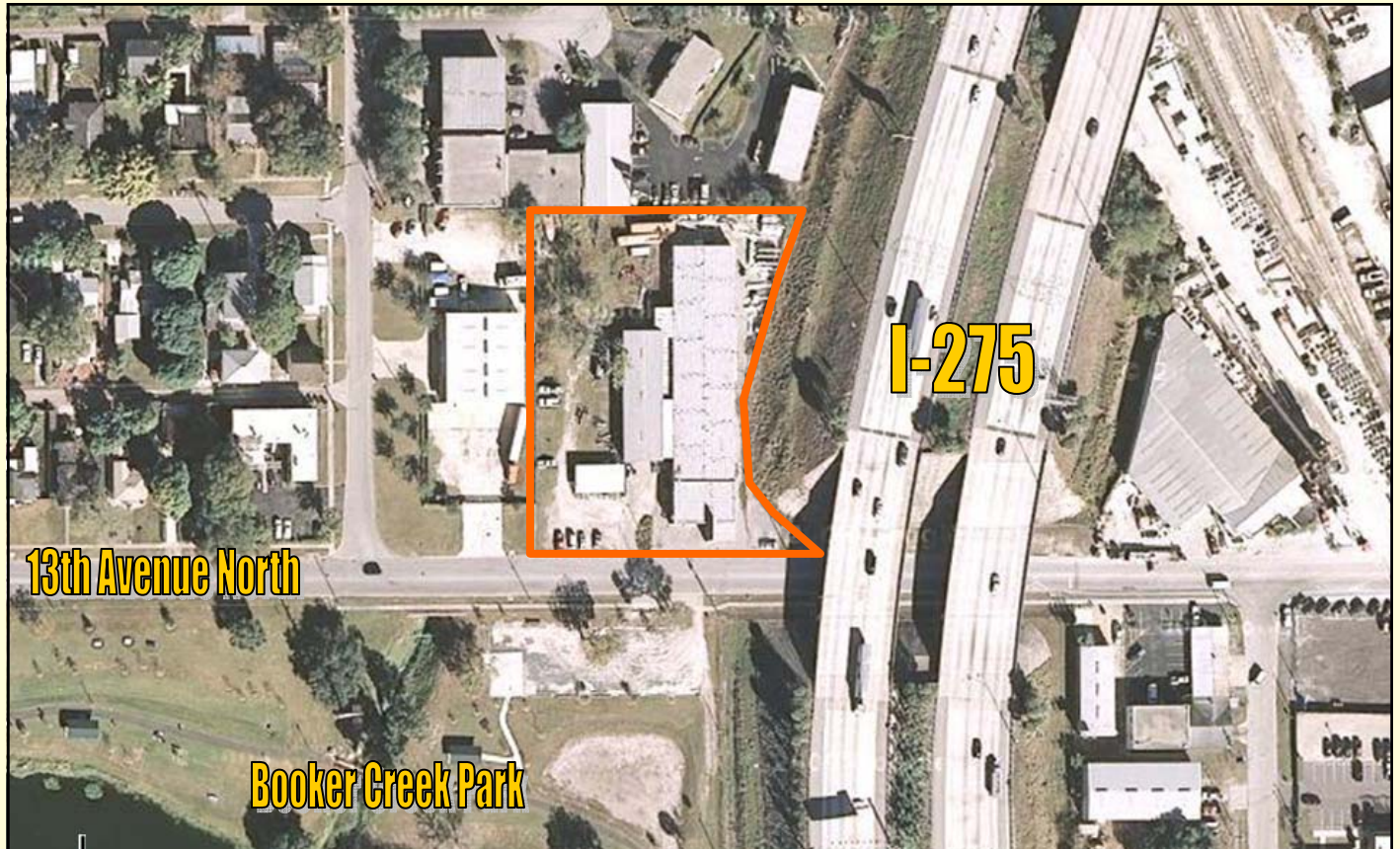


INDUSTRIAL BUILDING OFF I-275 FOR SALE



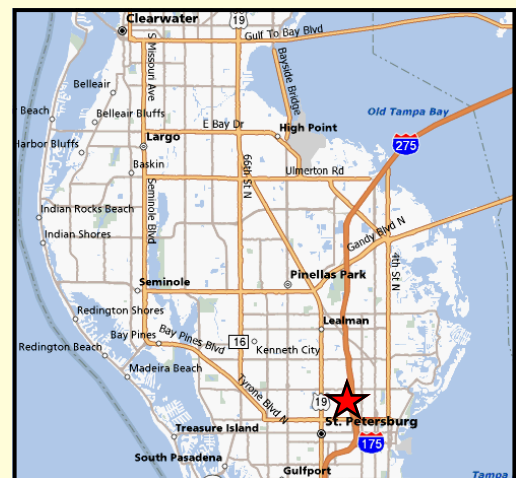
2135 13TH AVENUE NORTH
ST. PETERSBURG, FLORIDA 33713



OSPREY
REAL ESTATE
SERVICES

(727) 894-2525

360 CENTRAL AVENUE
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WEB: WWW.OSPREYNORTHBAY.COM



St Petersburg, Florida



2135 13TH AVENUE NORTH
ST. PETERSBURG, FLORIDA 33713

Sale Price: \$690,000 or \$39/sf

- Land:** 62,001 sq ft or 1.4 acres usable
- Buildings:** 17,732 sq ft manufacturing warehouse includes 2,000 sq ft office
- Office space:** 5 offices, reception desk, waiting room, showroom and 3 bathrooms
- Power:** 3 phase 600 amps
- Ceiling:** Approximately 14' pitched roof, recently refinished
- Parking:** 22 spaces surface lot includes 4 covered spots
- Signage:** Building signs
Billboard possible facing I-275
- Loading:** 3 OHD, van high and grade
- Zoning:** IG - City of St. Petersburg
- Value Added:** large lot - employee parking, truck parking and additional building

Property Description:

- Excellent manufacturing property.
- Open layout of warehouse.
- Modern offices with multiple work areas.
- Land for expansion, storage or additional parking.



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SERVICES

FOR ADDITIONAL INFORMATION CONTACT:

PAULA CLAIR SMITH, CCIM
LICENSED REAL ESTATE BROKER

(727) 409-5539 (CELL)

(727) 499-7390 (FAX)

PSMITH@OSPREYRES.COM

WINNER OF FGCR's 2009
INDUSTRIAL DEAL OF YEAR



Area Description:

- Light and heavy industrial area of St. Petersburg.
- Surrounding industries
- Great access to I 275
- Directly across from Booker Creek Park
- Strong labor pool.

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