

Flex/Industrial Space for Lease

10741 & 10801 Endeavour Way
Pinellas Park, FL 33777

- Great location in busy industrial area of central Pinellas County
- Quick access to I-275
- Clean, well-lit, consistently well-maintained industrial complex
- 24/7 access
- Attentive landlord provides prompt response



Endavour Way

Property Highlights

- Two single-story buildings totaling 52,880 RSF
- 3.02-acre site
- Concrete block construction
- Grade level overhead doors
- Recently refurbished roof
- Plentiful parking
- Minimal turnover in complex

Available Space

- 10801, Units F & G
- 1,440-2,880 contiguous SF
- Mix of office and warehouse and includes:
 - › Private offices
 - › Open/warehouse space
 - › Break area
 - › Private restrooms
 - › Overhead doors

Lease Rate

- \$8.75/SF, Modified gross



Key Features



Power
400-amp
3-phase



Drive-ins
In Each Unit



Clear Height
12 Feet



Loading
Grade-level

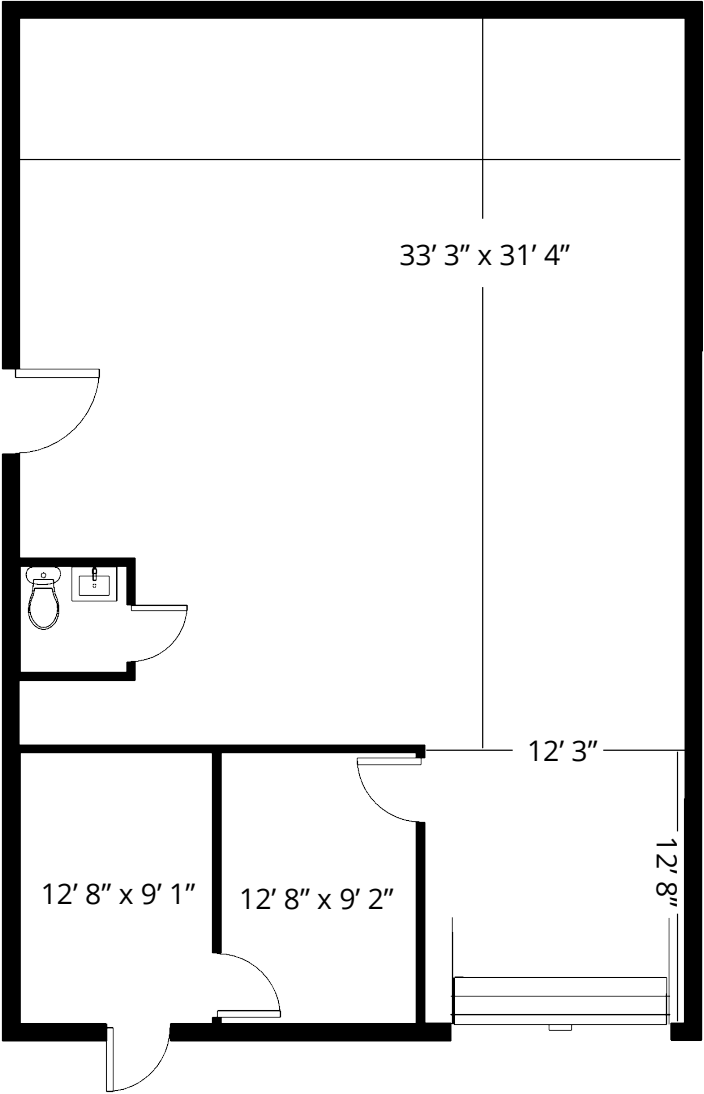


Air Conditioned
Warehouse & Office

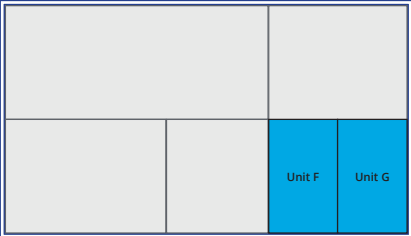
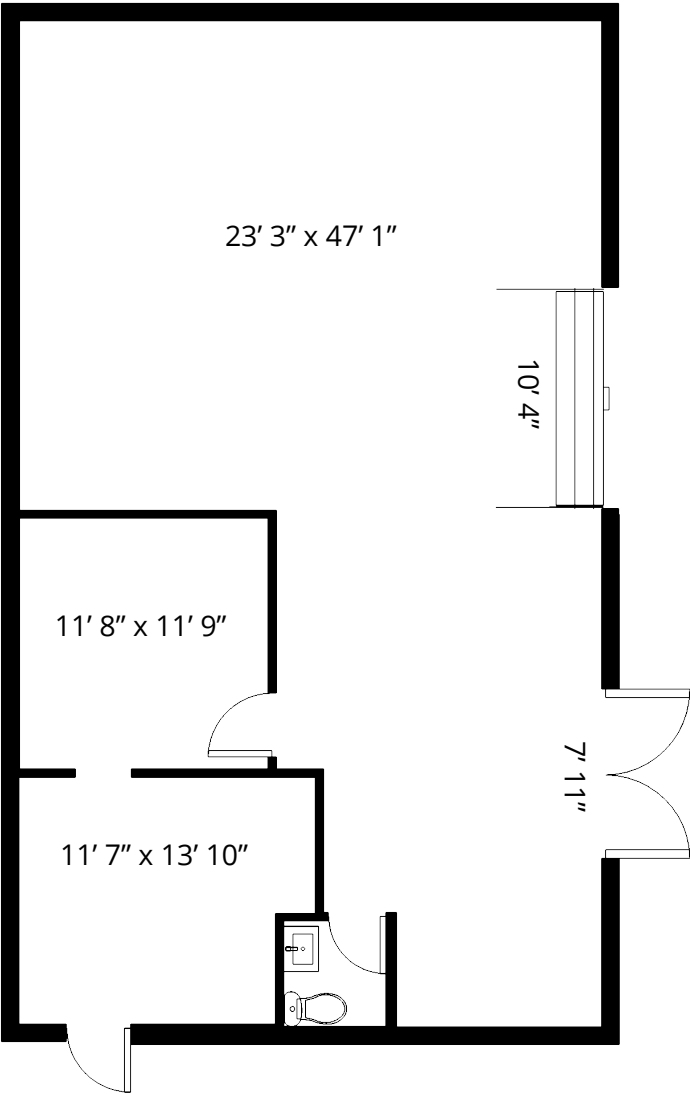
Endavour Way

Floor Plans

Unit F - 1,440 SF



Unit G - 1,440 SF



Key Plan



Units F & G, South Side of Building



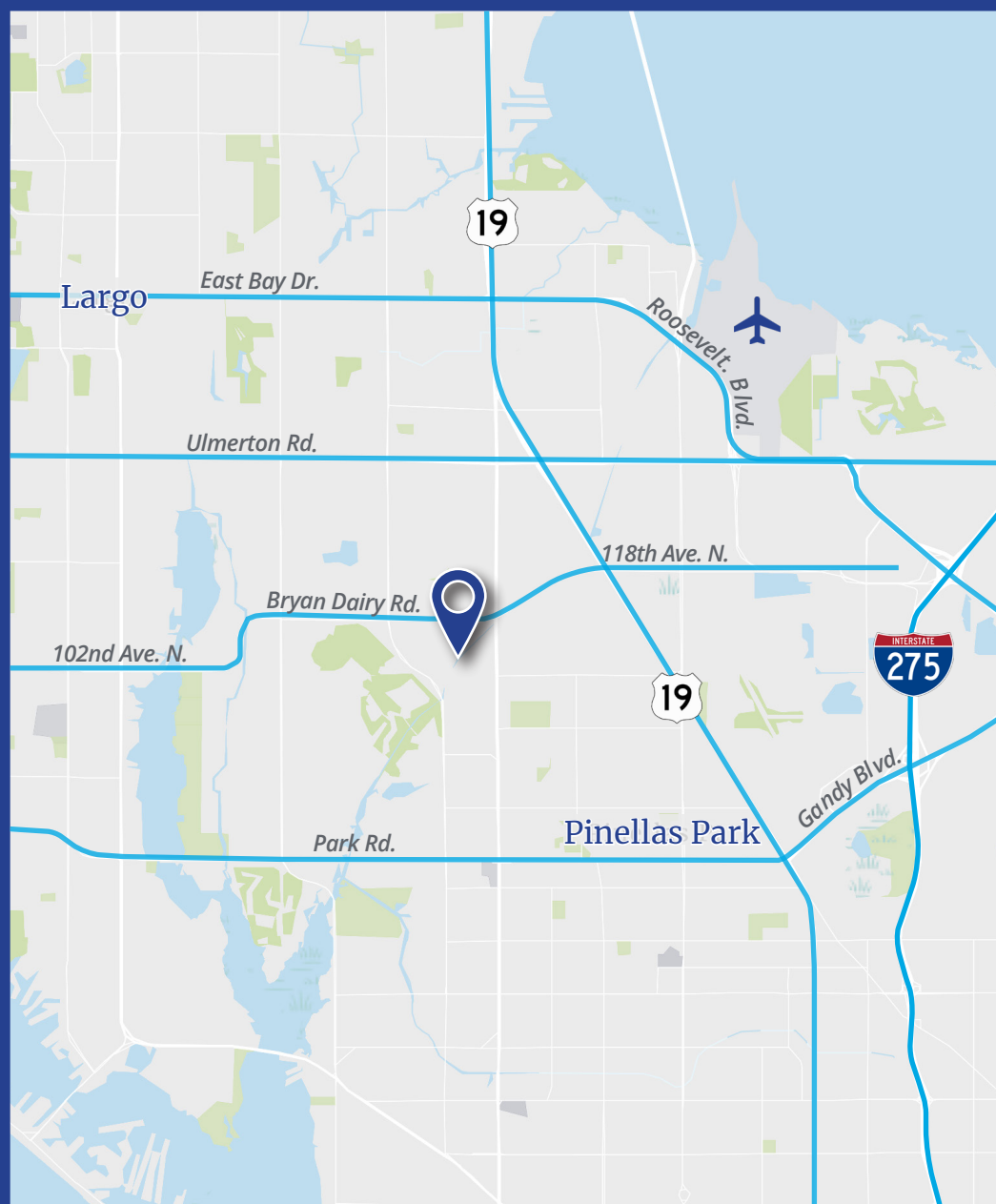
Unit G, SE Corner



Unit G, East Side of Building

Demographics

5-mile radius



Population
267,478



Projected Population
Growth
3.97%



Average Household
Income
\$64,285



Employee Drive Time
Under 30 Minutes: 72.7%
30-60 Minutes: 22.8%
Over 60 Minutes: 4.6%



Education
High School Diploma: 33.0%
Some College: 29.3%
College Degree: 26.0%



Unemployment Rate
1.73%



Average Age
45.0



Annual Consumer Spending
Apparel: \$144,725
Entertainment: \$27,348
Pets/Toys/Hobbies: \$68,136
Food & Alcohol: \$711,854

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