



S Line Warehouse

ST PETERSBURG , FL



OFFERING MEMORANDUM

KW COMMERCIAL
360 Central Ave. #600
St. Petersburg, FL 33701

PRESENTED BY:

MICHAEL KIMBROUGH
CRE Advisor
O: 727.647.7088
mkimbrough@kw.com
FL #SL3455761

JOE ESPOSITO
Director
O: 941.212.2222
C: 941.212.2222
esposito@kwcommercial.com
FL #SL3384847

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Property Summary



PROPERTY DESCRIPTION

\$ 4500.00 Month Modified Gross

Solid masonry warehouse in IT zoning, the most desirable and liberal in allowable uses. This is a very clean warehouse with full split zone industrial HVAC ideal for small business such as printing, light manufacturing, distribution, studio, arts oriented business, fitness concept etc.. Located in Central St. Petersburg, minutes from downtown and I-275.

Ownership is in process of refreshing the interior and exterior and will be looking great for the new tenant.

Please Do Not enter property without listing broker !

Property Highlights:

- Full industrial HVAC
- 3 Phase Power
- 18' Ceiling Height
- 2 Restrooms, 1 ADA compliant
- 10' Grade Level OHD
- Small Office Space
- Excellent Condition
- On Site Parking

OFFERING SUMMARY

Lease Rate:	\$14.40 SF/yr (MG)
Number of Units:	1
Available SF:	3,750 SF
Lot Size:	0.25 Acres
Building Size:	7,728 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,768	2,879	9,992
Total Population	1,694	3,318	13,093
Average HH Income	\$53,932	\$66,284	\$58,975



Property Description



PROPERTY DESCRIPTION

\$ 4500.00 Month Modified Gross

LOCATION DESCRIPTION

Stellar Central St Petersburg location just minutes from downtown and I-275.

SITE DESCRIPTION

Please to not enter property without the listing broker. Solid Masonry Warehouse in IT zoning, the most desirable and liberal in terms of allowable uses in commercial zoning. Ownership is currently refreshing the space, This is a very clean warehouse with full HVAC that would be perfect for Small Business such as Printing Company, Light Manufacturing, distribution, Studio, The Arts, Fitness Concept and could even go Micro-Brewery.

PARKING DESCRIPTION

Onsite

POWER DESCRIPTION

240v / 3 Phase



Property Details

Lease Rate

**\$ 4500 MONTH MG / \$14.40
SF/YR**

LOCATION INFORMATION

Building Name	S Line Warehouse
Street Address	2565 25th Ave North
City, State, Zip	St Petersburg , FL 33713
County	Pinellas

BUILDING INFORMATION

Building Size	7,728 SF
Occupancy %	50.0%
Tenancy	Multiple
Ceiling Height	18 ft
Office Space	225 SF
Number of Floors	1
Average Floor Size	3,510 SF
Year Built	1975
Gross Leasable Area	3,510 SF
Office Buildout	225 sf

PROPERTY INFORMATION

Property Type	Commercial IT zoning
Property Subtype	Warehouse/Distribution
Zoning	IT
Lot Size	0.25 Acres
Amenities	Full HVAC, 1 ADA & 1 Standard Restroom, Grade Level Overhead Door, 1 Man Door, 225sf Office Space, Onsite Parking, Masonry Construction w Bar Joist Roof.
Power	Yes

PARKING & TRANSPORTATION

Number of Parking Spaces	7
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UTILITIES & AMENITIES

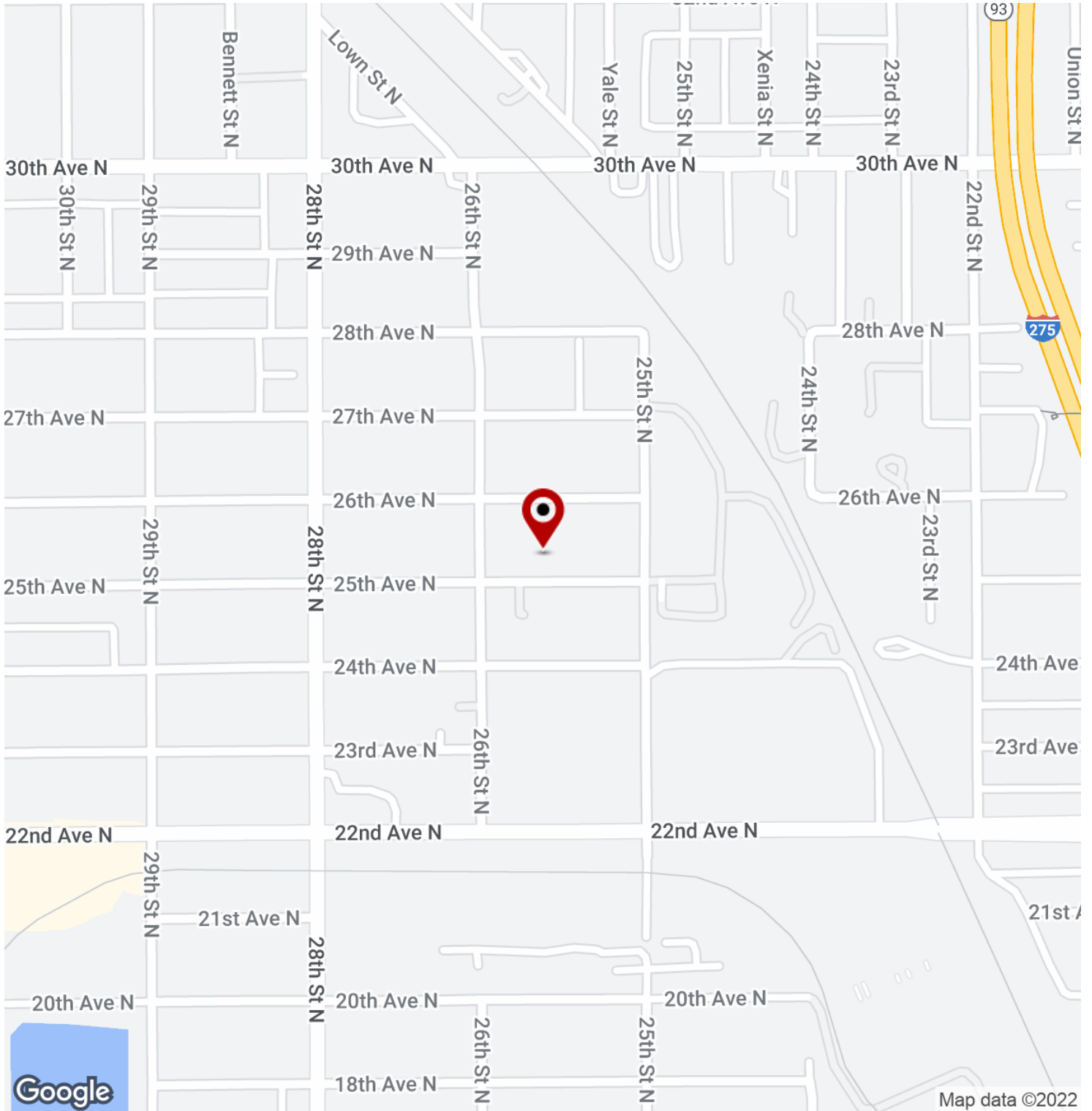
Central HVAC	Yes
HVAC	Full AC
Restrooms	2



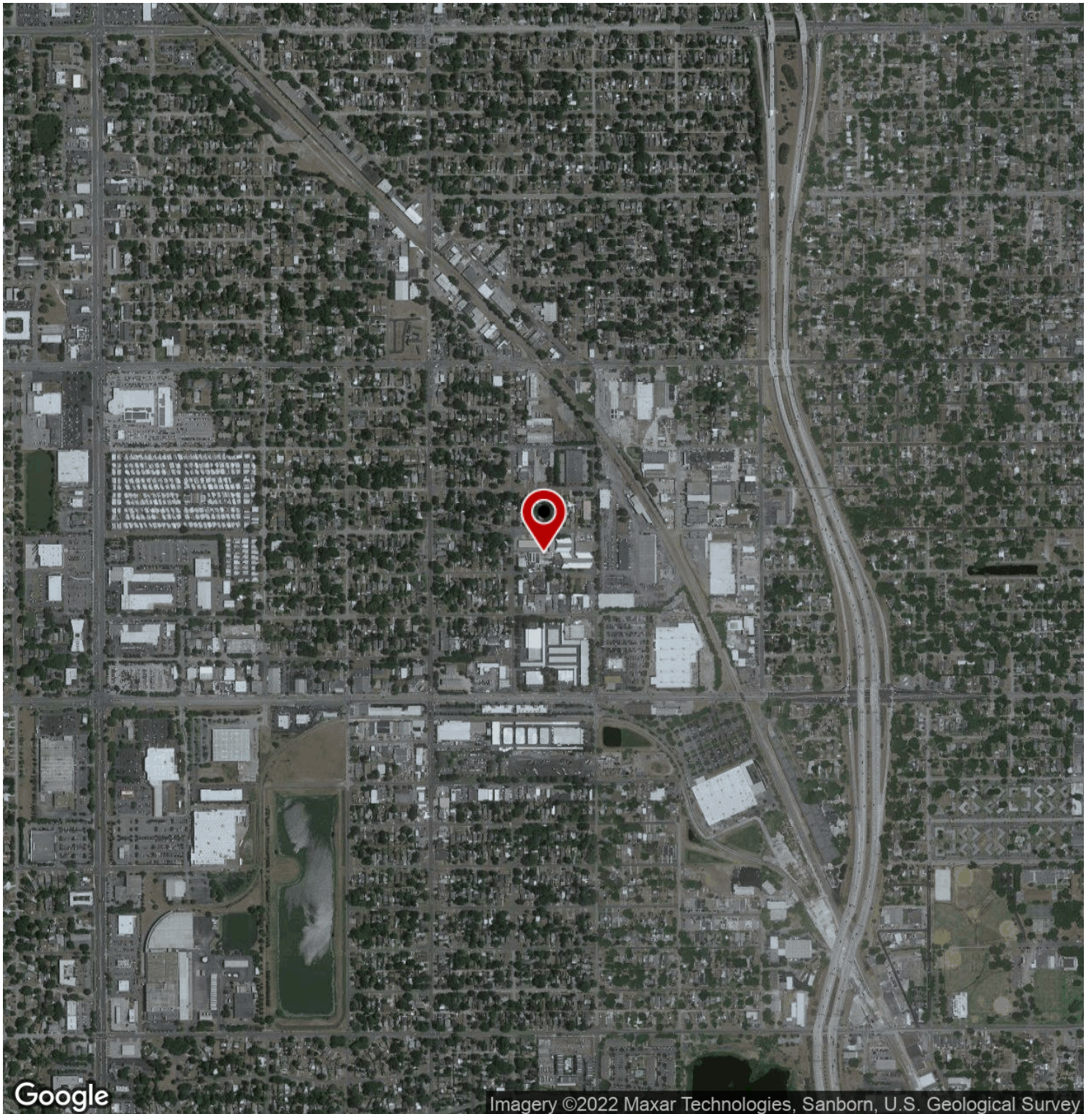
Additional Photos



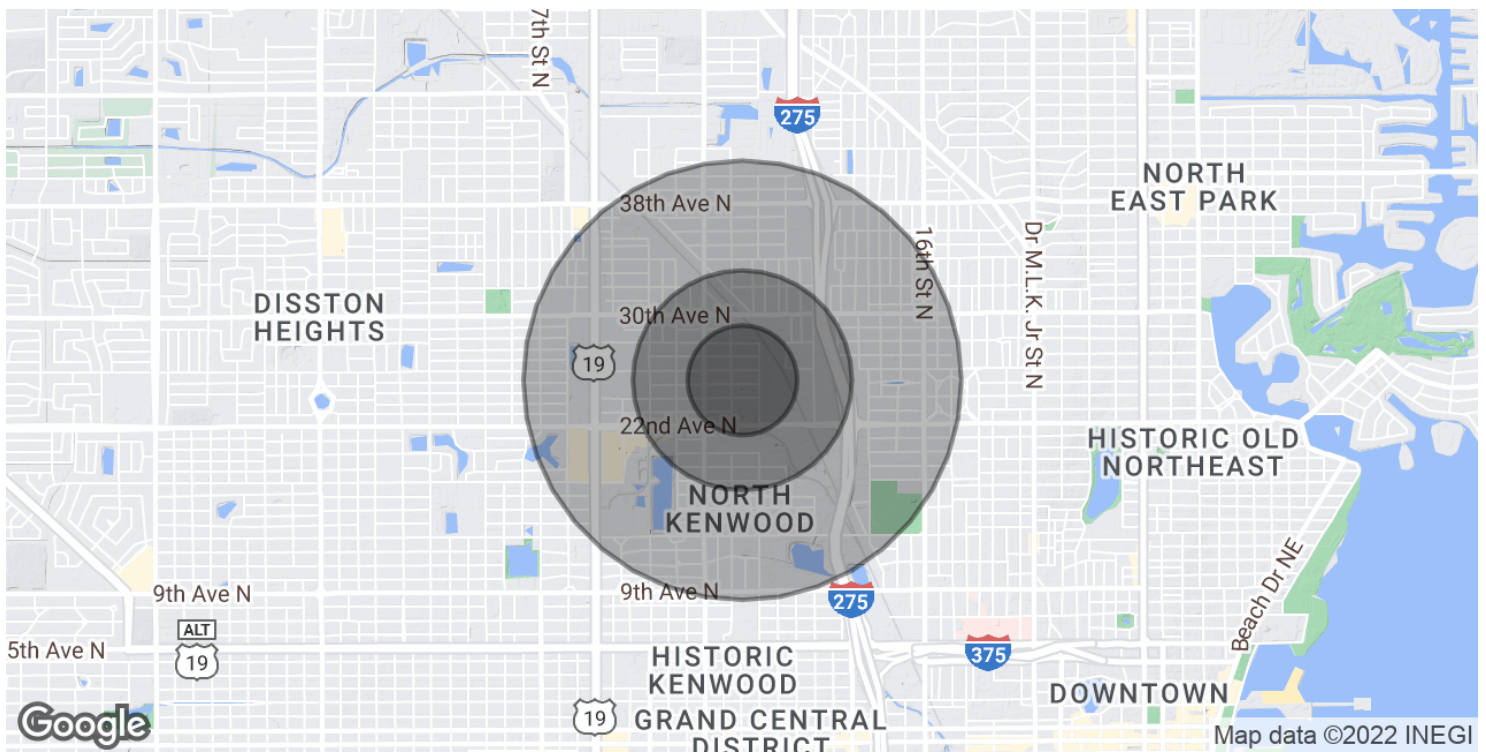
Location Map



Aerial Map



Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,694	3,318	13,093
Average Age	52.8	51.7	48.8
Average Age (Male)	52.3	52.8	49.5
Average Age (Female)	51.5	49.6	47.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,768	2,879	9,992
# of Persons per HH	1.0	1.2	1.3
Average HH Income	\$53,932	\$66,284	\$58,975
Average House Value	\$476,555	\$521,371	\$403,624

* Demographic data derived from 2020 ACS - US Census

