



LEASE RATE

\$9 PSF +
\$5 PSF NNNs



PROPERTY SIZE

9,000 +/- SF



YEAR BUILT

1950



NUMBER OF BUILDINGS

1



LOT SIZE

1.75 +/- Acres

**800 28TH STREET SOUTH
ST. PETERSBURG, FL 33712**

THE FACTORY ST PETE OUTBUILDING

Presented By:

Joe Esposito

Managing Principal/Director
727.435.8889
esposito@axxoscre.com

Melinda Kulpa

Sr. Agent/Dir. of Transaction Mgmt
727.435.8885 x8885
melinda@axxoscre.com

AXXOS

475 Central Ave, Suite 400
St Petersburg, FL 33701

AxxosCRE.com

TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
LOCATION INFORMATION	6
REGIONAL MAP & LOCATION OVERVIEW	7
AERIAL MAP	8
SITE PLANS	9
IT ZONING INFORMATION	10

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from AXXOS its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither AXXOS its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. AXXOS will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. AXXOS makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. AXXOS does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by AXXOS in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION



PROPERTY SUMMARY



OFFERING SUMMARY

Lease Rate:	\$9.00 PSF Base Rent + \$5.00 PSF NNNs
Number of Units:	1
Available SF:	9,000 +/- SF
Lot Size:	1.75 +/- Acres
Building Size:	9,000 +/- SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	280	1,138	5,810
Total Population	748	3,048	13,900
Average HH Income	\$62,759	\$66,388	\$73,431

PROPERTY DETAILS

Property Name:	The Factory St Pete Outbuilding
Property Type:	Industrial Warehouse
Property Sub-Type:	Flex Warehouse / Office
APN:	23-31-16-17460-000-0110
Year Built:	1950
Number of Floors:	1
Number of Overhead Doors:	6 Drive-Through Doors
Construction Status:	Existing
Free Standing:	Yes
Number of Buildings:	1

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Position your business in one of St. Petersburg's most dynamic and rapidly evolving creative districts. Located alongside The Factory St. Pete and directly connected to the Pinellas Trail, this unique warehouse property offers a rare opportunity to establish a presence in a high-energy environment where creativity, recreation, and entrepreneurship converge.

The property features approximately 9,000± SF of warehouse space situated on 1.75± acres, including a paved, fenced yard ideal for outdoor storage, staging, or operational flexibility. The 14-foot clear height warehouse provides a versatile blank canvas, while the open floor plan allows users to configure the space for a variety of industrial, creative, or production uses.

Designed with functionality in mind, the building includes six drive-through overhead doors allowing efficient loading, unloading, and drive-through access for vehicles or equipment. Ample paved parking in both the front and rear of the property supports employee and visitor access while maintaining operational flow.

Situated just minutes from Downtown St. Petersburg, the property benefits from proximity to a growing hub of makers, artists, and entrepreneurs. The recent opening of St Pete Athletic has further increased daily foot traffic and activity in the area, strengthening the district's momentum as a destination for both businesses and the community.

The property's Industrial Traditional (IT) zoning allows for a wide variety of uses including light manufacturing, creative studios, maker space, production, storage, and more.

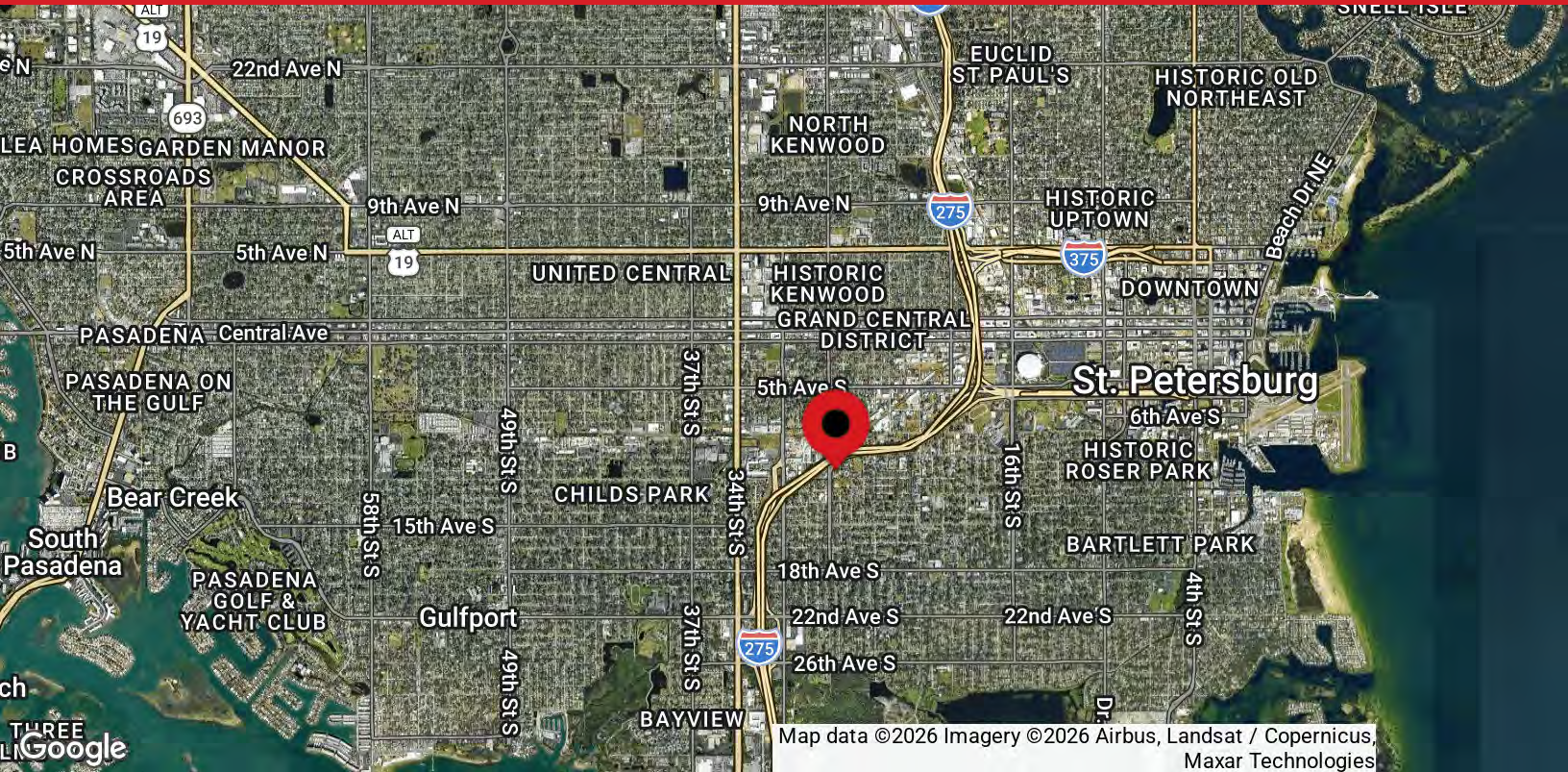
Ownership is seeking flexible lease arrangements, with short-term options including 1–2 year leases or month-to-month occupancy, making this an ideal opportunity for growing businesses, experimental concepts, or users needing adaptable space.

This is more than a warehouse—it's a place to create, build, and grow within one of St. Pete's most energetic innovation corridors.

LOCATION INFORMATION



REGIONAL MAP & LOCATION OVERVIEW



LOCATION OVERVIEW

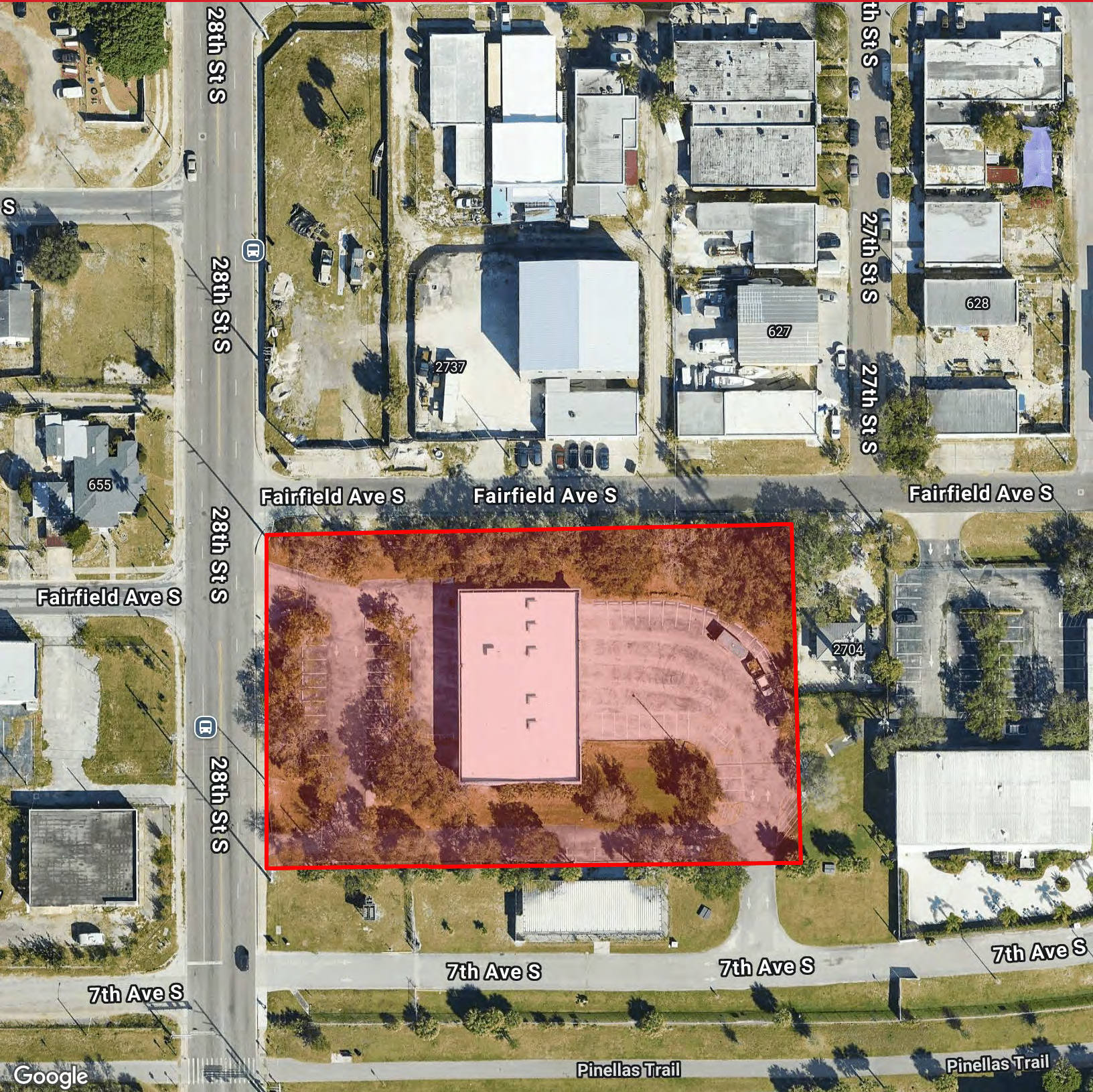
Imagine your business thriving in the heart of St. Petersburg's electrifying Warehouse Arts District. Building 1 at The Factory St. Pete places you at the epicenter of this burgeoning creative hub, where historic warehouses are reborn as artist studios, craft breweries, delectable restaurants, and innovative workshops.

Location is everything, and The Factory St. Pete boasts the best. Nestled south of the dynamic Grand Central District, you'll enjoy 1/4 of a mile of prime frontage along the famed Pinellas Trail. This scenic paved pathway connects a network of parks, cafes, and cultural attractions at your doorstep, all accessible by bike or foot.

But the buzz doesn't stop there. The Factory St. Pete is recently welcomed the opening of St Pete Athletic, a world-class indoor athletic club that has a full service restaurant, lounge, as well as is open to the public along with private memberships. Furthermore, this location offers immediate access to I-275, making commutes and deliveries a breeze.

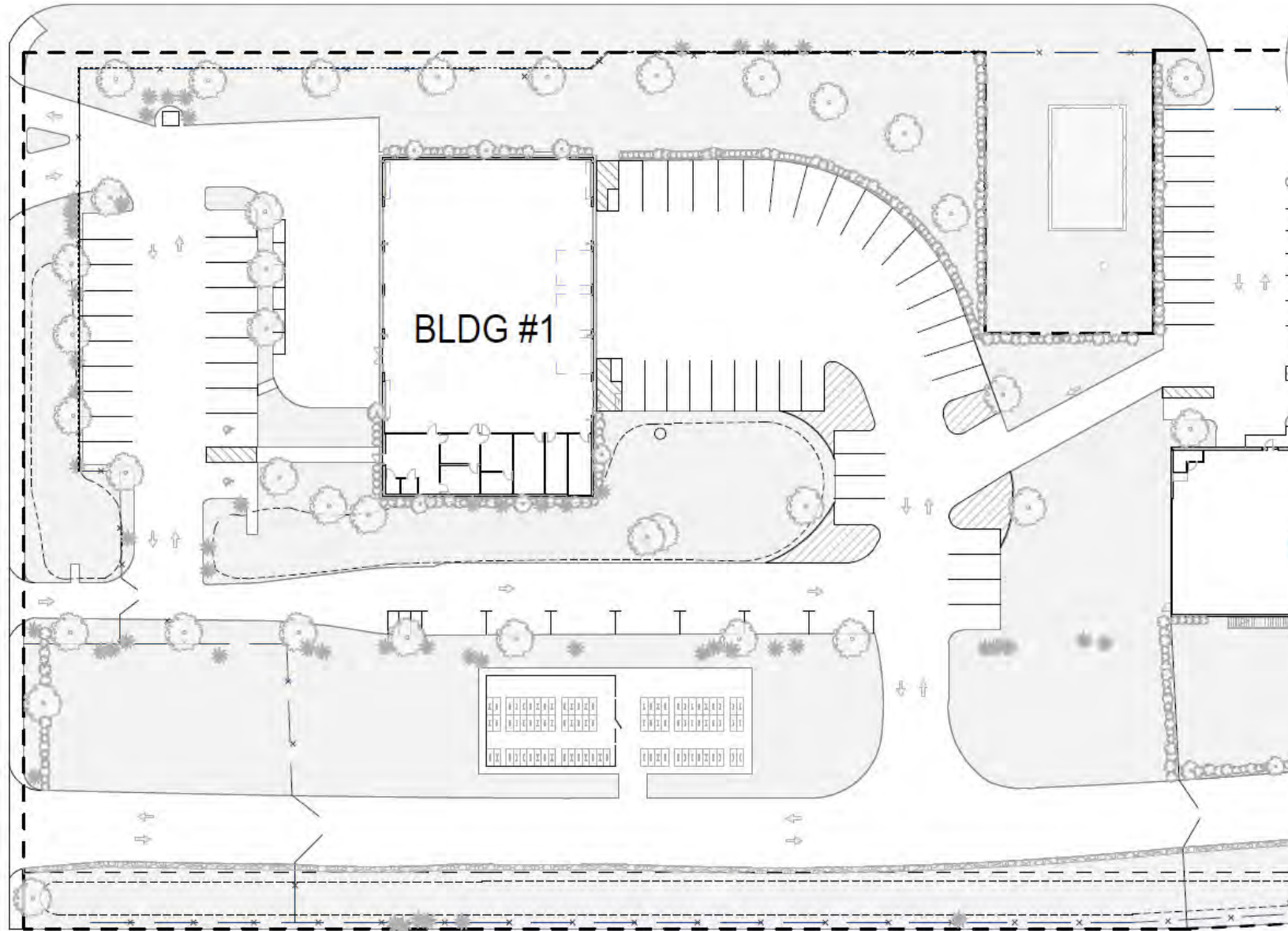
This is more than just a location; it's an opportunity to be part of something special. The Factory St. Pete puts you at the forefront of St. Petersburg's creative renaissance. Join a vibrant community and unleash your entrepreneurial spirit in a space that ignites your passion.

AERIAL MAP



SITE PLANS

FAIRFIELD AVE S



PINELLAS TRAIL

IT ZONING INFORMATION



ZONING DESCRIPTION

Warehouse Arts District is a diverse neighborhood where there is a good mix of complimentary uses in the near vicinity. The property is zoned Industrial Traditional (IT). Permitted uses include, but are not limited to: Kennel, Indoor/Outdoor Pet Care, Brewery, Microbrewery, Mixed-Use, Catering Service / Food Service Contractor, Outdoor Sales, Studio (art, writing, dance, theater, martial arts, yoga, fitness, etc.), Construction Establishment, Motor Vehicle Service & Repair, R&D, Laboratories, Light Assembly & Processing Manufacturing, Heavy Manufacturing, Outdoor Storage, Publishing & Printing, Recycling Center, Self/Mini Warehouse Storage, Towing & Freight Trucking, Warehouse, Wholesale Establishment, Indoor Commercial Recreation, Motion Picture Theater/Cinema, Active or Passive Park, Crematorium, Government Building & Use, School, Utility Plant & Storage, Commercial Garden & Greenhouse, Nursery, Temporary Labor (Day Labor) Office, Veterinary Office, Outdoor Sales, Fleet Based Service, and more.

Additional accessory uses available for 25% of the overall space. Uses for accessory uses include Indoor or Outdoor Restaurants & Bar, Brew Pub, Retail Sales & Services, General Office, Car Wash & Detailing, Drug Store or Pharmacy, Service Establishment, and Service Office.