



WAREHOUSE BUILDINGS - 14,250 SF INDUSTRIAL PROPERTY

4351 34TH ST N, ST PETERSBURG, FL



ADDRESS

4351 34th St N
St Petersburg, FL 33714

PROPERTY FEATURES

- High Ceilings
- Open Floor Plans
- Ample Parking for Tenants and Visitors
- Two Available Spaces
- Close Proximity to Major Transportation Routes
- Professional Property Management

	1 Mile	5 Miles	10 Miles
Total Households:	8,168	154,947	311,302
Total Population:	18,475	306,340	581,612
Average HH Income:	\$40,399	\$64,121	\$63,216

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

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OFFERING SUMMARY

Lease Rate:	\$6.00 - 12.00 SF/yr (NNN)
Building Size:	35,554 SF
Available SF:	3,212 - 11,040 SF
Lot Size:	71,441 SF
Year Built:	1974
Zoning:	E1
Market:	Tampa St. Petersburg
Submarket:	South Pinellas

PROPERTY OVERVIEW

Double Net

PROPERTY HIGHLIGHTS

- High Ceilings
- Open Floor Plans
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- Close Proximity to Major Transportation Routes
- Professional Property Management



Commercial

WAREHOUSE BUILDINGS - 14,250 SF INDUSTRIAL PROPERTY

4351 34TH ST N, ST PETERSBURG, FL



Michael Saunders & Company



Licensed Real Estate Broker

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- Close Proximity to Major Transportation Routes
- Professional Property Management in place

AVAILABLE SPACE...TWO BUILDINGS

10,800 SF of open warehouse space with one 16' x 10' office with wall unit AC, and one restroom.

The large warehouse has multiple overhead doors to accommodate trucks and deliveries with a large paved and partially fenced yard.

The property features a double truck well with 10' x 10' manual overhead doors. One drive in bay, 12' x 12' and two walk through overhead doors 10' x 10' and two personnel doors, one at a side entrance and one at the back of the building. Plenty of room for large truck access and turn around space. The building is sprinkled and single phase power.

The building has ease of access to 34th Street North and within 3.5 miles from the I-275 Interchange.

The 3,500 SF Warehouse space is best suited for storage only. Two 10" x 12" overhead doors. No electric or facilities.

OFFERING SUMMARY

Lease Rate:	\$6.00 - 12.00 SF/yr (NNN)
Number of Units:	2
Available SF:	3,212 - 11,040 SF
Lot Size:	71,441 SF
Building Size:	35,554 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	8,168	154,947	311,302
Total Population	18,475	306,340	581,612
Average HH Income	\$40,399	\$64,121	\$63,216



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Lease Rate

\$6.00 - 12.00 SF/YR

PROPERTY INFORMATION

Property Type Industrial

Property Subtype Office Showroom

Zoning E1

Lot Size 71,441 SF

APN # 02-31-16-00000-320-0400

LOCATION INFORMATION

Building Name Warehouse Buildings - 14,250 SF

Street Address 4351 34th St N

City, State, Zip St Petersburg, FL 33714

County Pinellas

Market Tampa St. Petersburg

Sub-market South Pinellas

Cross-Streets 34th Street North and Morris
Street North

Road Type Gravel

Market Type Large

Nearest Highway US HWY 19

Nearest Airport Clearwater St. Petersburg Airport
Tampa International Airport

PARKING & TRANSPORTATION

Parking Type Surface

Number of Parking Spaces 40

UTILITIES & AMENITIES

Central HVAC No

Restrooms 1

BUILDING INFORMATION

Building Size 35,554 SF

Occupancy % 60%

Tenancy Multiple

Ceiling Height 20 ft

Office Space 160 SF

Number of Floors 1

Year Built 1974

Column Space 25 ft

Gross Leasable Area 14,252 SF

Warehouse % 99.0%

Condition Average

Roof Metal

Number of Buildings 1

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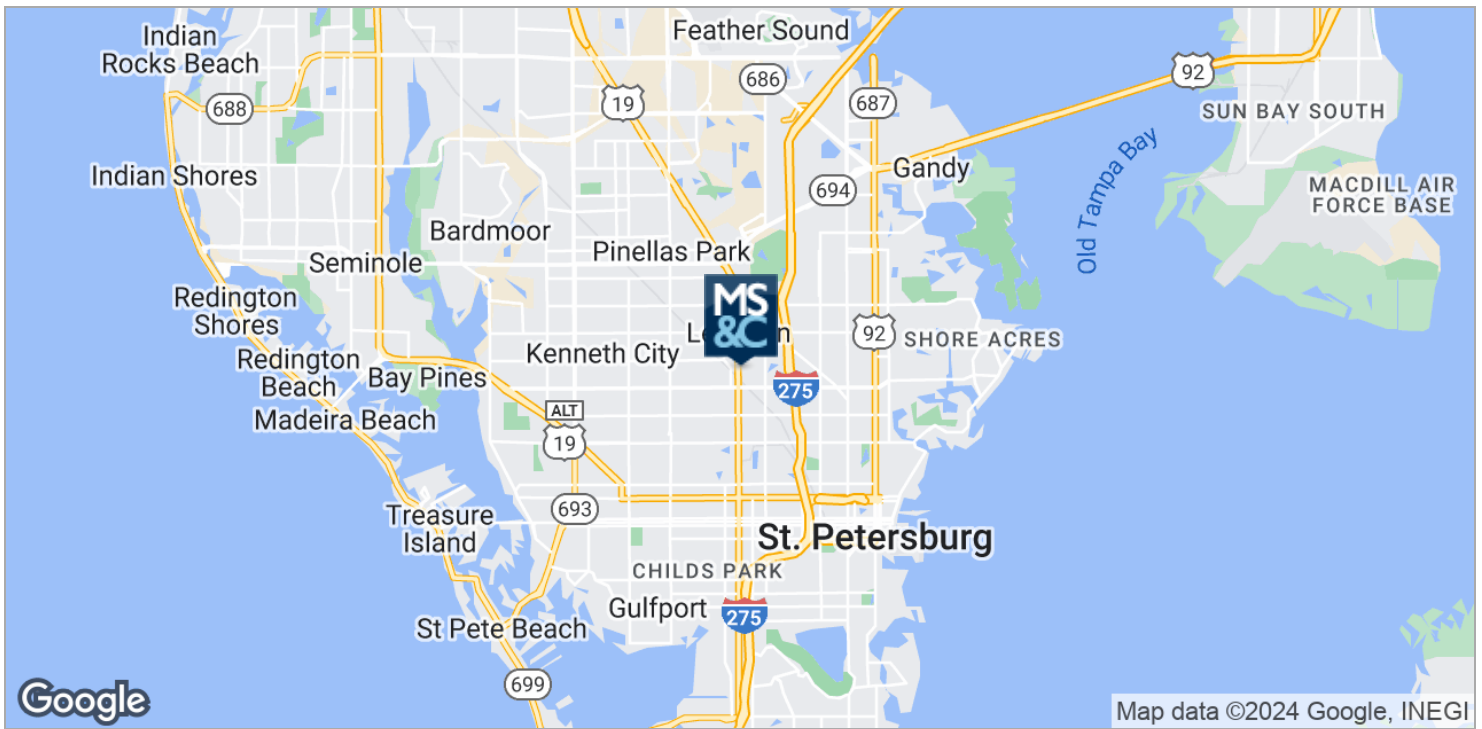
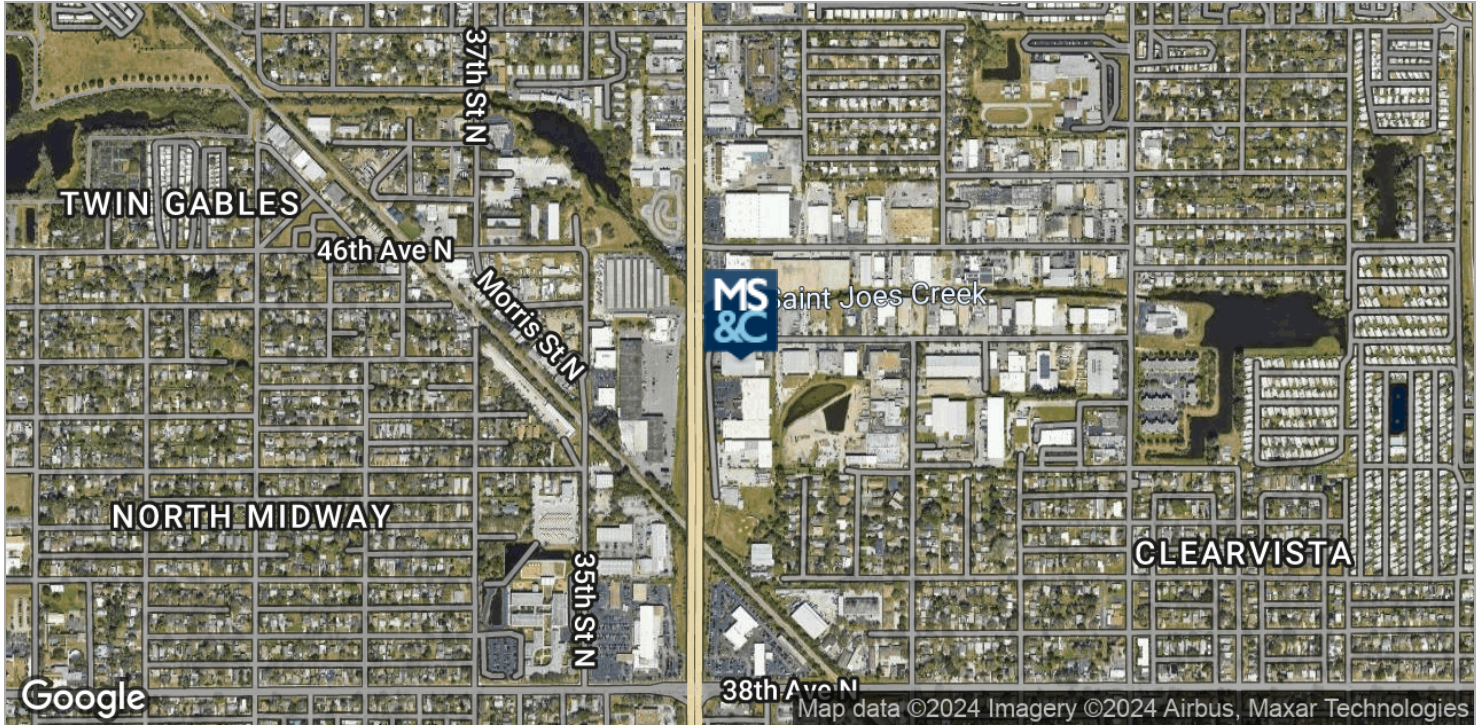
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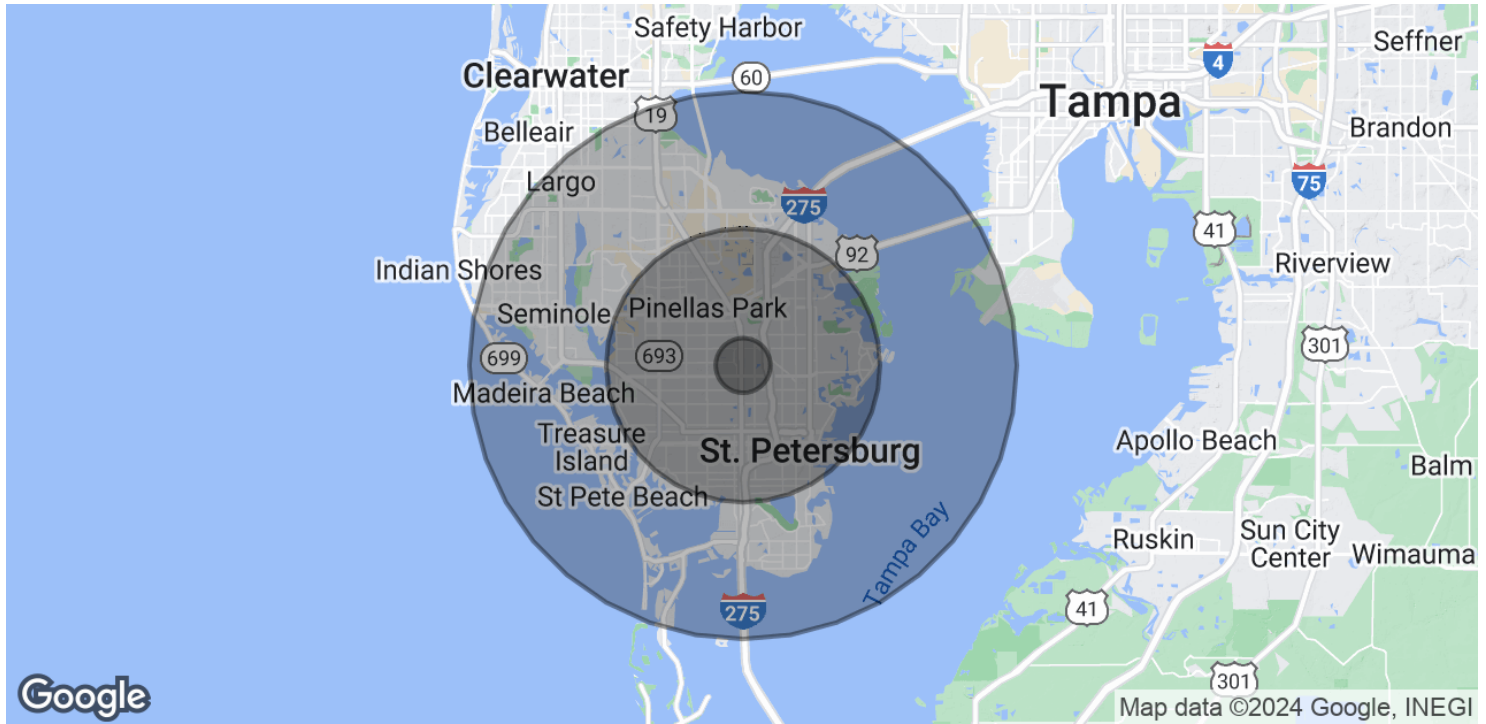
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	18,475	306,340	581,612
Average Age	38.4	43.9	46.1
Average Age (Male)	39.1	42.8	45.0
Average Age (Female)	38.3	45.1	47.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	8,168	154,947	311,302
# of Persons per HH	2.3	2.0	1.9
Average HH Income	\$40,399	\$64,121	\$63,216
Average House Value	\$128,307	\$223,723	\$232,967

2020 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

My career in Real Estate began in 2000 when I was first licensed as a Residential Real Estate Agent. I obtained my Brokers license in 2003.

In 2008 I had the opportunity and good fortune to join a local commercial real estate firm and team with a well established commercial agent specializing in Industrial and Warehouse properties. I have continued along that path and primarily specialize in the sales and leasing of industrial and warehouse buildings and industrial land in Manatee and Sarasota Counties. My secondary specialty is office sales and leasing. I have been involved in many notable sales and leases of industrial and office properties in the past 15 years.

In January of 2022 I joined MSC Commercial. The change has been successful for me and I look forward to the future with a positive outlook for continued personal growth and business success.

I am 100% committed to Real Estate Services on behalf of my customers. I am dedicated to sharing my knowledge and experience to maximize my customer's return on their Real Estate Investments.



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