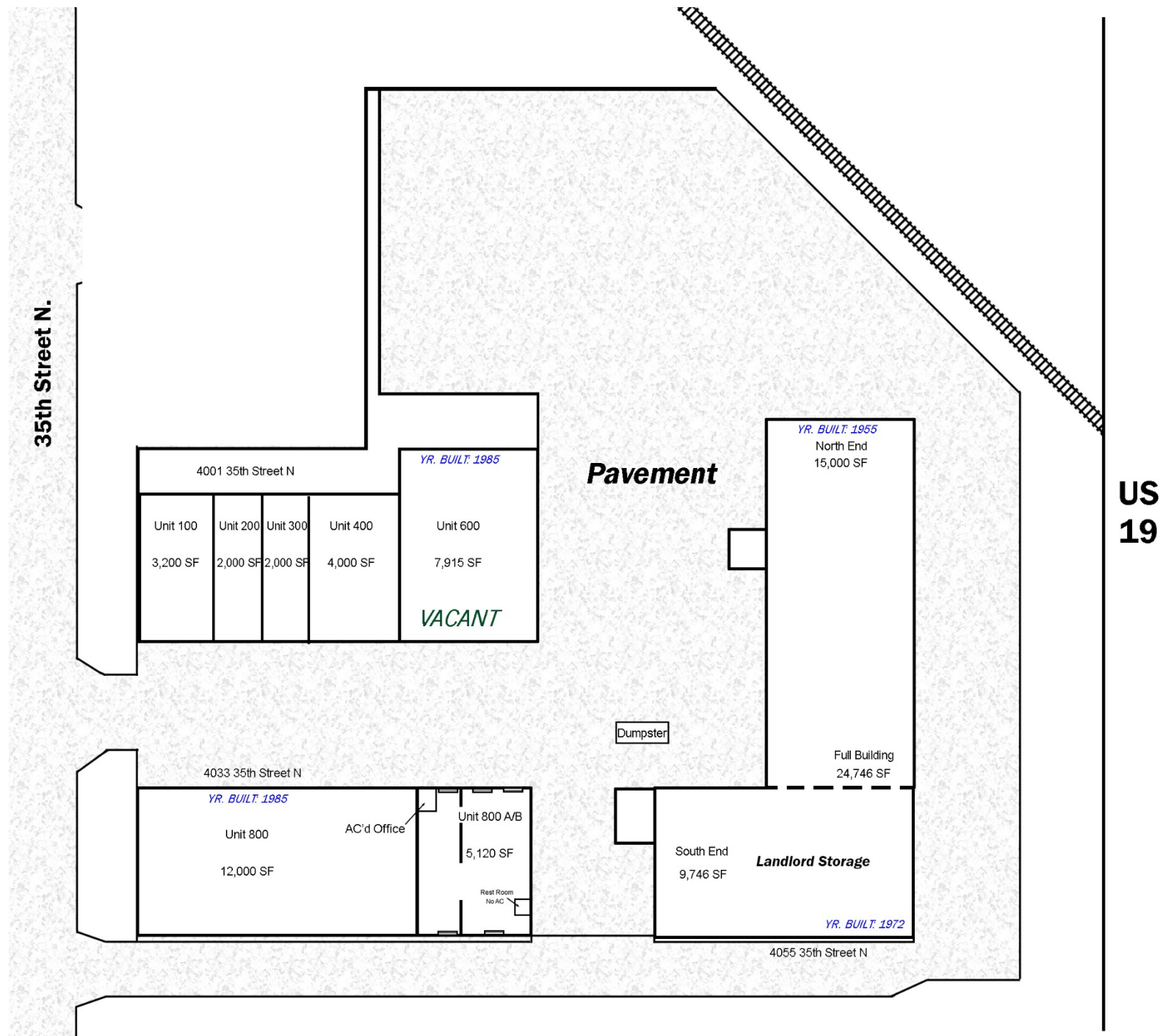


Petersburg Commerce Center

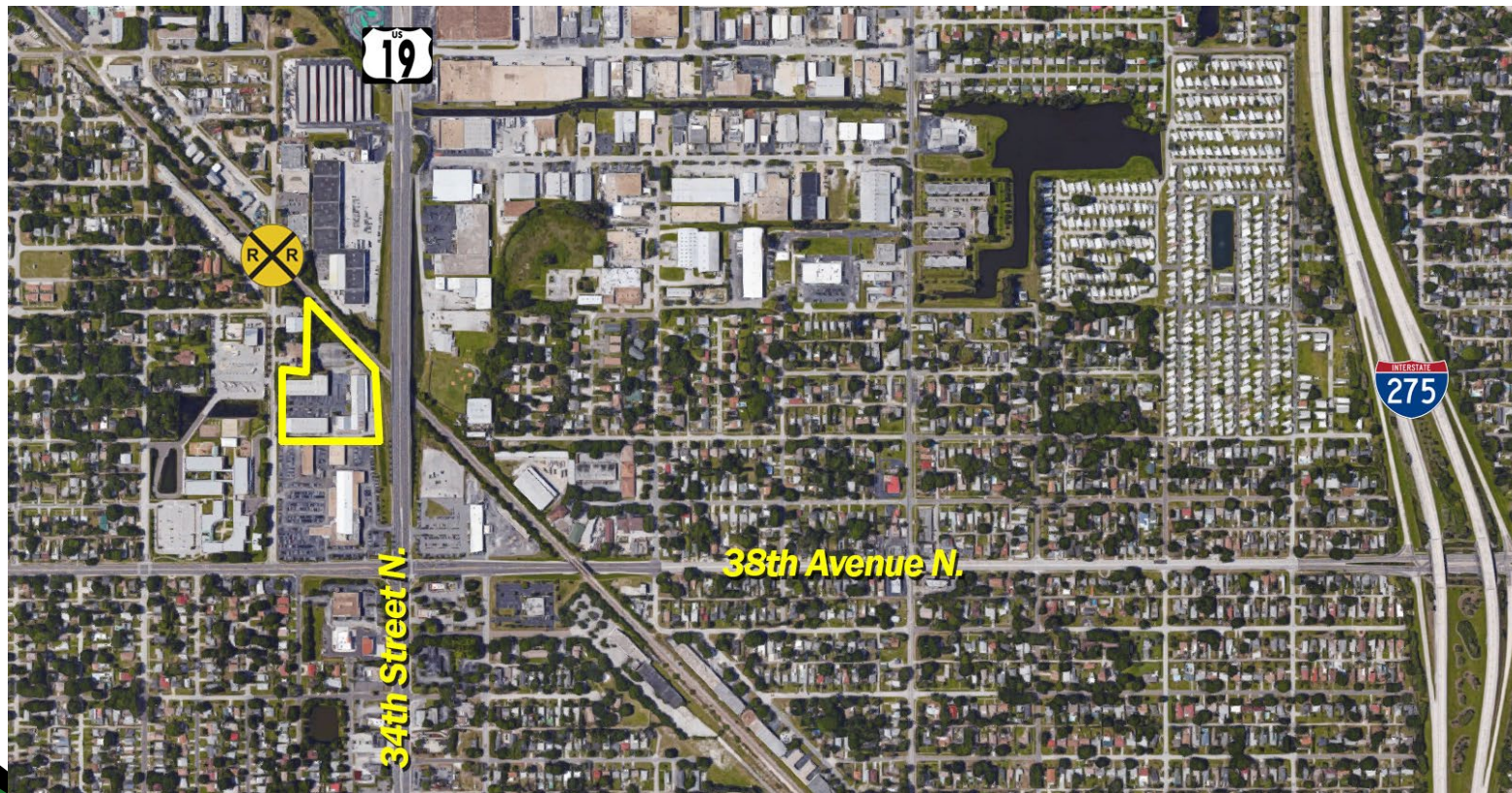
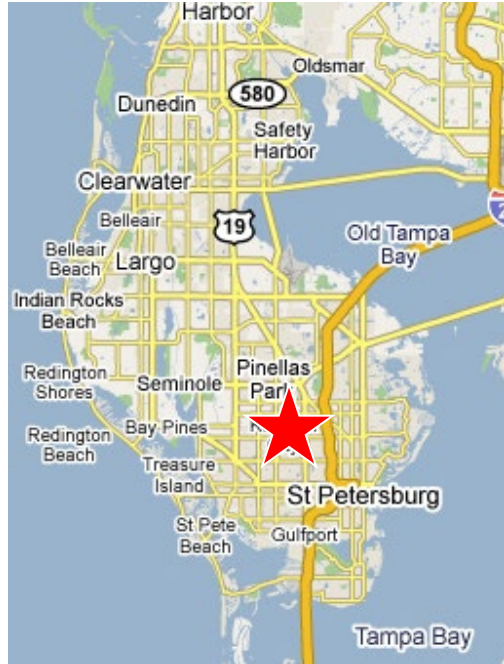
Site Plan and Photos



The industrial portfolio is offered at \$ 3,500,000.00 or \$58.00/SF or \$666,667/Acre

Rent roll and pro-forma information available upon signing confidentiality agreement.

LOCATION



PETERSBURG COMMERCE CENTER

The QA Team

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austin@cprteam.com

- 3 Buildings totaling 60,335 SF on 5.25 Acres
- Buyer/Owner/Occupier Development Potential
- 52% Occupied
- Zoned IS – Industrial Suburban
- High parking ratio
- Some spaces include AC'd Warehouse
- 3 Phase Power
- Some Fire Sprinklered Spaces

Your chance at an excellently located industrial opportunity. With low interest rates and the increasingly tight industrial market pushing vacancy rates near historic lows, now is a great time for an owner to occupy with additional income. Let us help execute your vision for this property.

For Sale: \$3,500,000
Lease Rates Starting at \$6.50 / SF NNN



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

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We assume no liabilities for errors and omissions.