

FOR LEASE



1686 N. Belcher Rd. | Clearwater, FL 33765

2500 SF | \$3,250/month Modified Gross

- España Business Center - Strategically positioned in central Pinellas County's industrial corridor
- Direct access to 4-lane Belcher Road and a short two miles from US Hwy 19 North
- Industrial warehouse suite includes a grade level door that opens to a truck court at the rear of the building
- Open reception area with wood flooring, Large private offices and open space for additional office cubicles or packaging
- 150kVA transformer 120/208 service onsite
- Includes exterior signage and dedicated HVAC for optimal climate control
- Parking at the front and rear of the space, featuring four ingress and egress points to support smooth, efficient traffic flow
- Neighboring suites include manufacturing, printing, product development, and medical supply

Flex Warehouse Space For Lease

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**COMMERCIAL ASSET
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SPACIOUS OFFICE INTERIOR

Corner of Belcher Rd & Logan St.



Floor Plan



Entry & Lobby



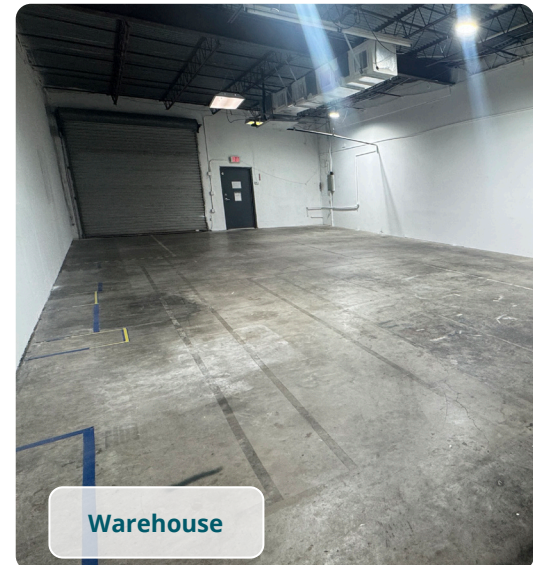
Open Workspace



Truck Court Loading Area



Lobby & Private Office



Warehouse

ESPAÑA BUSINESS CENTER 1686 N. BELCHER



COMMERCIAL ASSET PARTNERS

WORKFORCE



574,485
Population



.20%
Annual
Population Growth
2024-2029



48.7
Median Age



CAP-Realty.com
(727) 376-4900

This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.



COMMERCIAL ASSET PARTNERS

ESPAÑA BUSINESS CENTER 1686 N. BELCHER