

**4677 118TH AVE N**

CLEARWATER, FLORIDA 33762



OWNER-USER INDUSTRIAL OPPORTUNITY

# Industrial headquarters with immediate scale

4677 118th Ave N | Clearwater, Florida 33762

**\$6,249,000**

ASKING PRICE

**46,233 SF**

BUILDING AREA

**2.55 AC**

SITE AREA

**10.01.26**

AVAILABLE

# A Central Pinellas facility built for complex operations

A rare combination of warehouse volume, substantial finished office, resilient infrastructure, visibility, and secure parking.



OWNER OCCUPIED THROUGH SEP. 30, 2026

VACANT FOR OCCUPANCY OCT. 1, 2026

## Flexible owner-user platform

Approximately 18,380 SF of office, classroom, and training space supports headquarters functions alongside 27,853 SF of warehouse and light industrial area.

## Secure, visible site

138 parking spaces include 102 spaces inside the gated compound, complemented by a double-sided digital pylon sign on a major east-west corridor.

## Operational depth

Six operable overhead doors, 24 ft eave height, 1,200 amp three-phase service, backup generation, fiber connectivity, and extensive HVAC capacity.

## Central Tampa Bay access

The site connects efficiently to US 19, the Gateway Expressway, I-275, St. Pete-Clearwater International Airport, and Tampa International Airport.

**The result is a highly adaptable industrial headquarters that can consolidate administrative, training, technology, warehouse, and service functions at one address.**

# One authoritative specification set

Public-facing address: Clearwater, FL 33762 | Zoning and tax jurisdiction: City of Pinellas Park



## ASKING PRICE

**\$6,249,000**

## PRICE PER SF

**\$135.17**

## TOTAL BUILDING

**46,233 SF**

## OFFICE / TRAINING

**Approx. 18,380 SF**

## WAREHOUSE / INDUSTRIAL

**Approx. 27,853 SF**

## FIRST-FLOOR FOOTPRINT

**Approx. 32,320 SF**

## MEZZANINE

**Approx. 13,913 SF**

## SITE AREA

**2.55 acres / 111,126 SF**

## PARKING

**138 spaces**

## YEAR BUILT

**1978**

## OWNERSHIP

**Fee simple**

## PARCEL

**09-30-16-70992-400-1409**

**Availability: owner occupied through September 30, 2026; vacant for occupancy October 1, 2026.**

# 46,233 SF balances finished office with industrial utility

Measured plans support multiple configurations for headquarters, training, service, storage, and production functions.

32,320 SF

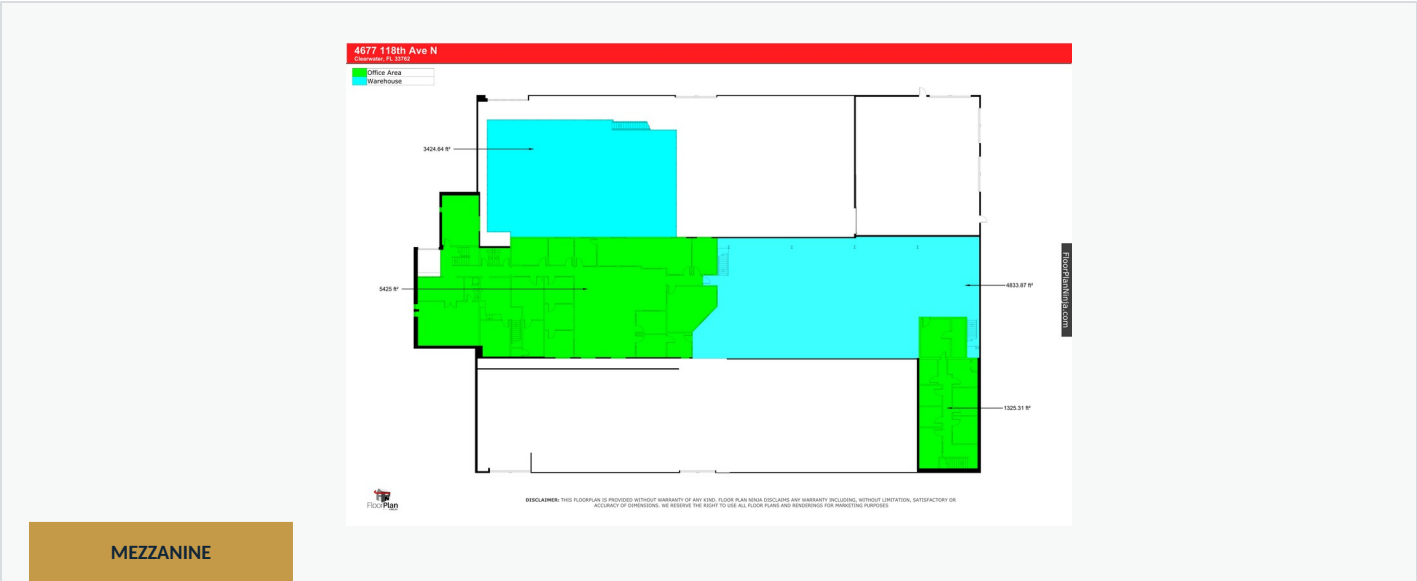
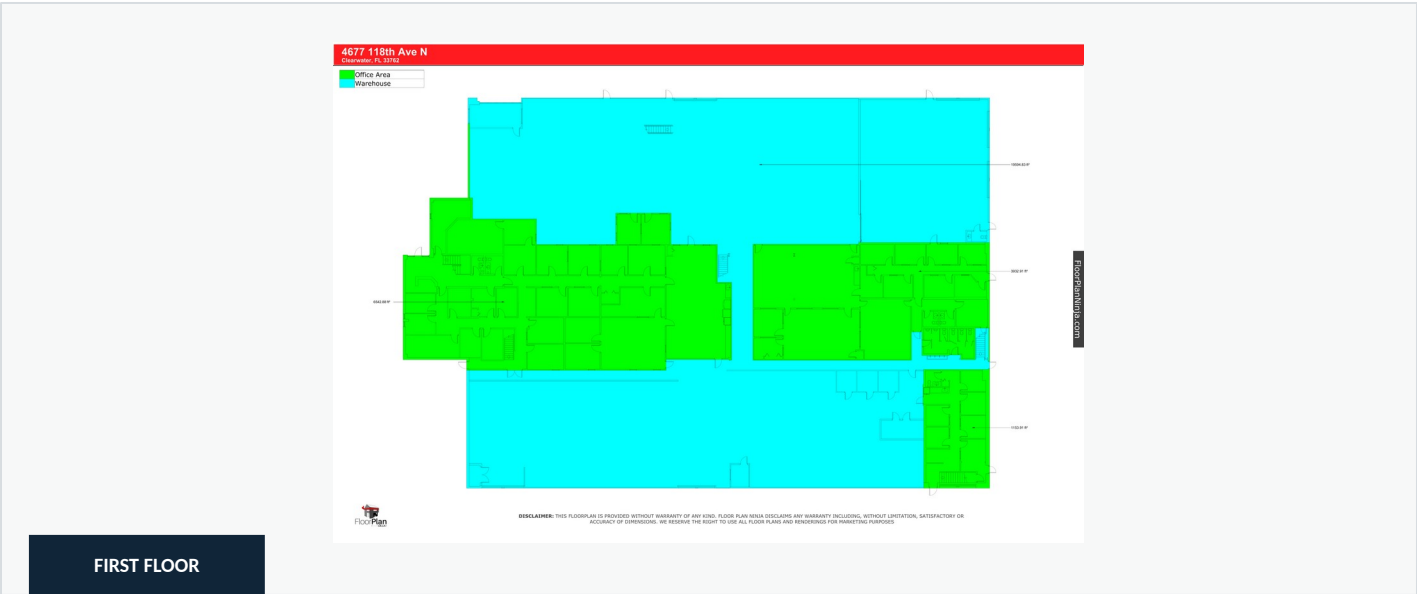
APPROX. FIRST-FLOOR FOOTPRINT

13,913 SF

APPROX. MEZZANINE

18,380 SF

APPROX. OFFICE / TRAINING



Area allocations are approximate and should be independently verified by prospective purchasers. Plans are provided for space-planning purposes.

# Office and training space designed to support scale

Approximately 18,380 SF includes private offices, open work areas, conference rooms, classrooms, training areas, reception, breakrooms, and support spaces.



## Recent interior updates

New paint and carpet in vacant office areas, with a clean, professional presentation throughout.

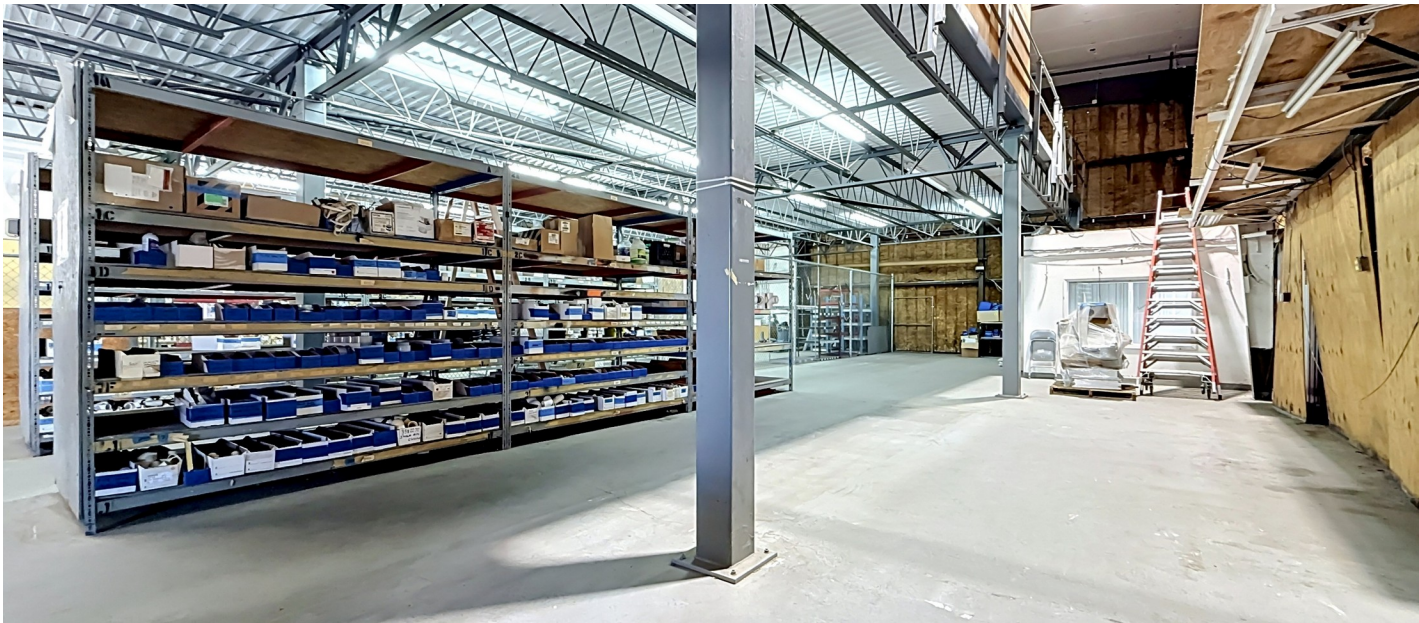
## Adaptable program

Suitable for executive teams, IT, HR, payroll, call-center, training, and administrative functions.

**A consolidated workplace can reduce friction between office and field operations.**

# Warehouse systems support demanding users

Clear height, large doors, power, backup generation, HVAC capacity, and roof stewardship strengthen operational continuity.



**24 ft**

EAVE HEIGHT

**28.5 ft**

APPROX. PEAK

**1,200 A**

THREE-PHASE

**66.5 tons**

HVAC / 20 SYSTEMS

**150 kW**

FULL-BUILDING DIESEL BACKUP

**16 kW**

SERVER-ROOM LP BACKUP

**6 + 1**

SIX OPERABLE / ONE FIXED DOOR

**Fiber**

INTERNET CONNECTIVITY

TPO roof installed approximately 2023 | About 7 years remain on warranty | Annual owner inspection schedule | No rips, tears, or deterioration noted at the latest inspection

# Parking, security, frontage, and signage work together

The 2.55-acre parcel supports a secure operating campus with public-facing access and a gated compound.



**138**

TOTAL PARKING SPACES

**36**

PUBLIC-FACING SPACES

**102**

INSIDE GATED COMPOUND

**6 x 12 ft**

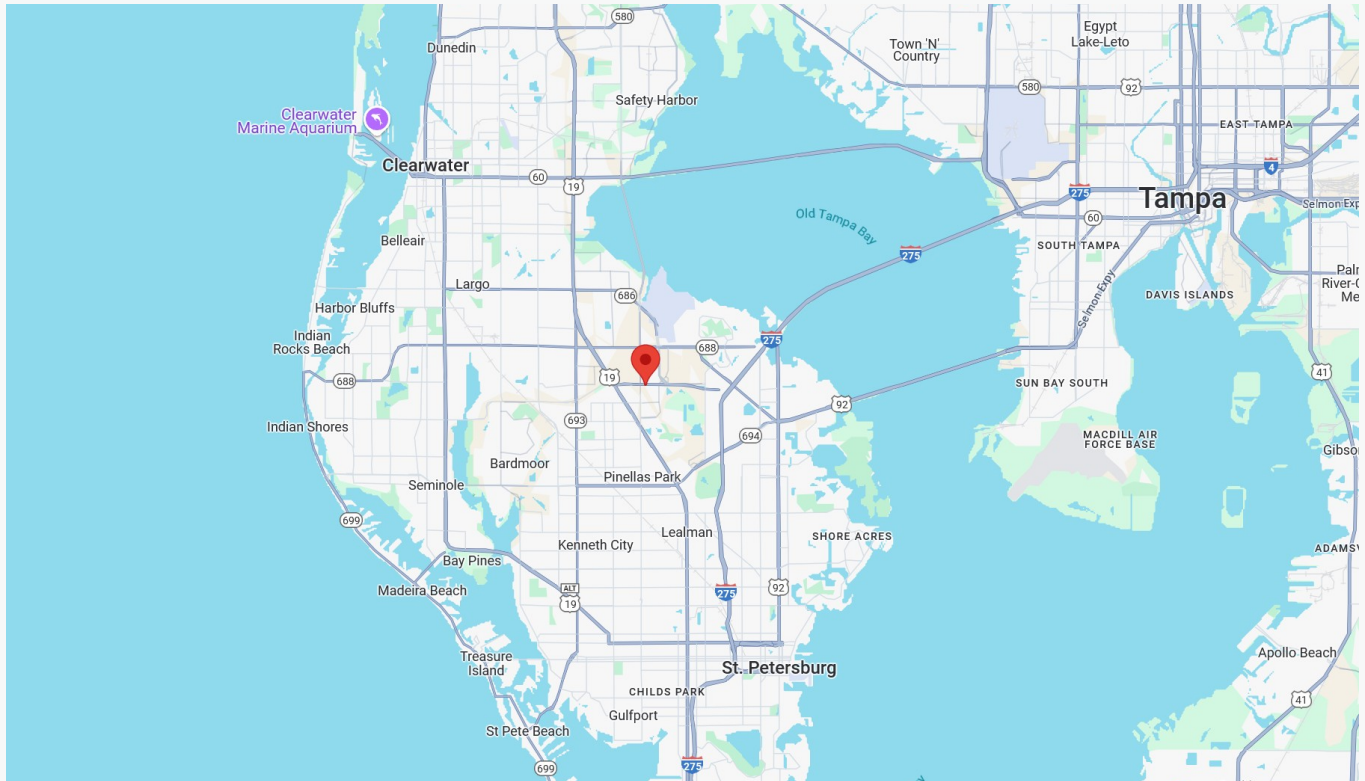
DOUBLE-SIDED DIGITAL  
PYLON SIGN

Additional site features include exterior lighting, fencing, gated access, a deep well for landscape irrigation, and approximately 244 x 455 ft parcel dimensions.

Source: Pinellas County aerial mapping, survey, MLS materials, and owner-provided specifications.

# Central Pinellas puts the entire Tampa Bay region within reach

The property sits near the Gateway corridor with practical connections to major highways, airports, workforce, customers, and suppliers.



**4.7 mi**

ST. PETE-CLEARWATER INTL. AIRPORT

Approx. 13-minute drive

**15.8 mi**

TAMPA INTERNATIONAL AIRPORT

Approx. 25-minute drive

*Travel times are approximate and sourced from the current LoopNet listing materials.*

# Industrial entitlements align with the property's existing use

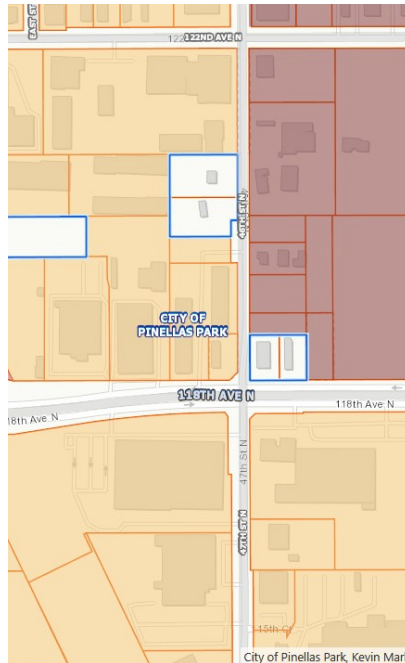
City of Pinellas Park M-1 zoning and Industrial Limited future land use support a broad industrial operating context, subject to use verification.



## M-1 LIGHT INDUSTRIAL

Municipal zoning is intended for a range of industrial and compatible distribution, wholesale, and related uses.

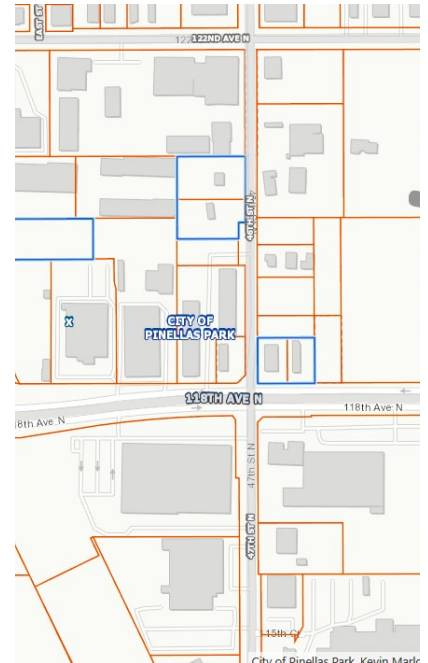
BUYER TO VERIFY



## INDUSTRIAL LIMITED

Future land-use designation aligns with the site's established warehouse and industrial character.

BUYER TO VERIFY



## FEMA ZONE X

Source materials place the property outside mapped 1% and 0.2% annual-chance floodplains.

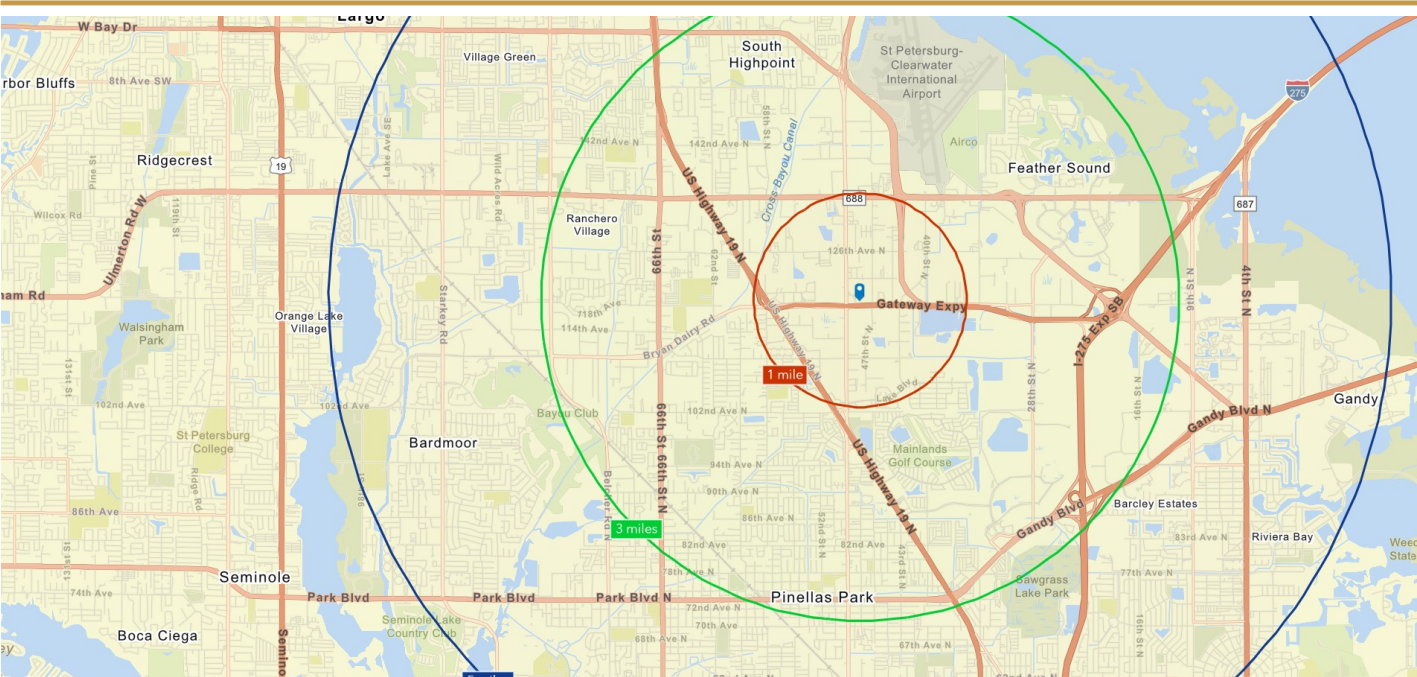
BUYER TO VERIFY

**Parcel 09-30-16-70992-400-1409 | Property use code 4800 - General Warehouse | Fee simple ownership**

Sources: City of Pinellas Park mapping, Pinellas County property records, and FEMA NFHL source materials. Zoning and flood information must be independently confirmed.

# A substantial employment base surrounds the property

ESRI 2024 rings show more than 145,000 employees and nearly 13,000 businesses within five miles.



| 1 MILE                  |
|-------------------------|
| POPULATION              |
| 1,886                   |
| MEDIAN HOUSEHOLD INCOME |
| \$74,102                |
| BUSINESSES              |
| 903                     |
| EMPLOYEES               |
| 12,804                  |

| 3 MILES                 |
|-------------------------|
| POPULATION              |
| 69,971                  |
| MEDIAN HOUSEHOLD INCOME |
| \$68,080                |
| BUSINESSES              |
| 5,754                   |
| EMPLOYEES               |
| 83,539                  |

| 5 MILES                 |
|-------------------------|
| POPULATION              |
| 224,688                 |
| MEDIAN HOUSEHOLD INCOME |
| \$64,149                |
| BUSINESSES              |
| 12,945                  |
| EMPLOYEES               |
| 145,840                 |

Source: Esri 2024 Demographic and Income Profile, 1-, 3-, and 5-mile rings. Figures are estimates and subject to revision.

# The asking price remains within the comp report's indicated range

March 2026 analysis reviewed 13 Pinellas County industrial sales between 30,000 and 60,000 gross SF from January 2025.

\$135.17

SUBJECT ASK PER SF

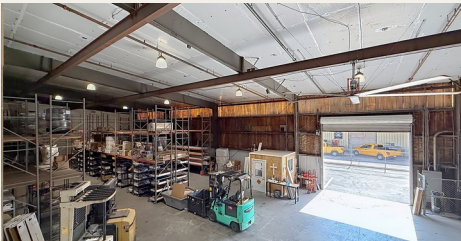
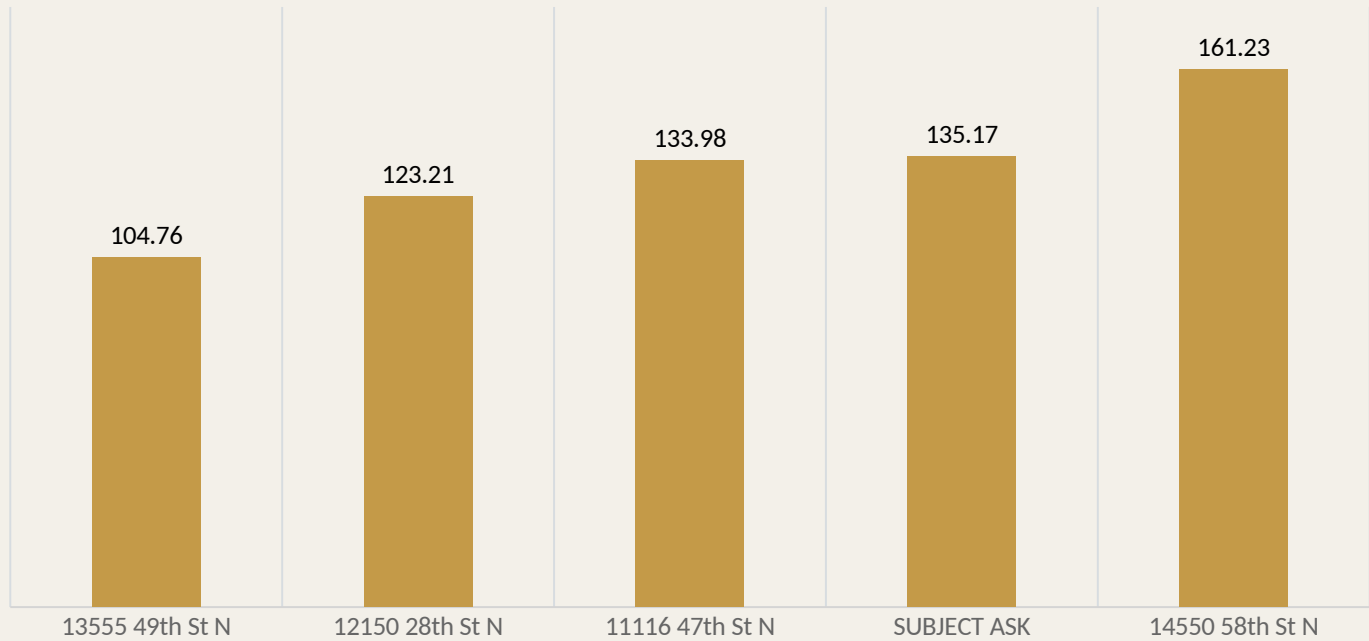
\$123.69

COMP-SET AVERAGE PER SF

\$107-\$140

REPORTED TYPICAL RANGE PER SF

## Representative Pinellas County industrial sales - price per gross SF



### Positioning rationale

The subject's extensive office build-out, secure parking, large-door configuration, backup power, digital signage, and Central Pinellas location support pricing above the comp-set average while remaining inside the report's indicated range.

Source: Updated Comps / CCIM Report Warehouse, March 6, 2026. Comparable sales are not identical; buyers must perform independent valuation and due diligence.



**DUE DILIGENCE AND NEXT STEPS**

## Explore the property, then schedule a private tour

**3D virtual tour: [nodalview.com/s/1Z-es1iT1E9vtUvL354BK2](https://nodalview.com/s/1Z-es1iT1E9vtUvL354BK2)**

- Boundary / topographic survey
- Environmental materials
- Tax / assessor records
- Measured floor plans
- HVAC system schedule
- Zoning / land-use / flood maps

**ROGER B. BRODERICK, CCIM**

727-460-8535 | [rogerb@broderickrealty.com](mailto:rogerb@broderickrealty.com)

**SEAN M. BRODERICK, CCIM**

209-663-3681 | [se@nbroderick.com](mailto:se@nbroderick.com)

**Broderick & Associates, Inc. | 5514 Park Blvd N, Pinellas Park, FL 33781 | 727-544-1403 | [broderickrealty.com](http://broderickrealty.com)**

**DISCLAIMER**

The information in this offering memorandum is proprietary and is provided solely for preliminary evaluation. It has been obtained from sources believed reliable, but neither Seller nor Broderick & Associates, Inc. makes any representation or warranty as to accuracy or completeness. This memorandum is not a substitute for independent investigation. Prospective purchasers and their advisers must verify all information, including size, condition, environmental matters, zoning, taxes, operating characteristics, and suitability. The offering is subject to change, withdrawal, or prior sale without notice.