

1955 3RD AVE S

SAINT PETERSBURG, FL 33712

WAREHOUSE FOR LEASE

**14,678 SF COLD STORAGE WAREHOUSE
FOR SUBLEASE**



**14, 678 SF
Warehouse**



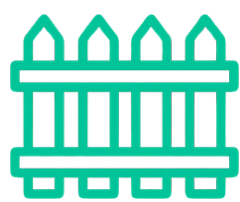
**Refrigerated &
Frozen Storage**



**5 Exterior
Dock Doors**



**16'
Clear Height**



**Fenced
Lot**



**Renovated
in 2019**

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Real Estate

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PROPERTY OVERVIEW

The property consists of approximately 14,678 SF of available warehouse space within a 19,500 SF industrial facility situated on ± 0.95 acres. Renovated in 2019, the building features cold storage infrastructure, five exterior dock doors, 16-foot clear heights, a fenced yard, and approximately 20 parking spaces. Conveniently located near Interstate 275, the property provides excellent access to downtown St. Petersburg, Tampa International Airport, St. Pete-Clearwater International Airport, Port Tampa Bay, and major distribution corridors throughout the Tampa Bay region.

PROPERTY HIGHLIGHTS

 $\pm 14,678$ SF Available Warehouse Space	 Refrigerated & Frozen Storage Areas Available	 Five Exterior Dock Doors
 16' Clear Height	 Fenced Industrial Yard	 Immediate Access to I-275



IDEAL FOR A VARIETY OF USERS



FOOD DISTRIBUTION

Ideal for temperature-controlled food storage and distribution.



COLD STORAGE & FREEZER OPERATIONS

Existing freezer and refrigerated storage infrastructure.



LOGISTICS COMPANIES

Strategic location with convenient access to regional transportation networks.



WAREHOUSING & DISTRIBUTION

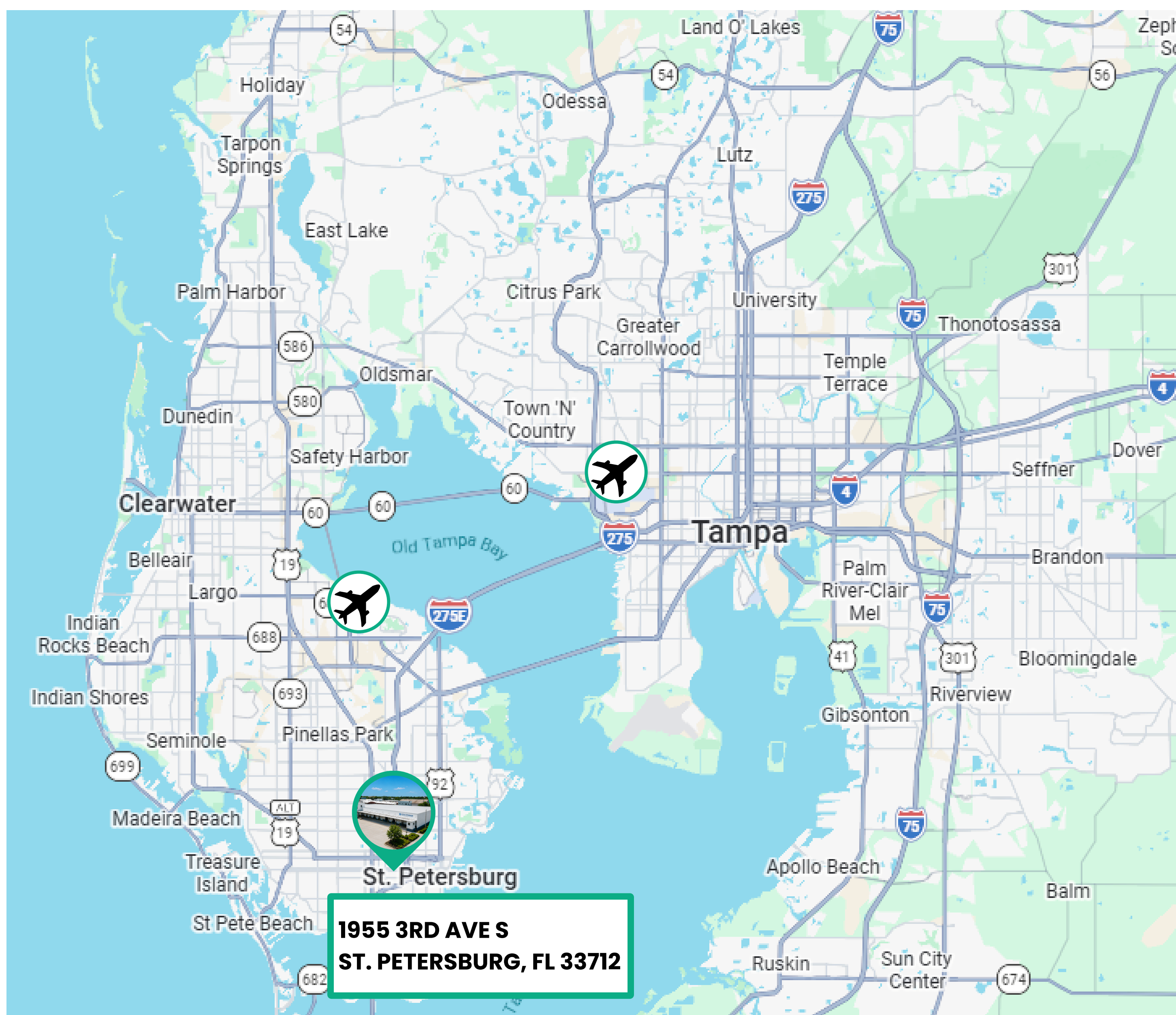
Flexible space for warehousing, fulfillment, and regional distribution.



LAST-MILE DISTRIBUTION

Convenient access to St. Petersburg, Tampa Bay, and major transportation corridors.

LOCATION ADVANTAGES



3 MINUTES
TO 1-275

Quick and easy
access to Interstate
275.



10 MINUTES
TO DOWNTOWN
ST. PETERSBURG

Close proximity to
downtown business,
dining & amenities.



15-20 MINUTES
TO ST. PETE-CLEARWATER
INTERNATIONAL AIRPORT

Convenient access for regional and national travel.



20-25 MINUTES
TO TAMPA
INTERNATIONAL AIRPORT

Provides access to Tampa International Airport and regional cargo transportation networks.



20 MINUTES
TO PORT TAMPA BAY

Efficient access to domestic and international shipping.



CENTRAL TAMPA BAY DISTRIBUTION LOCATION

Strategically positioned to serve Pinellas, Hillsborough, Pasco, and Manatee counties.

FOR LEASING INFORMATION



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