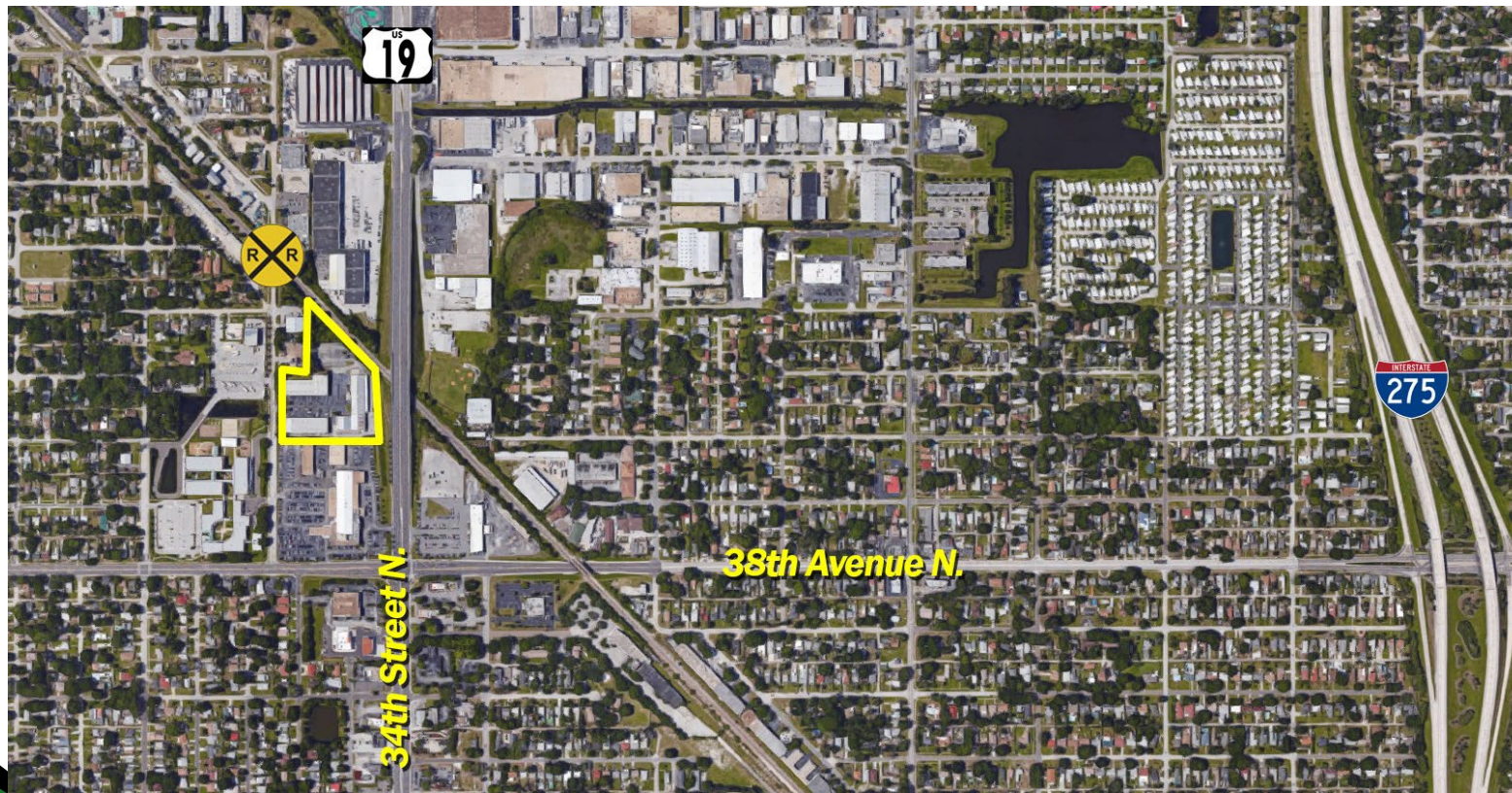
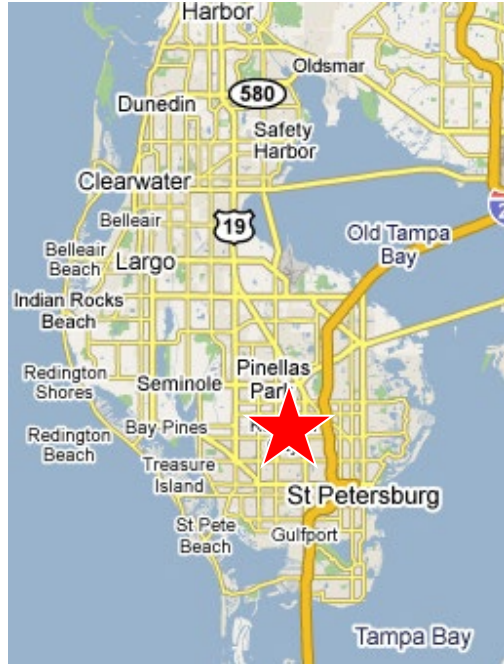


LOCATION



PETERSBURG COMMERCE CENTER

The QA Team

Daniel Quarles
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Austin Karrick
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- 3 Buildings totaling 60,335 SF on 5.25 Acres
- Development Potential
- 71% Occupied
- Zoned IS – Industrial Suburban
- High parking ratio
- Partially AC'd Warehouse
- 3 Phase Power
- Fire Sprinklered Spaces
- Located in Joe's Creek area of St. Petersburg

For Sale: \$3,500,000

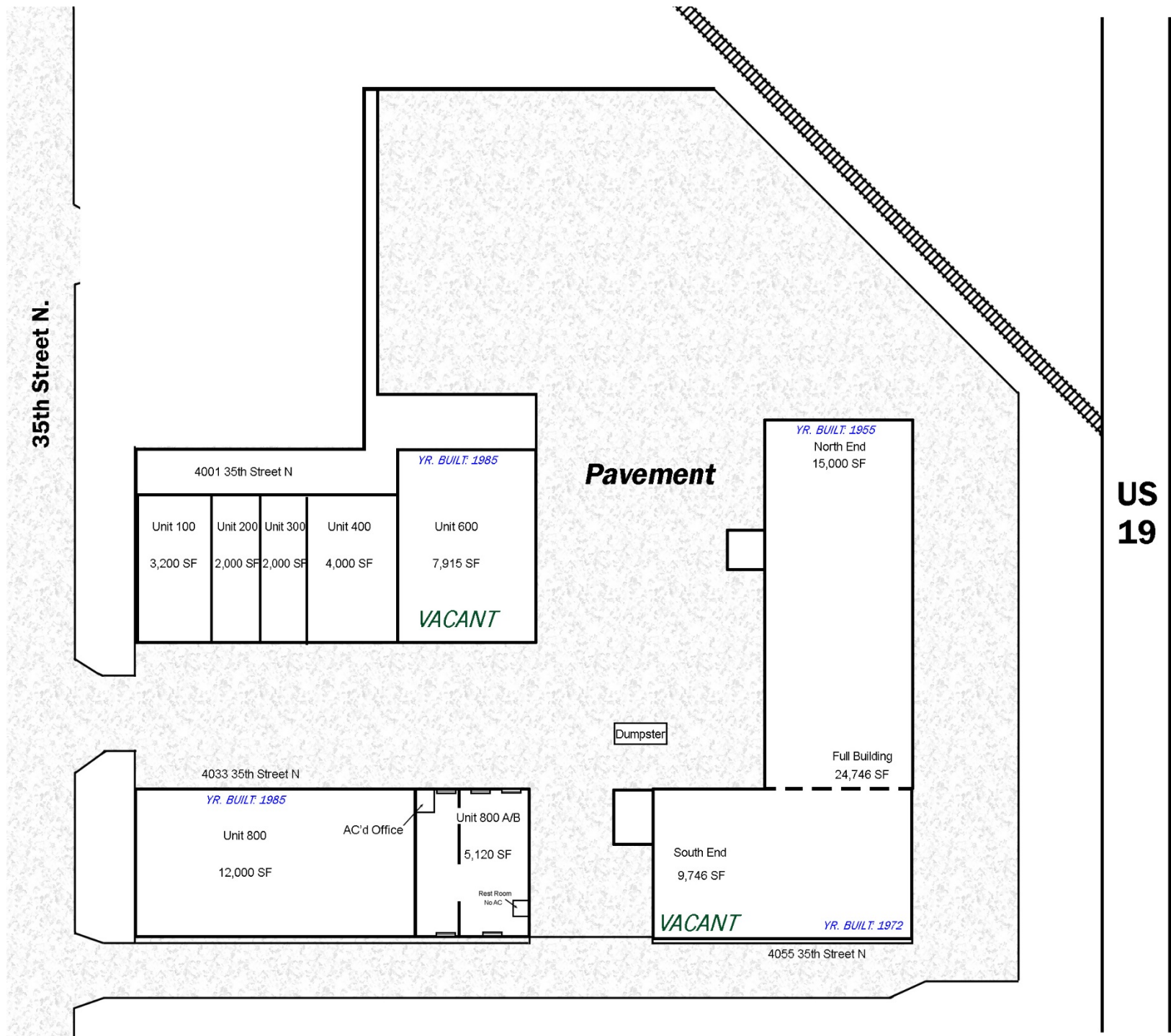
Lease Rates Starting at \$6.50 / SF



4001 – 4055 35th Street N., St. Petersburg FL 33714

Petersburg Commerce Center

Site Plan and Photos



This income producing property is valued at \$ 3,200,000.00 or \$53.04/SF or \$609,524/Acre

NOI after expenses:	\$ 185,654.23
Additional Potential Rental Income (90% Occupancy):	\$ 74,948.50
Total Proforma NOI:	\$ 260,602.73
Value @ 8.14% Cap Rate:	\$ 3,200,000.00