

## Featured Property

4000 SF Industrial Building in excellent condition. Tall Ceilings, Bright lighting, Excellent Location. And a 400 SF, nicely finished. Excellent Visibility and Signage.

**Address: 1825 5th Ave N, St. Petersburg, Florida**

**Lease Price: \$2500 / Month Modified gross Lease Rate**

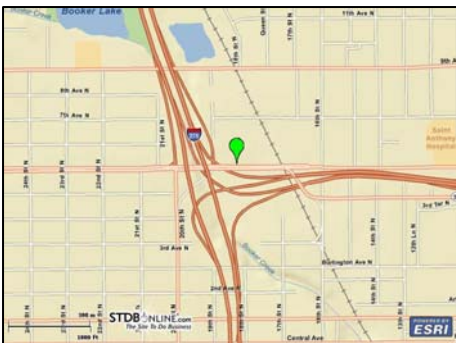


## Property Attributes

- Located at the Intersection of I275 and 5th Ave N with easy access to I-275.
- Complete property is newly refurbished and painted.
- Excellent parking on the property
- Nice, adjacent yard available (for additional rent).
- Covered parking
- Office is separate from the warehouse / workspace.
- Large water supply.
- New windows, Doors, electric, etc.

## Directions to Property

From Downtown St. Petersburg, proceed West on 5<sup>th</sup> Ave South to the address. It is right before the freeway on the RHS.



Information has been secured from sources we believe reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references to age, square feet and expenses or use are approximate. Buyers should conduct their own investigations and rely on those results.

## Buddy Sauter & Associates - Property Overview - 727-421-3706

Address: 1825 5th Ave N, St. Petersburg

Location: Pinellas County

Land Area: .2444 Acres

Zoning:

Building Heated Square Feet: 4,840

Building Total Square Feet: 4,840

Flood Zone: X

Improvements: Excellent parking on the property

Legal Description: Com At Intersection Of W'l  
Y R/W Of Rr And N R/W Of  
5 Th Ave N Th W 629ft(S)  
To Pob Th N 142ft Th E 75ft  
Th S 142ft Th W75ft To Pob

Year Built: 1960

Utilities: Water / Sewer / Electric

Parking: Covered parking

Present Use:

Taxes: \$2,747 in 2008

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance - Bldg.	X	
Trash		X
Exterior Maintenance	X	
Interior Maintenance		X
Water		X
Management	X	
Electric		X

**Minimum Term: Negotiable**

**Signage:** Top of Building

Parcel Id: 13-31-16-00000-340-0500

Mortgage Holder:

Traffic Count:

Sale Price:

Lease Rate: \$2500 / Month Modified gross Lease Rate

Terms:

Please contact listing agent for showing by calling 727 421 3706.



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