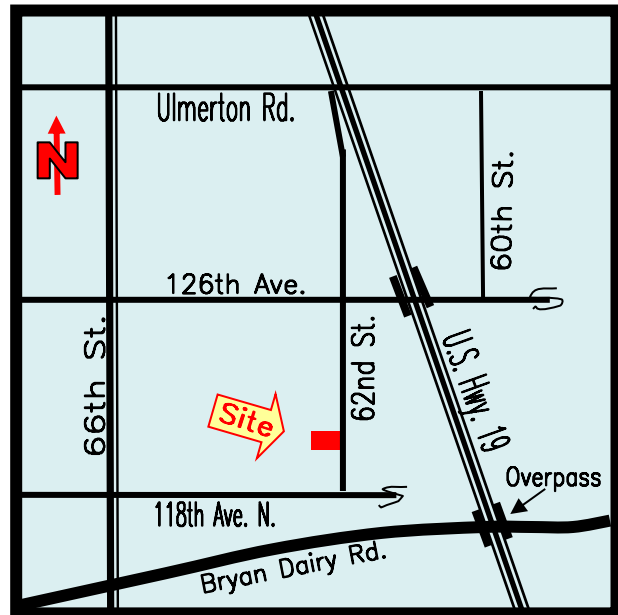
INDUSTRIAL SPACE

FOR LEASE



11870 62ND ST., N.
LARGO, FL 33773

- 7,060 SF OFFICE/SHOWROOM WAREHOUSE/MANUFACTURING
- THIS PROPERTY IS WELL LOCATED IN MID PINELLAS COUNTY WITH EASY ACCESS TO US HIGHWAY 19, 66TH STREET, 118TH 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 62ND St., N.
Largo, FL 33773

LOCATION: West side of 62nd St., N.,
approximately 100 ft. north of 118th 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 3,860± sq. ft. of warehouse/manufacturing area with 1 – 16 ft. by 12 ft. grade level overhead door, 2 exhaust fans and floor drains. 1,460± 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:

PARKING: 35 spaces total

11870 - 7,060 SF \$7,060.00/Month
plus Expenses

ESCALATION: 4%

OCCUPANCY: Immediate

OTHER CHARGES

LESSOR LESSEE

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

