

AVAILABLE FOR SALE | 45,304 SF

13900 49TH ST N

CLEARWATER, FL 33762

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PROPERTY FEATURES

Building Size:	45,304 SF
Warehouse Area:	25,304 SF
Office Area:	10,000 SF
Mezzanine :	10,000 SF
Parking:	70 Striped spots
Clear Height:	15' @ Center
Loading:	<ul style="list-style-type: none">• Three (3) 9'x9' Truck Well Doors (Covered Loading)• One (1) 10'x 12' Grade Level Door

Air Conditioning: 100% AC in Office, Partial AC in Warehouse

Pricing Info: Call Broker

Land Lease Info:

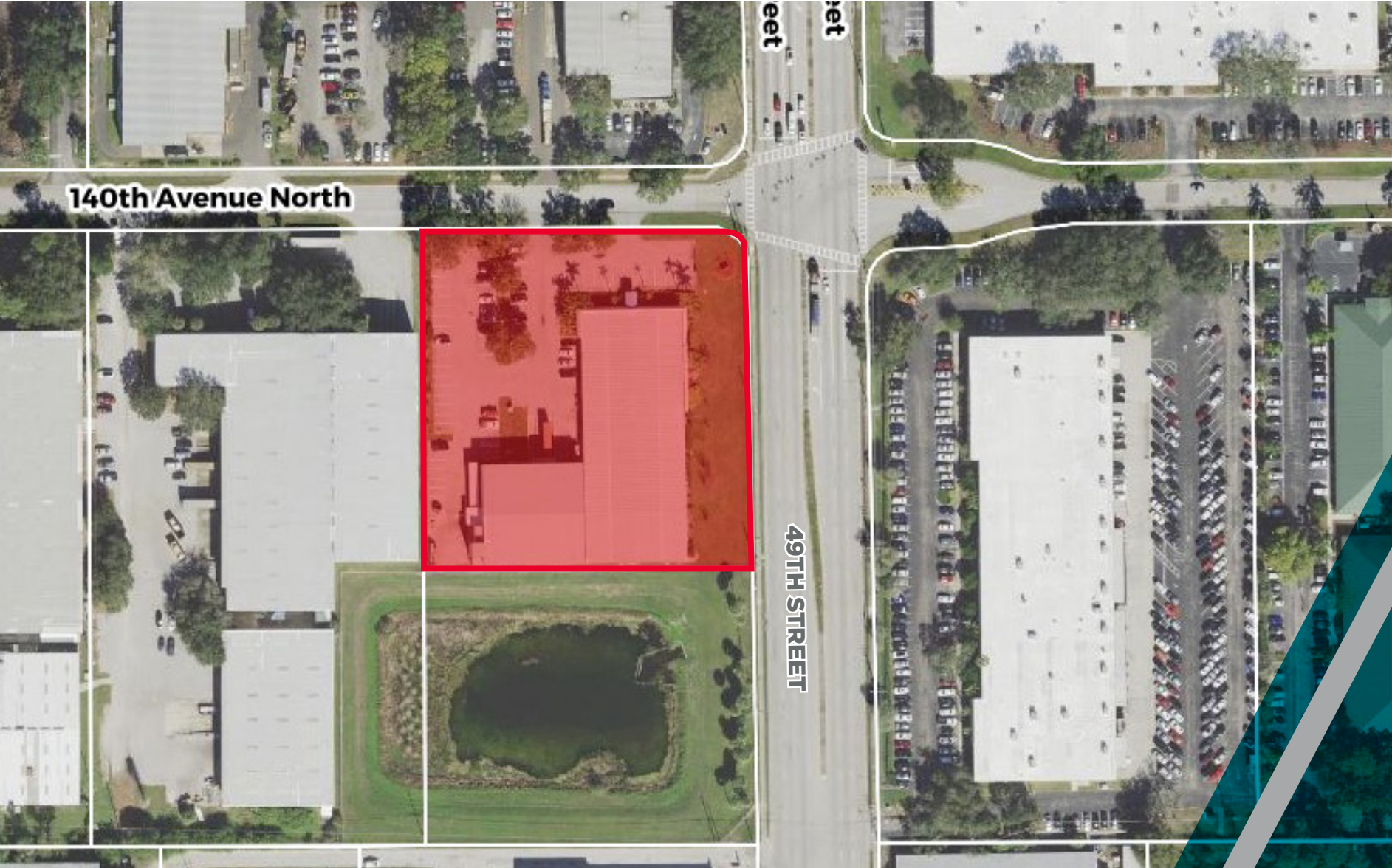
- **Initial term expires 7/26/2033, tenant has two (2) ten (10) year renewal options, pushing expiration to 7/26/2053.**
- **Payment adjusts every five years based on CPI increases, but in no event more than 15% of previous years rent.**
- **Payment Breakdown: Tenant paid \$2,930.66/month from 2020 - 2023. Tenant paid \$2,834.34/month in 2024.**



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SITE AREA



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MAJOR OCCUPIERS





For more information, please contact:

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