

FOR LEASE



Waterside Business Center

Air-Conditioned Flex & Warehouse Space Available

13100-13191 56th Court, Clearwater, FL 33760

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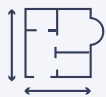
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Property Highlights



8 Buildings Totaling
±284,170 SF



Up to ±34,369 SF of
Industrial and Flex
Space Available



16.5' - 21.5' Clear Height



Immediate Access to
Ulmerton Road, US-19
and I-275



Parking Ratio of
±1.81/1,000 SF



Dock High and
Oversized Grade-Level
Loading Doors (12'x14')



M-1 Zoning



Climate-Controlled
Flex & Warehouse

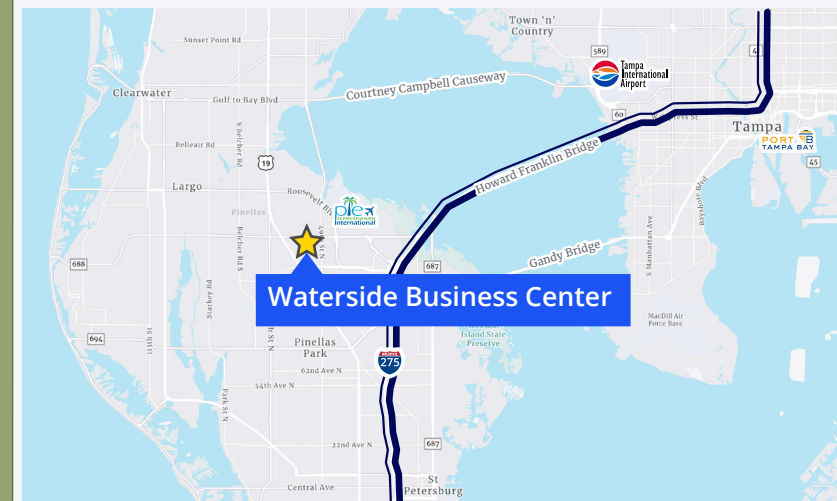
Site Plan



Availabilities

Suite	Size
Bldg 5, Suite 501-511	9,611 SF - 34,369 SF
Bldg 6, Suite 604-605	6,193 SF
Bldg 8, Suite 811-812	4,874 SF
Bldg 8, Suite 807-808	4,598 SF
Bldg 6, Suite 603	3,239 SF
Bldg 6, Suite 604	3,097 SF
Bldg 6, Suite 605	3,069 SF
Bldg 6, Suite 606	2,983 SF
Bldg 3, Suite 305	2,122 SF

Location



Highway	Distance
Ulmerton Road	0.1 Mile
US-19	0.8 Mile
Gateway Expressway	1.2 Miles
I-275	4.0 Miles

Interior Office Finishes



Warehouse and Production Space



Floor Plan

BUILDING 5

Suite 501 - 511

Available SF:	34,369 SF
Demisable:	9,611 SF - 34,369 SF
Office SF:	4,738 SF
Clear Height:	17.5'
Loading:	9 Oversized Grade Level Doors (12'x14') 2 Dock High Doors (Truck Wells)
Power:	3-Phase
Available:	Now

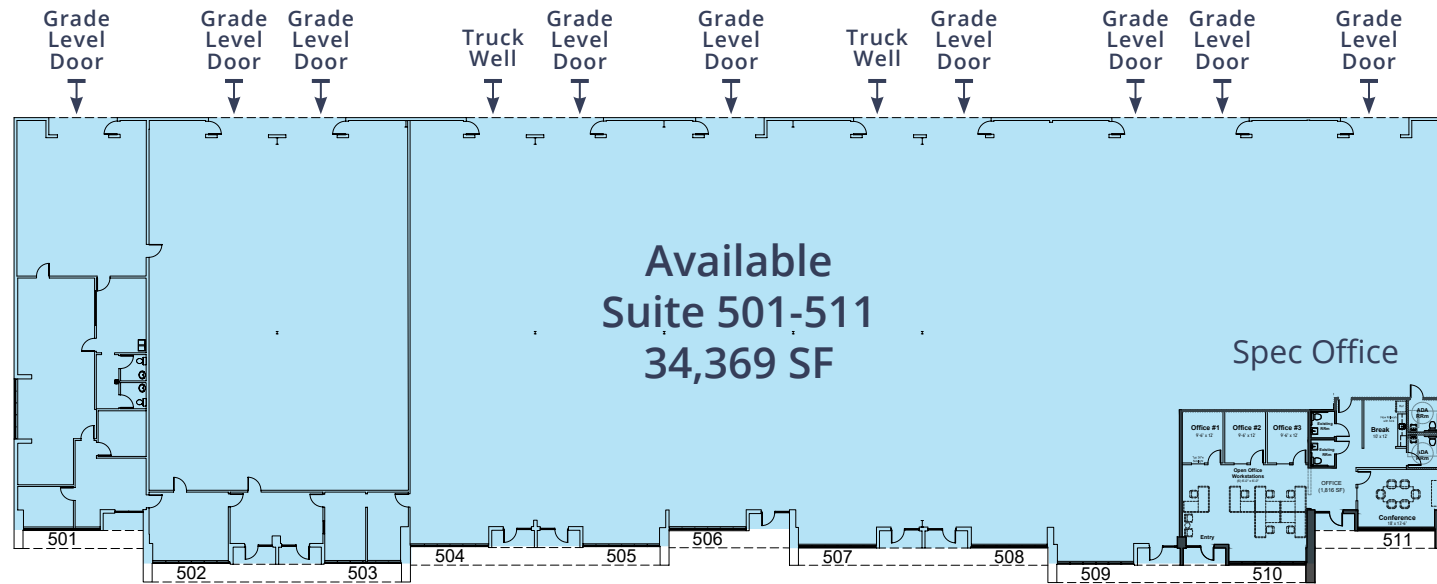
*Climate-controlled warehouse

*Ability to add additional dock high loading

Climate-Controlled Warehouse

Demisable to 9,611 SF

Dock High Loading

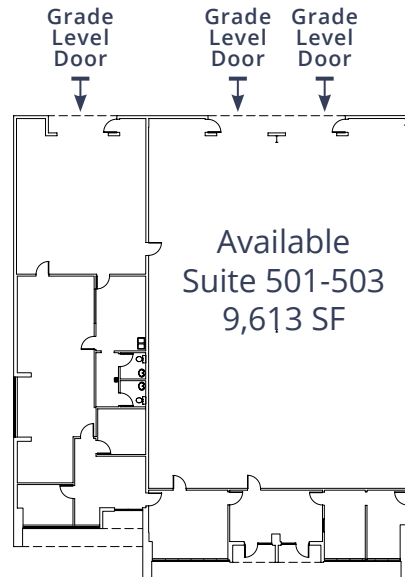


Suite 501 - 503

Available SF:	9,613 SF
Warehouse:	6,690 SF
Office SF:	2,923 SF
Clear Height:	17.5'
Loading:	3 Oversized Grade Level Doors (12'x14')
Power:	3-Phase
Available:	Now

*Climate-controlled warehouse

*Ability to add dock high loading

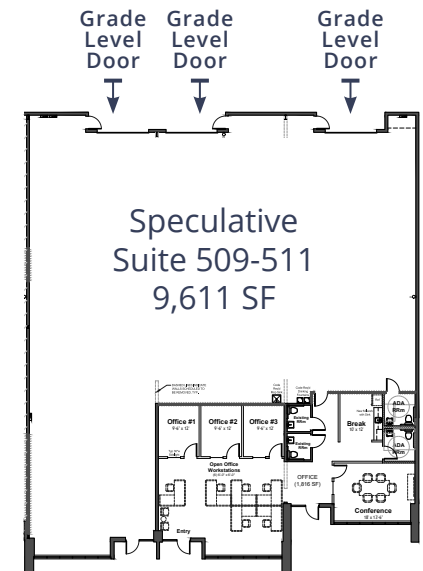


SPECULATIVE SPACE

Suite 509 - 511

Available SF:	9,611 SF
Warehouse:	7,796 SF
Office SF:	1,815 SF
Clear Height:	17.5'
Loading:	3 Oversized Grade Level Doors (12'x14')
Power:	3-Phase
Available:	August 1st

*Ability to add dock high loading

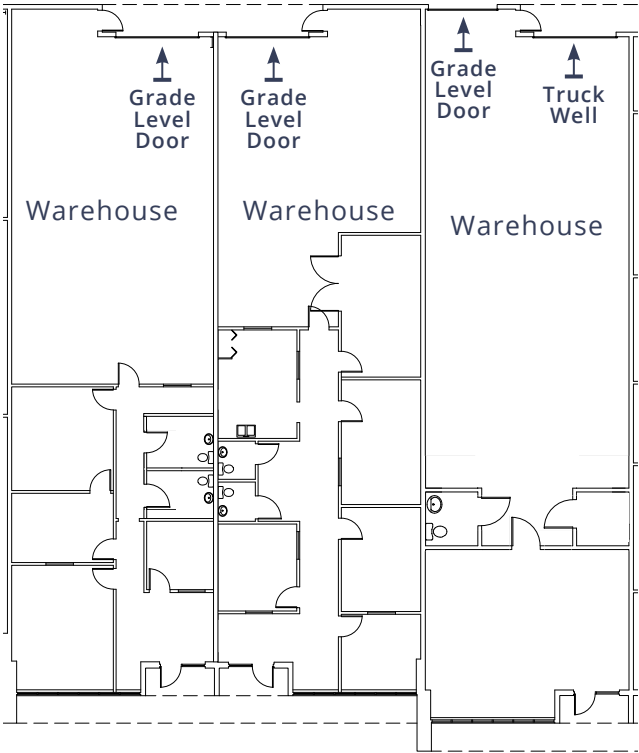


Floor Plan

BUILDING 6

Suite 603-605

Available SF:	9,432 SF
Warehouse SF:	5,090 SF
Office SF:	4,342 SF
Clear Height:	17.5'
Loading:	1 Dock High Door 3 Oversized Grade Level Doors (12'x14')
Power:	3-Phase
Available:	Now

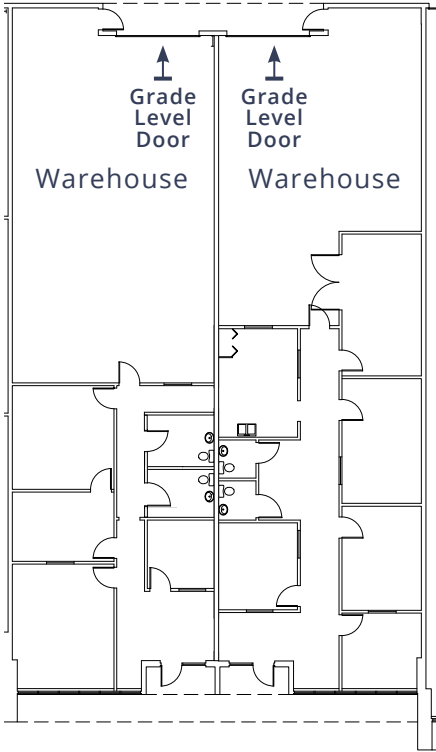


Climate-Controlled Warehouse

BUILDING 6

Suite 604-605

Available SF:	6,193 SF
Warehouse SF:	2,851 SF
Office SF:	3,342 SF
Clear Height:	17.5'
Loading:	2 Oversized Grade Level Doors (12'x14')
Power:	3-Phase
Available:	Now



Climate-Controlled Warehouse

BUILDING 6

Suite 603

Available SF:	3,239 SF
Warehouse SF:	2,239 SF
Office SF:	1,000 SF
Clear Height:	17.5'
Loading:	1 Dock High Door 1 Oversized Grade Level Door (12'x14')
Power:	3-Phase
Available:	Now



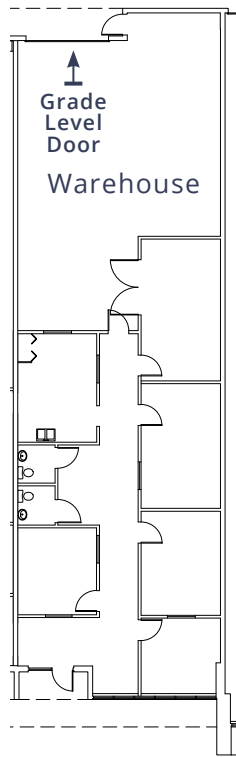
Climate-Controlled Warehouse

Floor Plan

BUILDING 6

Suite 604

Available SF:	3,097 SF
Warehouse SF:	1,254 SF
Office SF:	1,842 SF
Clear Height:	17.5'
Loading:	1 Oversized Grade Level Door (12'x14')
Power:	3-Phase
Available:	Now

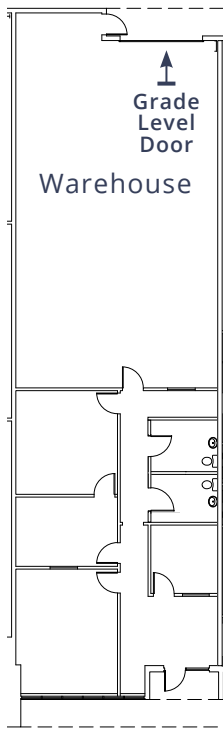


Climate-Controlled Warehouse

BUILDING 6

Suite 605

Available SF:	3,096 SF
Warehouse SF:	1,597 SF
Office SF:	1,500 SF
Clear Height:	17.5'
Loading:	1 Oversized Grade Level Door (12'x14')
Power:	3-Phase
Available:	Now

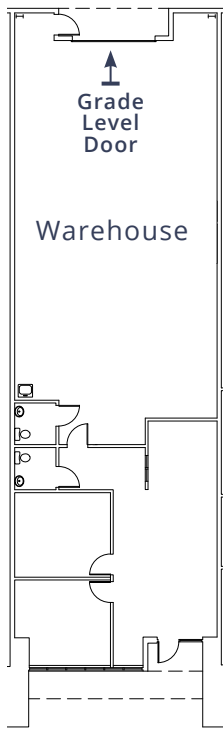


Climate-Controlled Warehouse

BUILDING 6

Suite 606

Available SF:	2,983 SF
Warehouse SF:	1,783 SF
Office SF:	1,200 SF
Clear Height:	17.5'
Loading:	1 Oversized Grade Level Door (12'x14')
Power:	3-Phase
Available:	Now



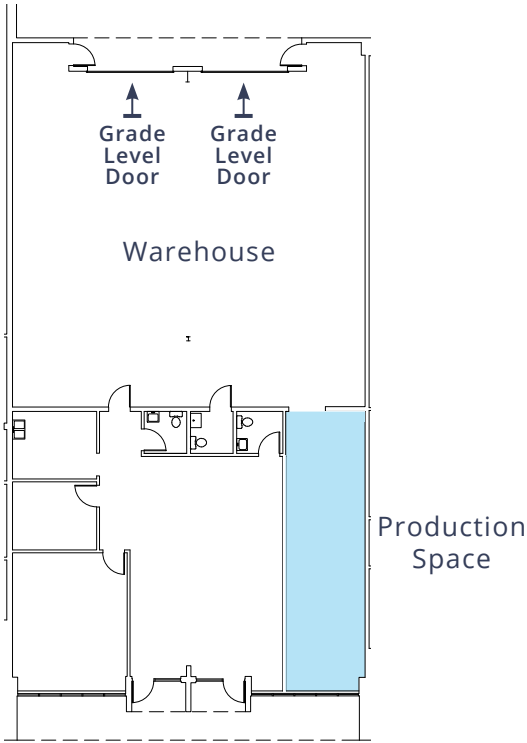
Climate-Controlled Warehouse

Floor Plan

BUILDING 8

Suite 811-812

Available SF:	4,874 SF
Warehouse SF:	2,562 SF
Office SF:	2,312 SF
Clear Height:	16.5'
Loading:	2 Oversized Grade Level Doors (12'x14') 1 Dock High
Power:	3-Phase
Available:	Now

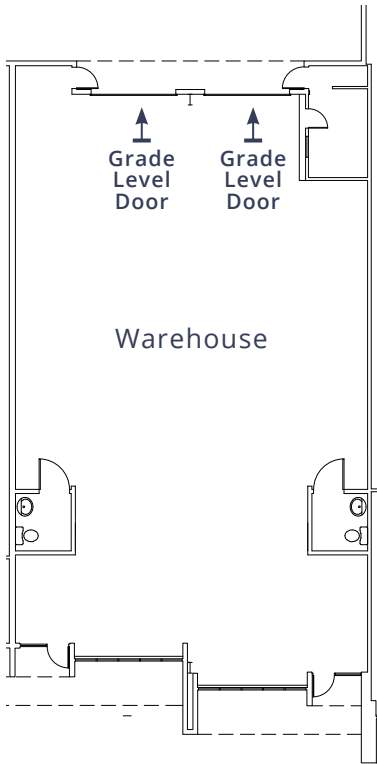


Shared Truck Well Climate-Controlled Warehouse

BUILDING 8

Suite 807-808

Available SF:	4,598 SF
Warehouse SF:	4,348 SF
Office SF:	250 SF
Clear Height:	16.5'
Loading:	2 Oversized Grade Level Doors (12'x14') 1 Dock High
Power:	3-Phase
Available:	Now

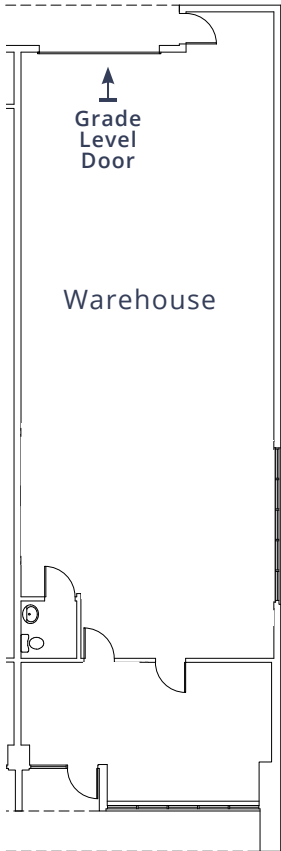


Shared Truck Well Climate-Controlled Warehouse

BUILDING 3

Suite 305

Available SF:	2,122 SF
Warehouse SF:	1,607 SF
Office SF:	515 SF
Clear Height:	16.5'
Loading:	1 Oversized Grade Level Door (12'x14')
Power:	3-Phase
Available:	Now



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