

# 1615 118th Ave North

## 1615 118th Ave N, Saint Petersburg, FL 33716



Listing ID: 30808327  
Status: Active  
Property Type: Industrial For Lease  
Industrial Type: Flex Space, Free-Standing  
Contiguous Space: 21,205 - 27,105 SF  
Total Available: 27,105 SF  
Lease Rate: \$13.50 PSF (Annual)  
Base Monthly Rent: \$30,493  
Lease Type: Industrial Gross  
Short-Term Lease: Yes  
Loading: 3 Docks, 4 Doors  
Ceiling: 26 - 28 ft.  
Office SF: 11,946 SF  
Drive-In Bays: 1 Bay



### Overview/Comments

Please contact the agent for more information about this property.

### More Information Online

<https://www.commercialexchangeoflouisiana.com/listing/30808327>



### QR Code

Scan this image with your mobile device:

### General Information

Tax ID/APN: 16 30 12 00000 340 0100  
Industrial Type: Flex Space, Free-Standing, Manufacturing, Light Industrial, Office Showroom, Warehouse/Distribution

### Available Space

Suite/Unit Number:	1615	Real Estate Taxes:	\$1.20 PSF (Annual)
Suite Floor/Level:	1	Operating Expenses:	\$0.78 PSF (Annual)
Space Available:	27,105 SF	CAM Expenses:	\$0.82 PSF (Annual)
Minimum Divisible:	21,205 SF	Conference Rooms:	3
Maximum Contiguous:	27,105 SF	Office SF:	11,946 SF
Space Subcategory 1:	Flex Space	Kitchen/Breakroom:	Yes
Space Subcategory 2:	Warehouse/Distribution	Parking Spaces:	90
Space Type:	Sublet	Loading Docks:	3
Sublease Expiration Date:	02/28/2026	Loading Doors:	4
Date Available:	06/14/2022	Drive In Bays:	1
Lease Rate:	\$13.50 PSF (Annual)	Ceiling Height:	28
Lease Type:	Industrial Gross	Clear Height:	26
Short-Term Lease:	Yes	Eave Height:	22

Space Description Sublease this amazing 27,105 Sq. Ft., 6.5-acre industrial light manufacturing/flex/office property with beautiful ponds, and enough parking to serve 90 employees, plus 1-2 acres of outside storage/yard. The entire bottom floor office and warehouse areas (approximately 21,205 SF) can be subdivided and subleased "without" the 2nd-floor office. The 5,900 SF 2nd-floor (mezzanine) office area can be available as needed for expansion office, or upon consolidation of your other locations, heavy staffing periods, or to promote hybrid or full-time work flexibility options for employees. The property consists of 12,500 sq. ft. of warehouse, production, light manufacturing, and climate-controlled employee break room and restrooms, as well as 8,705 sq. ft. of 1st floor, finished office area with large offices, open areas for cubicles or other systems furniture, large conference room, C-Suite (CEO/CFO) offices, and training rooms. The facility provides 90 car parking spaces, multiple water (pond) features, and a fully fenced and secure property. Power is heavy with 800amp, 480volt, 3-phase in 2 zones, three (3) covered 12' x 12' dock high doors with a large

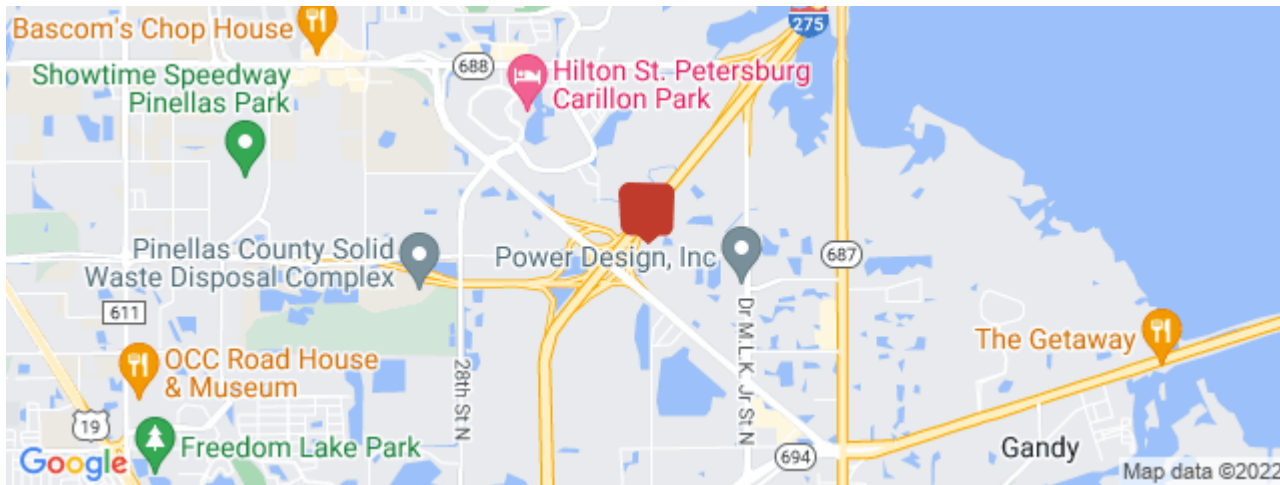
covered dock loading platform, one (1) 12' x 12' drive-in grade level door, an air-compressor piping system throughout the warehouse, metal halide lighting, separate security zones, two large in-wall ventilation fans, 26' warehouse clear height at center, and 25' x 49' column spacing. The facility is fully sprinkled with a wet system throughout the office and warehouse areas, multiple large private warehouse management offices, multiple training rooms, and multiple employee restrooms in the office and warehouse areas.

### Building Related

Office Space SF: 11,946 SF  
Passenger Elevators: 0  
Freight Elevators: 0

### Location

Address: 1615 118th Ave N, Saint Petersburg, FL 33716  
County: Pinellas  
MSA: Tampa-St. Petersburg-Clearwater



### Property Images



Building Facing I-275



South end



Dock Platform



Employee Entrance-Exit to Parking Lot



Outside Storage/Yard



Parking (90 spaces)



Faces I-275 (14' x 14' Drive-in Door)



West side



Warehouse (Three (3) 14' x 14' Dock High Doors)



Warehouse area



Warehouse area



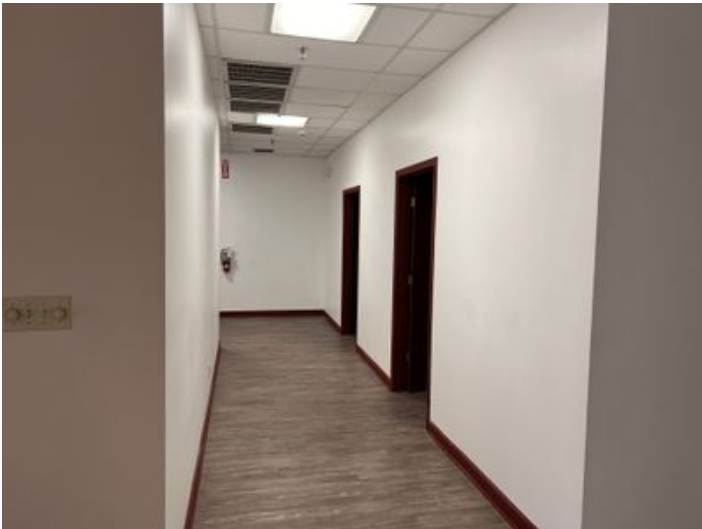
Heavy Power (3-Phase, 800a, 480v)



Warehouse area



Main Entrance/Lobby



Office interior hallway



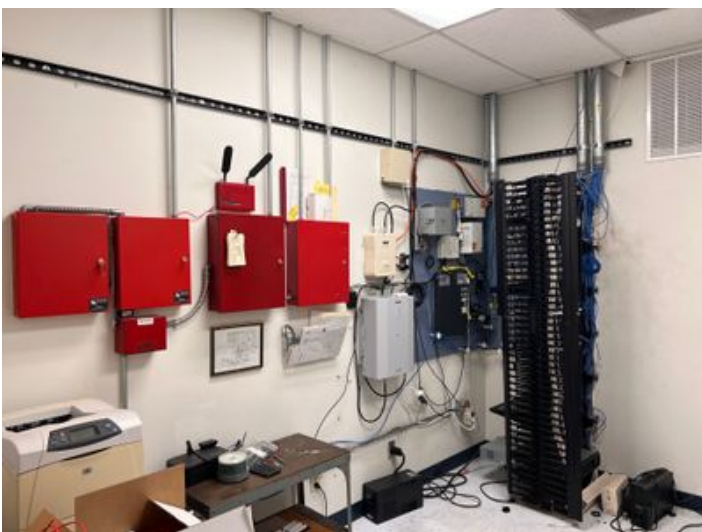
Corner Office



Main Conference Room



Employee Break Room



IT Room



Employee Break Room

## Property Contacts

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### **Jeffrey M Lamm**

Lamm Properties Inc.

813-300-5266 [M]

813-300-5266 [O]

jeff.lamm@lammproperties.net