

INDUSTRIAL SPACE FOR SUBLEASE

12890 Automobile Blvd., Clearwater, FL 33762



SOUTH PINELLAS SUBMARKET

TERM THROUGH 6/30/29

9,300 SF WAREHOUSE

PHILIP LETELIER

Vice President
Office and Industrial
(813) 695-7069
pletelier@northbridgecreg.com

CASEY KEY

Regional Director
Leasing
(724) 263-8991
ckey@northbridgecreg.com



PROPERTY DETAILS

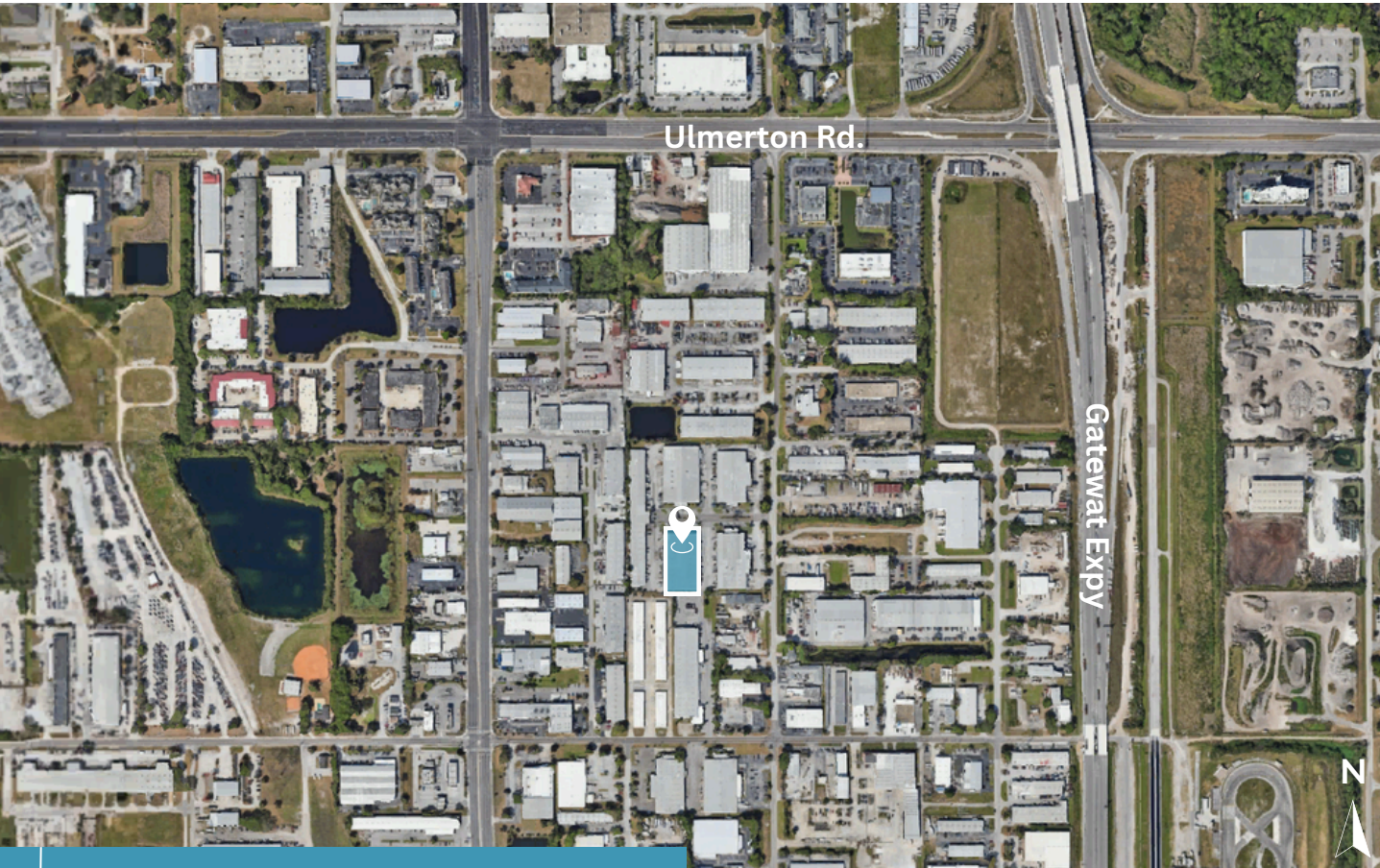
Positioned within the highly sought-after Gateway submarket of Clearwater, this property offers a rare opportunity to secure functional industrial space in one of Tampa Bay's most strategically located business corridors. The Gateway area is widely recognized for its central Pinellas County location, providing seamless connectivity to key transportation routes including Ulmerton Road, 49th Street North, Interstate 275, and U.S. Highway 19. This accessibility allows for efficient distribution throughout the greater Tampa Bay region, including quick access to both Tampa and St. Petersburg. Industrial availability in this submarket remains extremely limited, making this sublease a unique and compelling opportunity for users seeking a well-located, highly functional space with excellent regional access.



PROPERTY HIGHLIGHTS

- 9,300 SF warehouse, includes one office
- Ample Parking with Excellent Truck Access
- Two (2) Front-Loading Drive-In Doors (10' W x 12' H), providing convenient grade-level access for efficient loading/unloading
- 16' to 21' clear height
- 3-Phase Power Available, suitable for machinery-intensive operations
- Strategically Located in a 'Gateway' Industrial Corridor, offering immediate connectivity to major thoroughfares including Interstate 275, and U.S. 19
- Zoned E-1 (Employment-1) in unincorporated Pinellas County (formerly M-1 Light Industrial), allowing for a wide range of industrial, flex, and employment-based uses





DEMOGRAPHICS



**Population
(2024)**

2 Mile
5 Mile
10 Mile

43,089
217,949
443,308



**Population Projection
(2029)**

50,551
254,484
519,034



**Median Household
Income (2024)**

\$43,380
\$51,426
\$66,054



Employees

25,962
85,433
159,229

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18926 N. Dale Mabry Hwy. Suite 101
Lutz, FL 33548
www.northbridgecreg.com

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