

North Clearwater Warehouse/Flex Building - For Sale

100% LEASED FLEX BUILDING

1603 Sunshine Dr., Clearwater, FL 33765



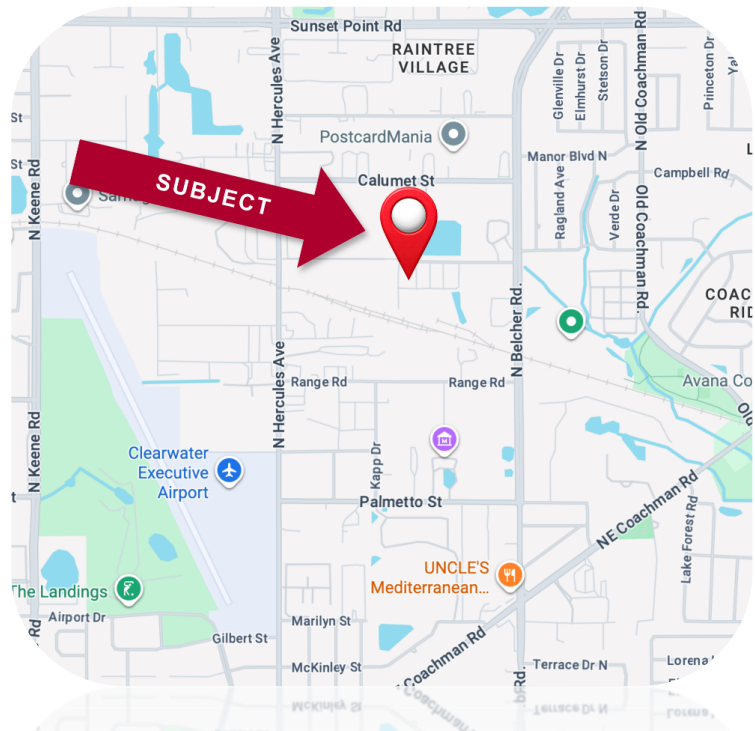
20,000 WAREHOUSE / FLEX BUILDING - FOR SALE
PRICE IMPROVEMENT!!



FEATURES

- ❖ 20,000 SF Warehouse/Flex Building - 100% leased
- ❖ Located on a corner lot just East of Clearwater Airpark Airport (CLW) between Belcher Rd & Hercules Ave
- ❖ Multi-tenant warehouse/flex building divided into 4 equally sized 5,000 SF units each and 100% sprinklered
- ❖ Functional specifications include 12' x 10' overhead doors and 200 - amp electrical power per unit
- ❖ 100% Leased with one tenant (Pro Housing) vacating 11/30/26 offering opportunity for an owner - occupant
- ❖ Built in 1972 and has been comprehensively remodeled with a new roof, AC units, Front Awnings, Asphalt and more
- ❖ Zoned E-1 (Pinellas County) for a broad range of light industrial, flex, and office uses
- ❖ Parcel ID: 01-29-15-16488-000-0157
- ❖ RE Taxes (2025): \$22,137.00
- ❖ Price Improvement: \$3,175,000.00

LOCATION MAP



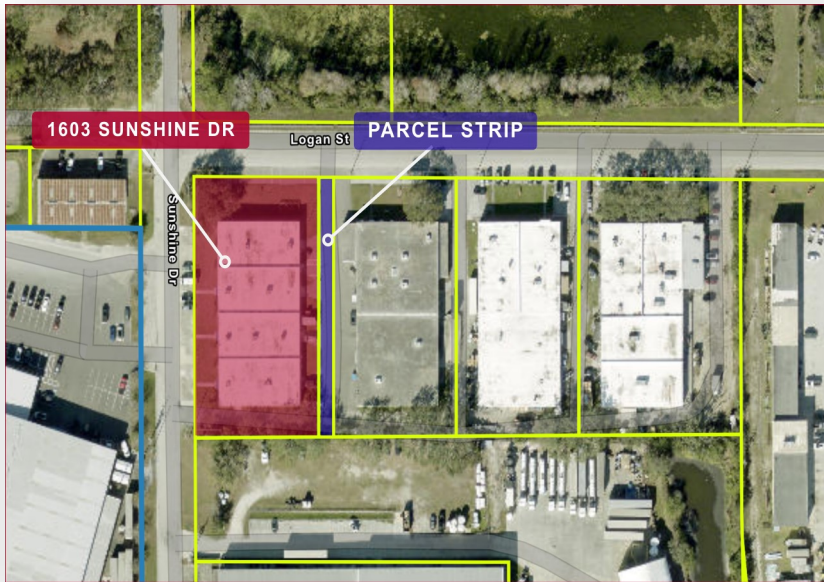
Elliott M. Ross, CCIM
O: 813.755.6700
C: 727.639.3800
elliottross@rossrealty.com

ROSS REALTY GROUP, INC.
Westshore Square
4600 W. Cypress St., Suite 525
Tampa, FL 33607

NORTH CLEARWATER WAREHOUSE/FLEX

1603 Sunshine Dr., Clearwater, FL 33765

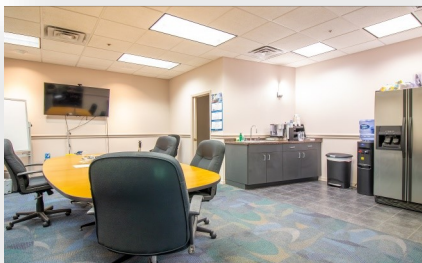
Site View



PARCEL STRIP LAND TRUST

The parcel strip between both buildings is held in a land trust with 50% individual ownership between the property owners at 1603 Sunshine Dr. and 2121 Logan St.

Unit 1601- Phasetronics



Unit 1605 - Pro Housing



Unit 2101 - Upper Suncoast Dog



AERIAL



Any information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.