

# WAREHOUSE FOR LEASE



**13195 49<sup>th</sup> Street North, Clearwater, Florida 33762**  
**Corner of 49<sup>th</sup> Street North + Ulmerton Road**

- 5,000 to 20,120 RSF Available
- Starting Lease Rate: \$13.00/SF NNN
- 2 Concrete Block Industrial Buildings: 20,120 SF
  - Building 1: 10,120 SF
  - Building 2: 10,000 SF
- Years Built: 1964 + 1971
- Clear Height: 11'6" to 14'
- Direct Frontage on 49<sup>th</sup> Street North – Highly Visible
- The connected buildings offer 4 grade level doors with easy rear loading/unloading access and room to park 18-wheelers
- Excellent central location to the Tampa Bay area
- 20 Minutes to Tampa and Downtown St Petersburg
- Minutes to Howard Frankland + Gandy Bridges



**ECHELON**

Echelon Real Estate Services, LLC  
Licensed Real Estate Broker



**For More Information Please Contact:**

**Michael S. Talmadge**  
[mtalmadge@echelonre.com](mailto:mtalmadge@echelonre.com)

**727.214.4650**

[www.eresproperties.com](http://www.eresproperties.com)

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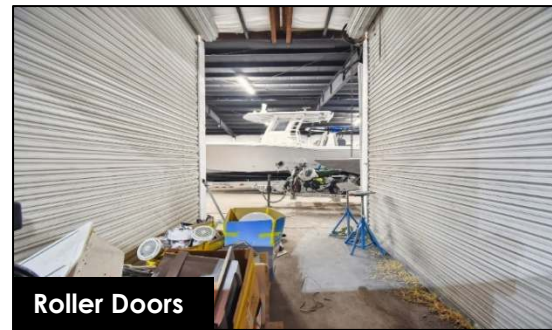
**Direct Frontage on 49<sup>th</sup> Street North + Central Tampa Bay Location**



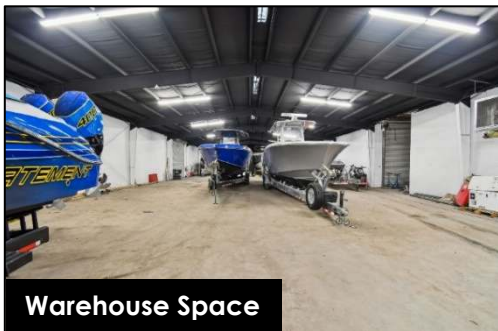
**Building Back**



**Door**



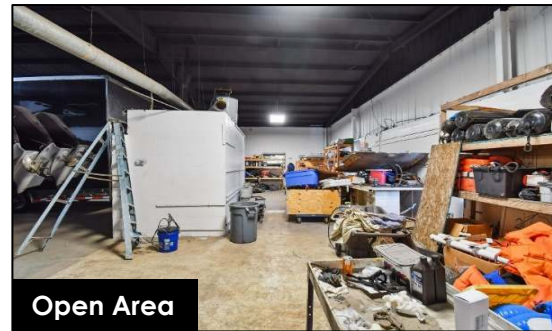
**Roller Doors**



**Warehouse Space**



**Restroom + Open Area**



**Open Area**



**Warehouse Space**



**Door**



**Warehouse Space**

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