

FOR LEASE
43,620 SF INDUSTRIAL SPACE

12595 71ST COURT
LARGO, FLORIDA 33773



DRIVE IN (1) DOCK HIGH (4)



43,620 SF WAREHOUSE
+/- 7,619 SF OFFICE



4 DOCK HIGH DOORS
1 DRIVE IN DOOR



SINGLE TENANT
BUILDING CONFIGURATION



AMPLE
EMPLOYEE PARKING



3,536 PEOPLE PER SQUARE
MILE IN PINELLAS COUNTY

**LEASING
CONTACTS**

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SPACE FOR LEASE | INFORMATION

- 43,620 SF FOR LEASE
- ± 7,619-SF TWO-STORY OFFICE
- 26' CLEAR HEIGHT
- INTERIOR/EXTERIOR MAKE READY (PLANNED)
- SINGLE TENANT BUILDING CONFIGURATION
- FOUR (4) COVERED LOADING DOCK DOORS
- LOCKS, BUMPERS, AND PIT LEVELERS ON DOCKS
- ONE (1) DRIVE-IN DOOR
- 1,000 AMPs, 480v, 3-PHASE POWER
- SIX (6) HVLS WAREHOUSE FANS
- 2008 CONSTRUCTION (TILT-WALL)
- 150' TRUCK COURT
- 46 EMPLOYEE PARKING SPACES
- ABILITY TO FENCE AND SECURE ACCESS
- ESFR SPRINKLER SYTEM
- AVAILABLE SEPTEMBER 2026

MANAGED BY:



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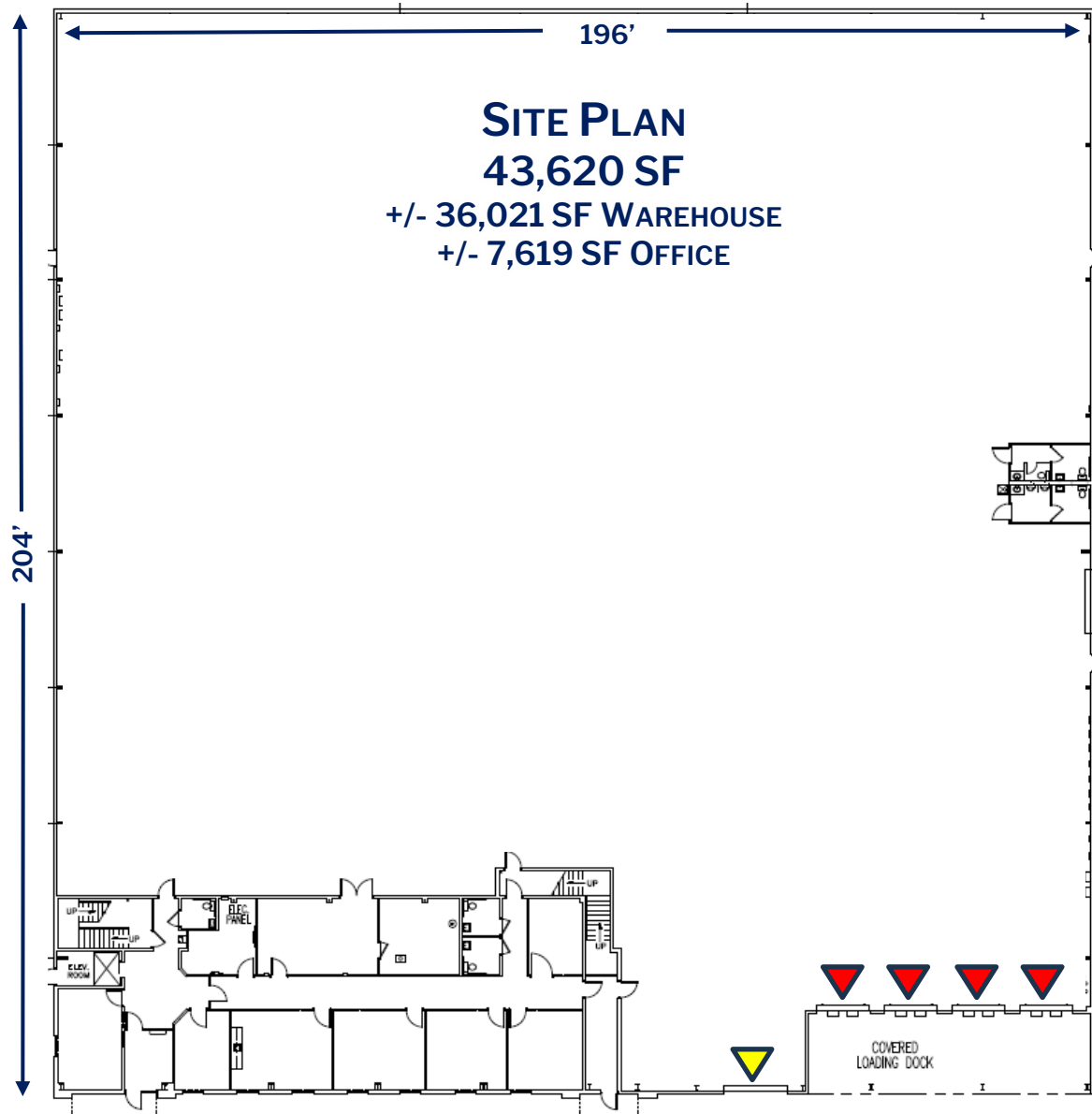
CCONTI@LEE-ASSOCIATES.COM

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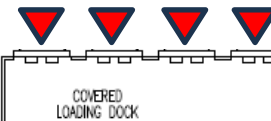


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- ▲ 10' x 10' Dock High Door
- ▲ 12' x 14' Drive In Door



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***ALL RACKING / MATERIALS TO BE REMOVED
UPON CURRENT TENANT VACATING***

↑
HVLS FANS (6)

↑
**WHITE BOX WAREHOUSE
(PLANNED)**

↑
**PAINT COLUMNS
HAZARD YELLOW
(PLANNED)**

**DEEP CLEAN FLOORS
(PLANNED)**

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 **Stonelake**
CAPITAL PARTNERS

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

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SAMPLE OFFICE IMAGERY



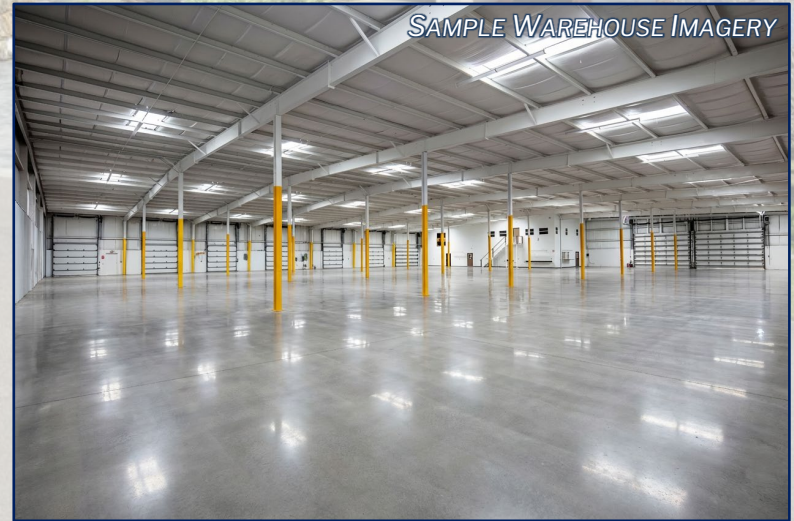
SAMPLE WAREHOUSE IMAGERY



SAMPLE OFFICE IMAGERY



SAMPLE WAREHOUSE IMAGERY



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**DOWNTOWN
ST. PETERSBURG**



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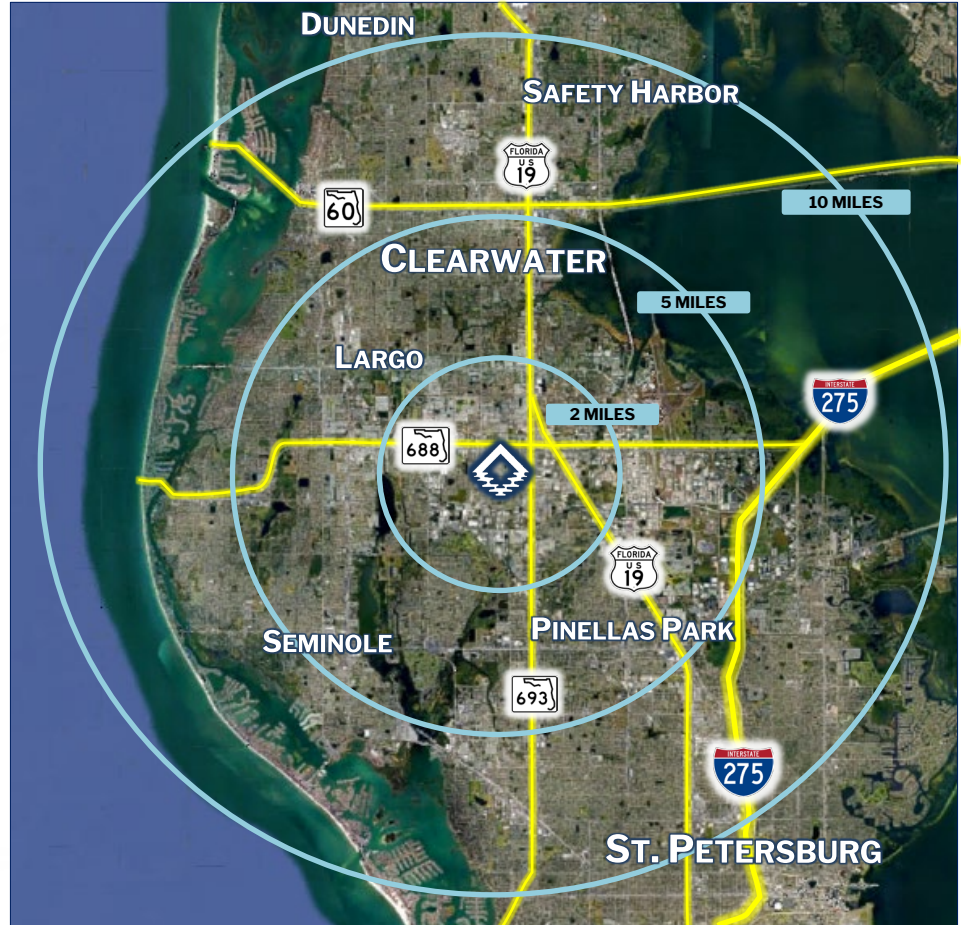
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2025 DEMOGRAPHICS

Population		
±42,750 2 Miles	±263,000 5 Miles	±721,000 10 Miles
Households		
±18,120 2 Miles	±121,225 5 Miles	±337,500 10 Miles
Avg. Household Income		
±\$105,350 2 Miles	±\$91,250 5 Miles	±\$103,500 10 Miles
Daytime Employees		
±30,000 2 Miles	±165,750 5 Miles	±411,500 10 Miles
Daytime Businesses		
±2,550 2 Miles	±13,500 5 Miles	±38,050 10 Miles



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AVAILABLE SEPTEMBER 2026

LARGO, FLORIDA
PINELLAS COUNTY
SUBMARKET



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TAMPA BAY

