BRODERICK ASSOCIATES INC.

OFFERING MEMORANDUM

10431 72ND ST N

PINELLAS PARK, FL 33777



OFFICE / WAREHOUSE OPPORTUNITY

Office, warehouse and exceptional amenities

10431 72nd St N | Central Pinellas County, Florida

$4,350,000	28,840 SF	2.75 AC	151 kW
ASKING PRICE	TOTAL GROSS AREA	APPROX. SITE AREA	SOLAR, PER OWNER

Gross area per county records. Solar size/year/inclusion per owner.

A complete workplace, with industrial utility.

A 28,840 SF gross-area property pairing warehouse and garage functions with substantial finished office, gathering and employee-support spaces.



Landscaped front entry and professional office presentation.

Work and collaborate

Private offices, open work areas, meeting/training rooms and a large multipurpose gathering area are shown in the current photography.

Support the team

Full kitchen facilities, inside laundry, shower facilities and a fitness room add an unusually broad range of workplace amenities.

Operate and store

Warehouse/storage areas, overhead loading access, garage with vehicle lift, and a broker-identified cold-storage room support varied operating needs.

An energy feature worth reviewing

Owner reports an owned 151 kW solar array, installed in 2023 and replaced under warranty in 2025. Solar history and a reviewed utility bill are summarized on page 8.

Photo-supported layout observations and broker/seller statements. Specific uses, equipment inclusion and vacant-delivery timing require confirmation.

The property at a glance.

County records, city GIS, owner statements and final property photography form the basis of this offering.

ASKING PRICE	**PRICE PER GROSS SF**
$4,350,000	$150.83
TOTAL BUILDING AREA	**LAND AREA**
28,840 SF gross	120,082 SF / approx. 2.75 acres
YEAR BUILT / STORIES	**PARCEL**
1983 / one story	18-30-16-12575-000-0220
CONSTRUCTION	**ZONING**
Concrete block / stucco	M-1 Light Industrial
CITY LAND USE	**FLOOD DESIGNATION**
IL - Industrial Limited	Zone X
POWER	**SOLAR**
800A | 208Y/120V | three-phase*	151 kW | owned outright*

Current configuration, estimated by owner: 40% office, 30% warehouse and 30% large meeting / amenity / indoor-parking areas. Owner describes the office component as Class B and the building as fully enclosed and conditioned.

Climate control: owner schedule lists 15 operating systems totaling 78.5 tons, plus one nonfunctional mini-split. See systems and loading details on page 11.

Area is county gross area. Allocation and conditioned-area statements are owner estimates, not a measured area schedule. *Power/solar per owner and supplied panel label. Price/SF uses 28,840 SF. Delivery timing and permitted use to verify.

Room for people, ideas and collaboration.

A mix of private rooms, shared work areas and meeting spaces supports an office/warehouse headquarters concept, subject to use approvals.



Conference / meeting room



Additional meeting / training space



Open work area



Multipurpose gathering area

Photos show existing configuration and furnishings. Furniture, audiovisual systems, computers and other movable equipment are not represented as included in the asking price.

More than a breakroom.

Full kitchen facilities and employee-support amenities expand the building's day-to-day utility.



Full kitchen facilities with extensive work surfaces, storage and refrigeration equipment.



Additional kitchenette / break area



Inside shower facilities



Inside laundry / utility area

Also photographed: locker facilities and a separate fitness room. Equipment shown is subject to inclusion/exclusion agreement; appliance condition, kitchen approvals and shower counts have not been independently verified.

Warehouse, garage and loading access.

Warehouse/storage areas connect with motorized overhead doors and a garage/work area. Owner reports dock-high receiving with a motorized load leveler.



Warehouse / storage area



Garage with vehicle lift



Overhead loading opening



Cold-storage room identified by broker

Owner-reported loading: 12 ft x 12 ft dock-high door with motorized leveler and a 12 ft x 12 ft grade-level receiving door. Garage and clubhouse doors also reported. See page 11 for sizes. Warehouse clear height requires on-site verification.

Vehicle-lift capacity/condition, refrigeration operation and equipment conveyance are not represented. Photo 98 illustrates an opening, not a measured dock height.

Cigar Room renovated by owner

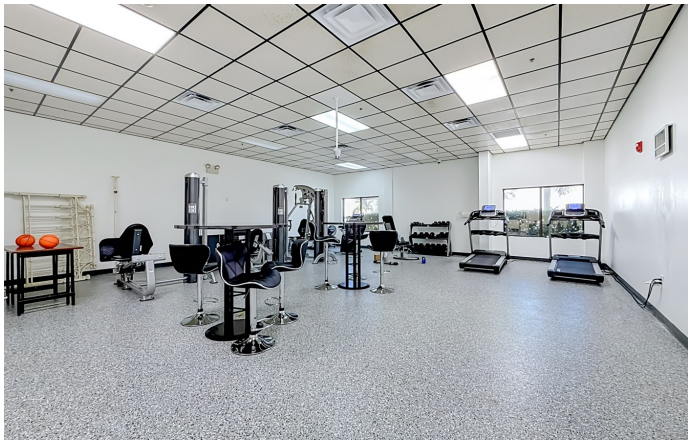
A custom finished lounge adds a distinctive gathering space alongside the building's office and industrial areas.



Custom bar, wood finishes, decorative ceiling and lounge seating shown in the photographs.



Additional lounge / restroom area



Fitness room

The former GENERATOR room on the 2019 plan is now the owner-renovated cigar room, included within the selected gross-area total. Furnishings, memorabilia and equipment shown are negotiable; smoking/assembly or other specific-use approvals are not represented.

Owned rooftop solar. Documented utility snapshot.

Owner reports a 151 kW array included with the building. The system history and billing period below are material to evaluating its operating benefit.



151 kW
OWNED ARRAY, PER OWNER

Nov. 2025
WARRANTY REPLACEMENT*

$56.10
OCTOBER 2026 BILL

Ownership and replacement history

Owner reports purchase from PPM Solar and original installation in November 2023. The array is owned outright with no recurring service-contract billing. He reports hurricane damage in 2024 and full replacement under warranty in November 2025 at no cost to the owner; he attributes the original failure to installation deficiencies.

Duke bill reviewed

Bill dated October 27, 2026, for September 24-October 23: **$56.10 total due**, including lighting and taxes; **0 net billed kWh** after credits; **11,000 kWh carried forward**. Gross grid use was 9,200 kWh, with 7,400 kWh exported and 1,800 kWh of prior credits used. This is one billing period, not guaranteed buyer savings.

Owner reports a 25-year transferable solar warranty. Obtain the agreement and confirm its term, exclusions and transfer requirements. His stated pre-solar November 2022-October 2023 electric cost was $45,878; that baseline was not independently documented in this package.

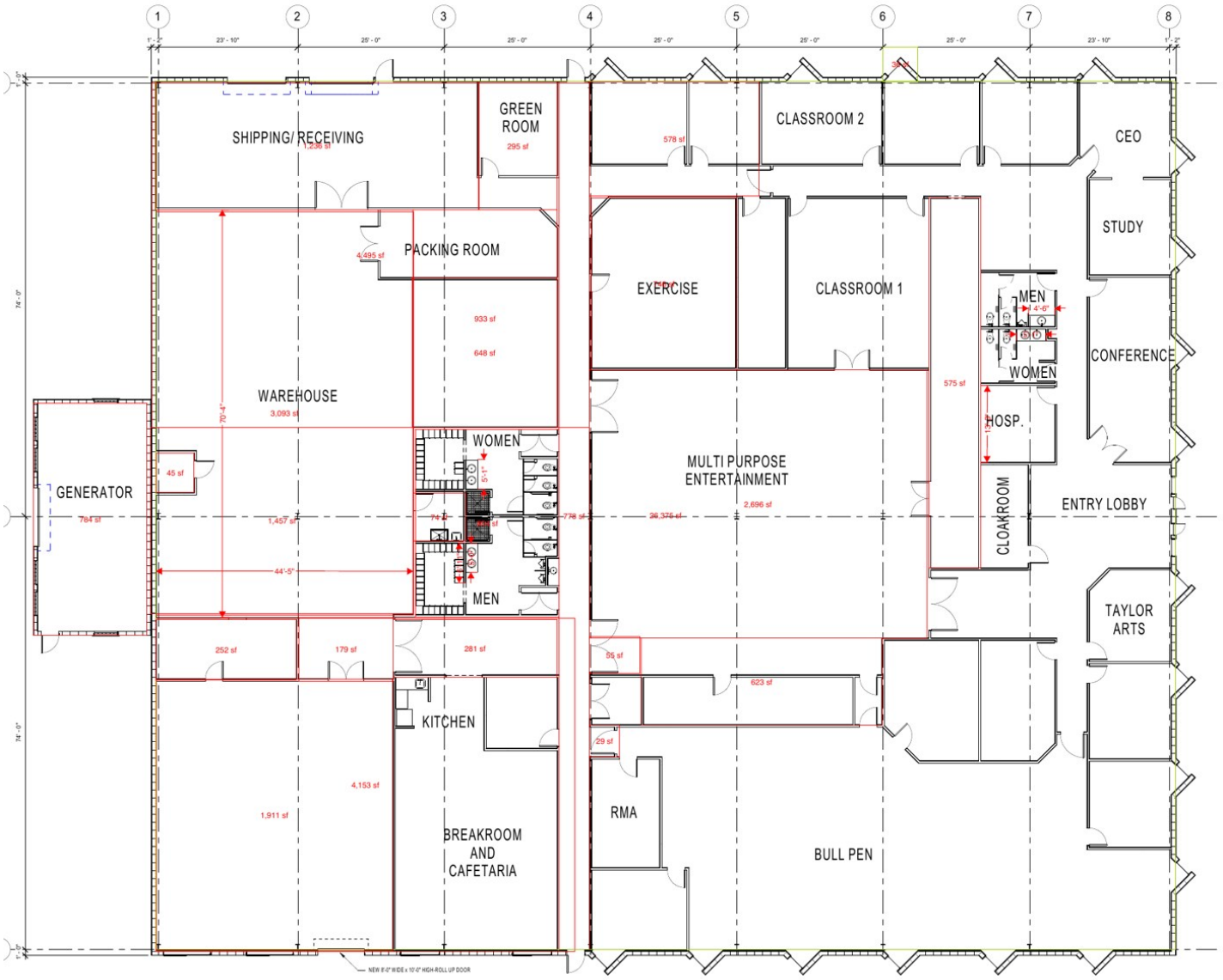
2014 TPO roof

Owner reports a well-maintained flat TPO roof installed in 2014, no active leaks and Firestone warranty through **March 20, 2034**. Prior transfer correspondence is available; next-owner coverage and transfer requirements need confirmation.

Sources: owner, November 2, 2026; October 2026 Duke Energy bill; prior Firestone correspondence. *2024 storm damage and 2025 replacement are owner-reported. Solar agreement, remaining warranty term and credit settlement are subject to verification.

Owner-provided dimensions. A mixed office / industrial layout.

Owner-marked V18 contractor set, sheet A1.2, supplied November 2, 2026. The underlying architectural drawing is dated March 8, 2019.



Current room update: the historical GENERATOR label is now the **Cigar Room renovated by owner**. Red dimensions/area notes were supplied by owner; they are not a certified current as-built or reconciled gross-area schedule. Marketing total remains **28,840 SF gross**.

Source: owner-marked V18 contractor set, A1.2, Chris Mackey, P.E. / Accurate Dream Home. Full five-page PDF is available separately. Verify current configuration, dimensions and area definitions.

Central Pinellas.
An established industrial setting.

Located in Bryan Dairy Center in the City of Pinellas Park, with office and industrial properties in the surrounding area.



Aerial neighborhood context; surrounding properties are not part of the offering.

M-1

Light Industrial zoning

IL

Industrial Limited land use

Zone X

Mapped flood designation

Owner reports 86 outdoor parking spaces according to plan and potential indoor parking for 10 vehicles, plus a two-post lift. Site features include LED exterior lighting, a Duke street lamp by receiving, a 10 ft x 12 ft shed and a front monument sign. Approved parking layout/capacity, truck access and outdoor-storage rights require verification.

Sources: county property records; City of Pinellas Park GIS, checked October 27, 2026; IMapp/FEMA mapping. Panel 12103C0201J, effective August 24, 2021. Zone X subtype descriptions differ between sources; no more specific flood-risk claim is made. Evacuation Zone B is separate.

Power, climate control and loading.

Owner information supplied November 2, 2026, with supporting equipment schedule, panel photograph and fire-protection records.

800A
208Y/120V THREE-PHASE

78.5 tons
15 OPERATING SYSTEMS*

4 doors
OWNER-REPORTED SIZES

Electrical service

Owner identifies 800A, 208Y/120V, three-phase service. The supplied Siemens label states 800 amps maximum, 208Y/120V, 3-phase, 4-wire. Available load and suitability require an electrical review.

HVAC and conditioning

*Owner schedule lists **15 operating systems / 78.5 total tons**, counting each condenser/air-handler pair once. A separate Mitsubishi mini-split (unit 11) is listed nonfunctional with no tonnage supplied. Manufacture dates vary; they are not installation dates. Owner reports the entire enclosed building is conditioned.

Fire protection records

Miken sprinkler report dated **October 19, 2026** records one monitored wet system and lists no observed deficiencies. Owner cites October 21; the private-hydrant attachment is a June 23 invoice. Confirm the current hydrant report and inspection/tag dates.

Motorized overhead doors

Dock-high receiving

12' x 12' | motorized load leveler

Grade-level receiving

12' x 12'

Inside garage

8' x 12'

Clubhouse grade-level

10' x 10'

Sizes reproduced as supplied by owner; verify width/height orientation and clear openings. Warehouse clear height remains subject to on-site measurement because owner figures conflict.

Parking

86 outdoor spaces and potential 10-car indoor parking, per owner. Verify approved layout and permitted use.

Source records retained in the seller-response folder. This is a schedule/owner summary, not a mechanical, electrical, fire-code or occupancy certification.

A connected workplace. Flexible gathering spaces.

Owner-reported improvements, systems and optional furnishings complement the photographed office/warehouse layout.

Building improvements

Owner reports a comprehensive remodel initiated in **2019**, approximately **$600,000** in repairs and restoration, including surfaces, utilities, appliances and fixtures. Exterior painting was completed in **2021**, with an owner-reported warranty through **2028**. Four entry awnings provide covered ingress/egress.

Connectivity and controls

Owner reports redundant **Verizon and Spectrum fiber**, a DVR system with **16 cameras**, Redwire-monitored fire/intrusion alarms, and Lutron lighting controls. TV service is supplied through DirecTV and Spectrum. Service contracts, transferability and operational condition require confirmation.

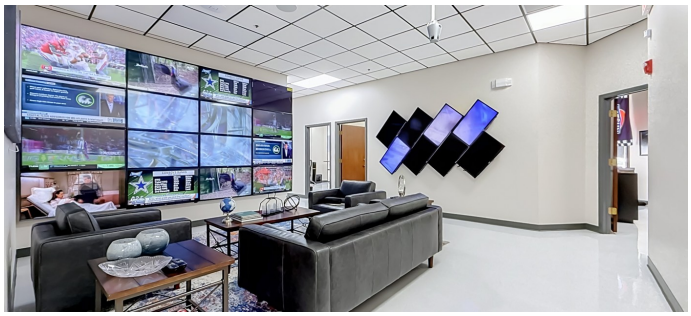
Gathering and fitness

Full kitchen and separate kitchenette; multipurpose room with LVT flooring; inside laundry, showers, lockers and fitness facilities. Owner reports gym equipment purchased new in 2022. Kitchen quote and gym inventory are available; banquet furnishings are described for up to 100 people, not an approved occupancy limit.

Items available by negotiation

Furniture, racking, artwork, kitchen/gym items and AV equipment are negotiable. Owner describes up to 150 display screens, a 32-zone SONOS system with about 70 ceiling speakers, and the CEO study's Murphy doors. The Cigar Room was renovated by the owner. Confirm every inclusion in writing.



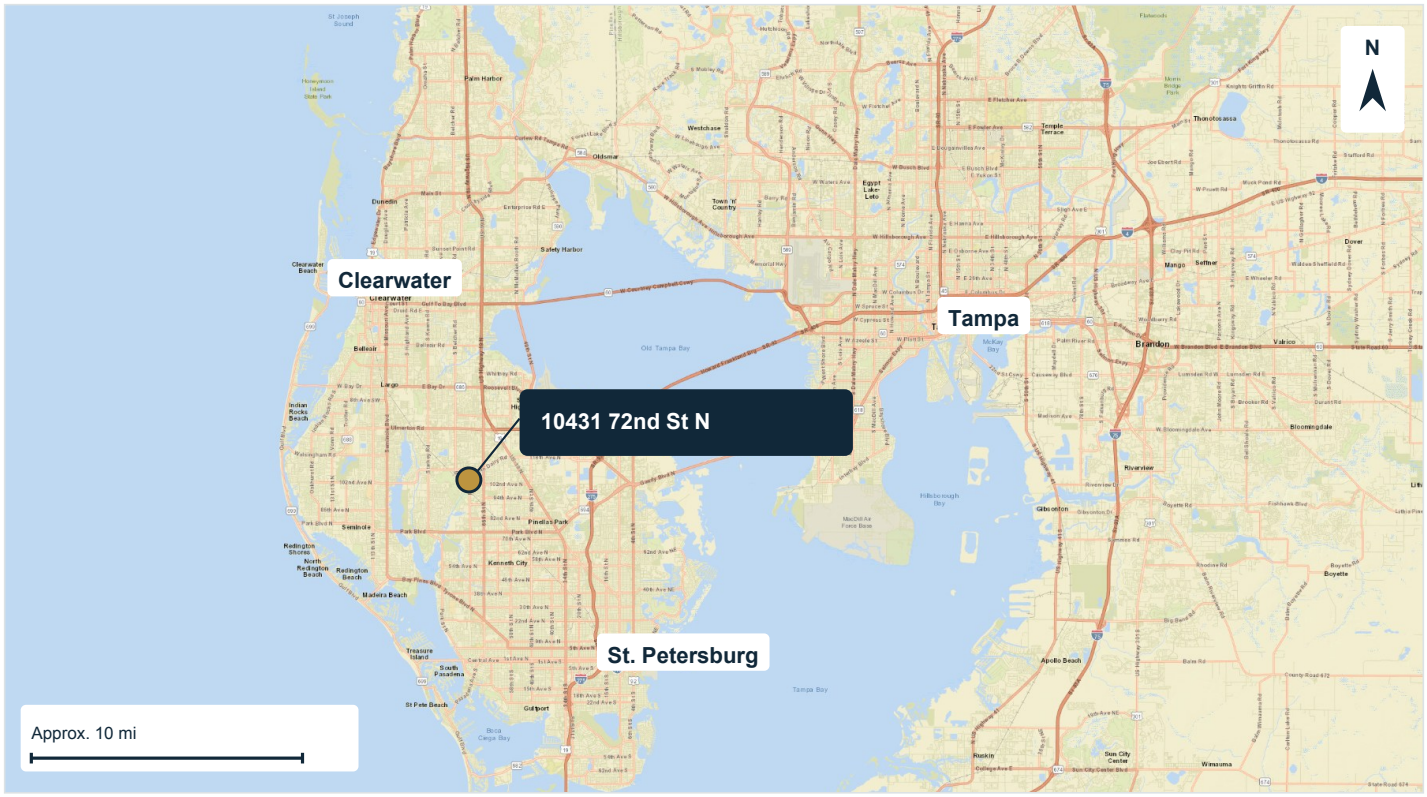


Backup power: owner states the generator provision is not operational; no working backup generator or solar outage capability is represented.

Source: owner email, November 2, 2026. Reported historical costs are not current valuations or promises of equipment inclusion. Specific uses and occupancy remain subject to approvals.

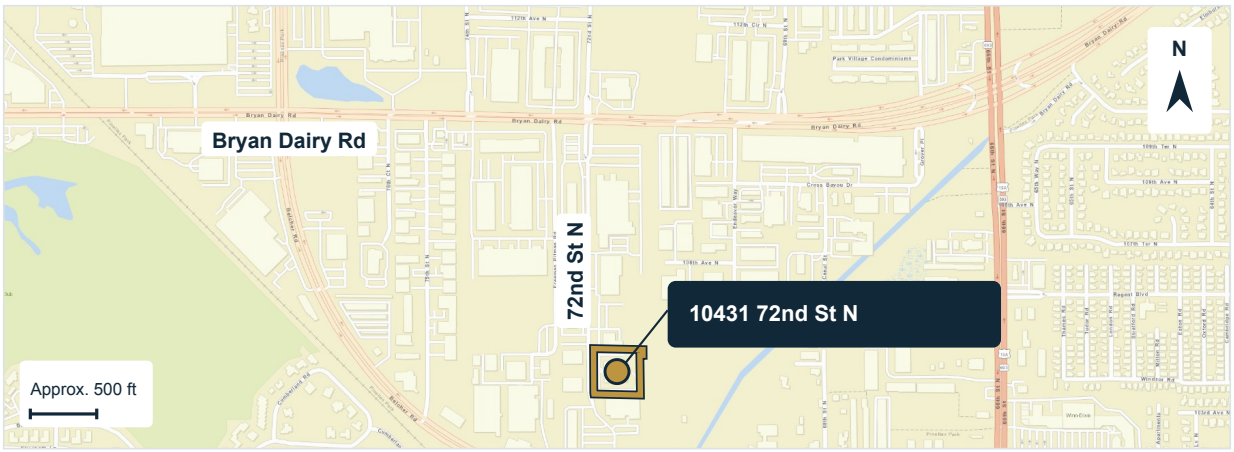
A central Pinellas address.

10431 72nd St N | Pinellas Park, Florida | Bryan Dairy Center



HIGHWAY ACCESS: One traffic light from the facility to the Gateway Expressway entrance for access to I-275.

LOCAL ACCESS VIA 72ND STREET N

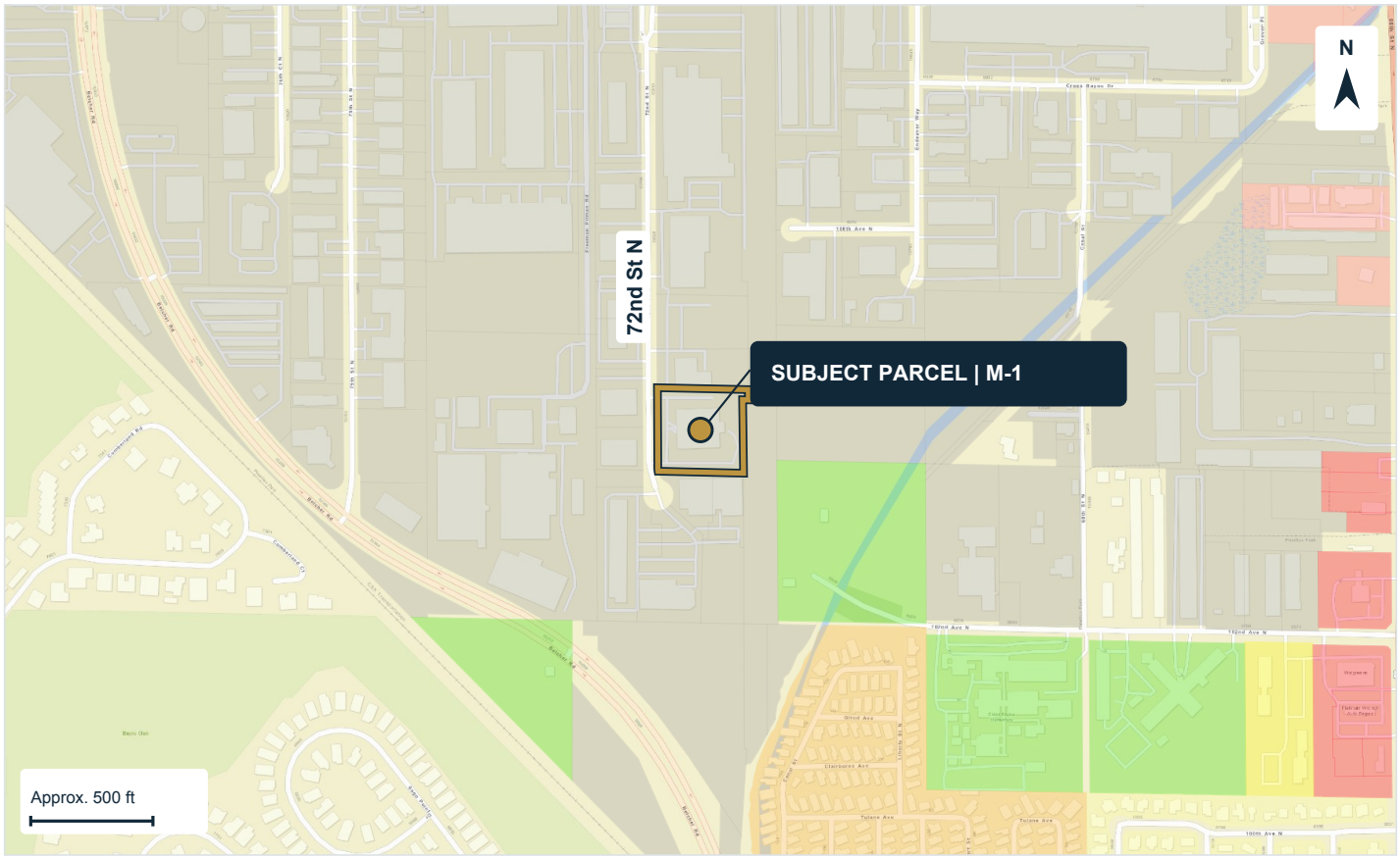


Highway-access statement supplied by listing broker, November 2, 2026. Signal count depends on route. Pins / parcel outline are approximate GIS references; not a survey or travel-time estimate.

Basemap: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

M-1 Light Industrial.

Subject parcel highlighted using the City of Pinellas Park's current zoning GIS layer.



M-1
Light Industrial

B-1
General Commercial

CH
Heavy Commercial

P
Public

R-1
Single Family

RPUD
Residential PUD

T-2
Mobile Home Park

M-1

ZONING: LIGHT INDUSTRIAL

IL

FUTURE LAND USE: INDUSTRIAL LIMITED

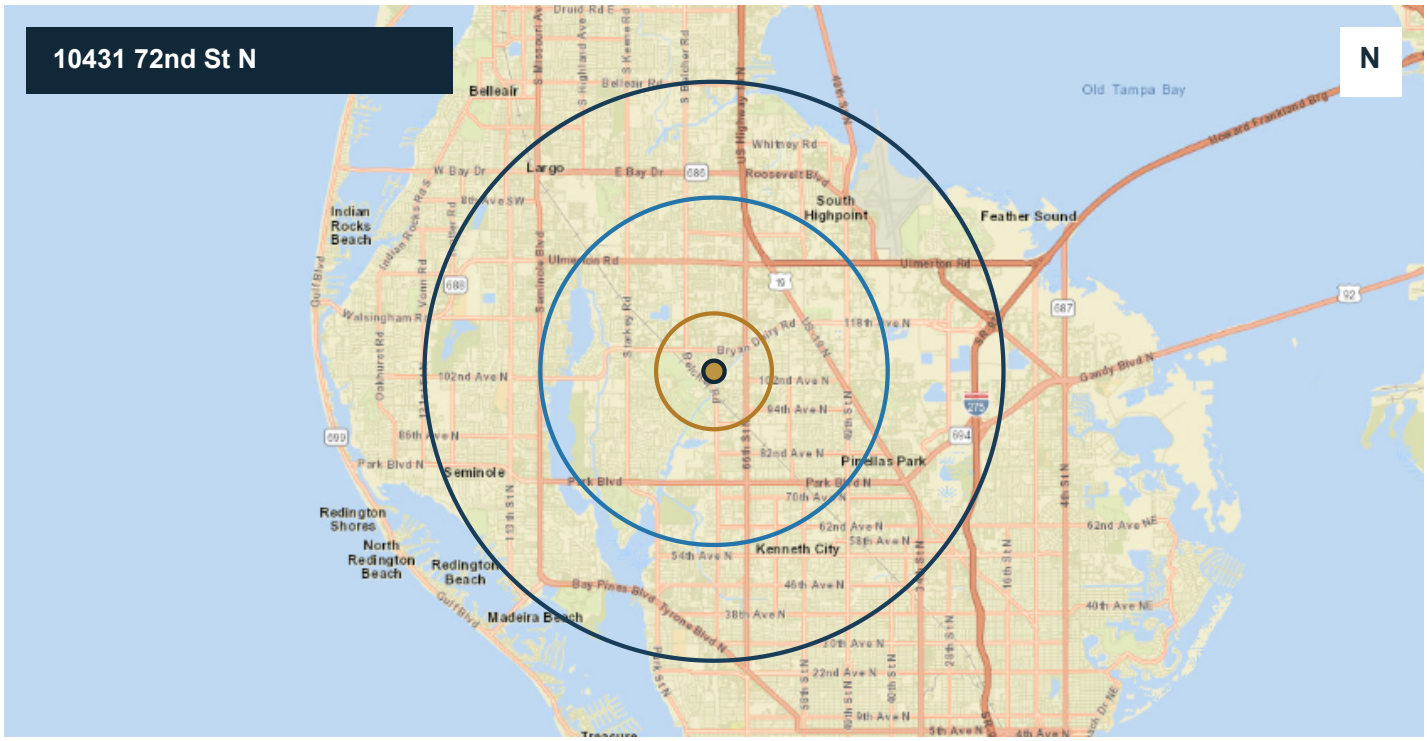
Zoning and future land use are separate classifications. Confirm current development standards and any proposed-use approvals with the city. Unshaded areas are outside the polygons returned for this map.

Sources: City of Pinellas Park Planning & Development GIS; county parcel geometry. Checked October 31, 2026. Illustrative map; not a survey or zoning determination.

Basemap: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

1, 3 & 5 mile demographics.

2026 Esri estimates | Concentric radii centered on 10431 72nd St N



1-mile radius | 3-mile radius | 5-mile radius

2026 ESTIMATES	1 MILE	3 MILES	5 MILES
Population	6,623	94,801	264,622
Households	3,008	41,997	121,805
Median household income	$81,150	$75,332	$72,732
Average household income	$111,060	$99,111	$98,462
Median age	52.6	47.8	48.9
Businesses	727	5,655	13,323
Employees	8,671	61,016	150,002

Sources: Esri Demographic and Income Profile (2026 forecasts; 2020 Census base), pp. 1-2, 5-6, 9-10; Business Summary, Esri/Data Axle (2026), p. 1. Supplied reports retained in Property Info/Demographics. Rings overlap and must not be added; they are radii, not drive times. Map illustrative; basemap credits below.

Basemap: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

October 2026.
Measured monthly output.

SMA Sunny Portal production report supplied by owner November 9, 2026. Original daily production chart reproduced below.

15,799.82 kWh

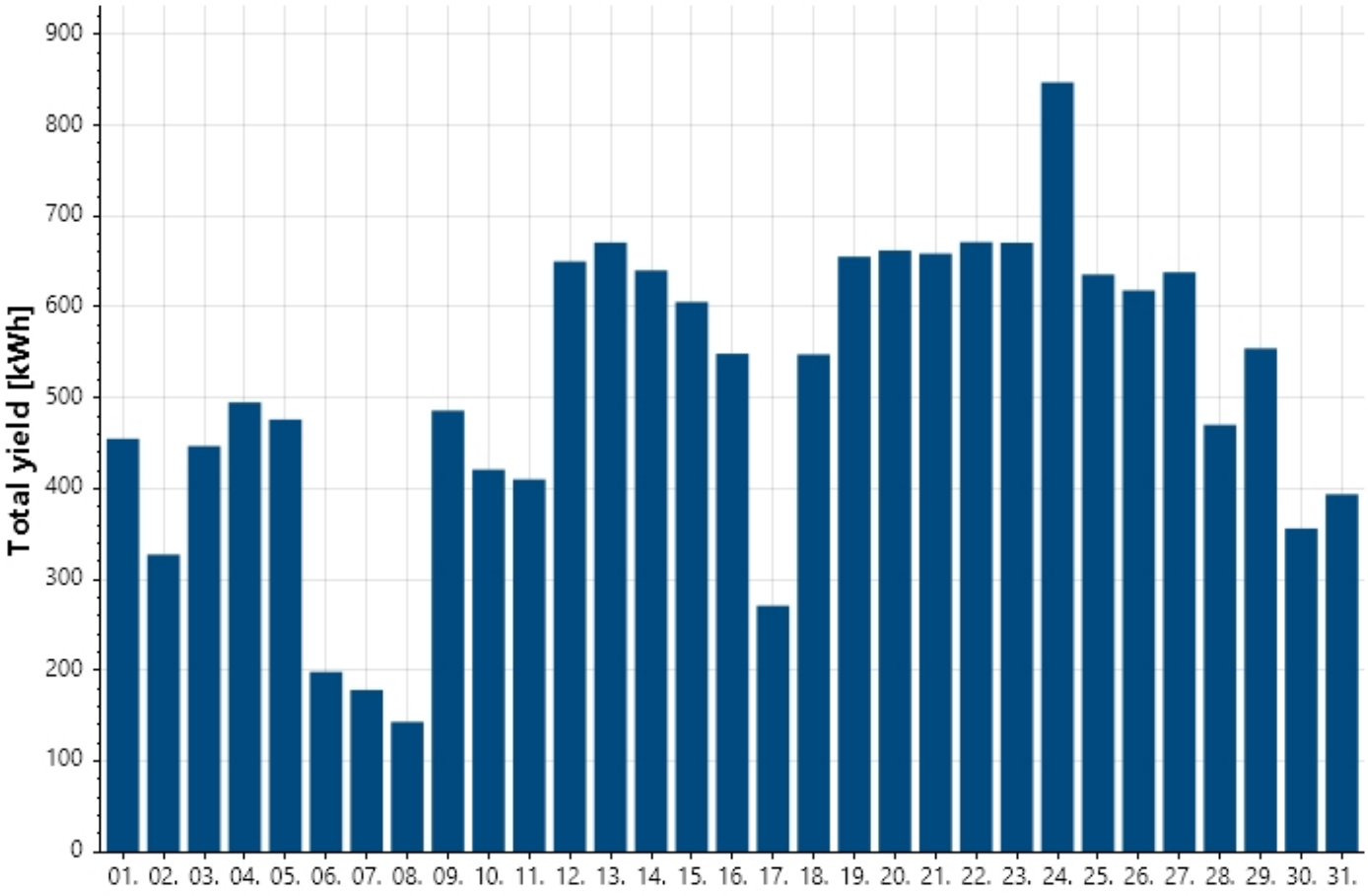
TOTAL REPORTED GENERATION | OCTOBER 1-31, 2026

151.36 kW

SYSTEM SIZE IN REPORT LABEL

104.39 kWh/kWp

REPORTED SPECIFIC YIELD



Reading the report: bars show reported generation for each day in October. Production is distinct from grid imports, exports and utility billing credits. The Duke bill on page 8 covers September 24-October 23, a different period.

Source: SMA Sunny Portal / ennexOS, October 2026 report generated November 9, 2026. One month is not an annual-output or savings guarantee; no reimbursement amount was supplied. Original report retained in property records.

Explore the property. Arrange a private showing.

Review the photography and 3D tour, then discuss the building's fit for your operating needs with the listing team.

EXPLORE THE 3D TOUR

tour.panoee.net/1043172ndst

Contact the listing team for availability, showing arrangements and supporting records.

AVAILABLE SOURCE MATERIALS

Historical floor plan and dimensioned V18 contractor set

HVAC schedule, sprinkler report and October 2026 utility bill

Roof correspondence and 2024 Phase I, subject to reliance terms

Buyer verification: measured area allocation and clear heights, equipment condition/inclusions, warranty and solar transfer terms, hydrant inspection documentation, use approvals and vacant-delivery timing. No operating-income, cap-rate or immediate-occupancy representation is made.

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Co-listed with outside FL brokerage

DISCLAIMER

Information is provided for preliminary evaluation from sources believed reliable, without warranty of accuracy or completeness by Seller or the listing brokers. Buyers must independently verify area, condition, systems, environmental matters, zoning, taxes, suitability and all transaction terms. Photographs show existing furnishings/equipment; except solar as stated by owner, inclusion must be agreed separately. Availability is subject to negotiation, change, withdrawal or prior sale. Cover photograph retouched only to remove a foreground vehicle.