

32,783 SF AIR-CONDITIONED INDUSTRIAL SPACE FOR LEASE



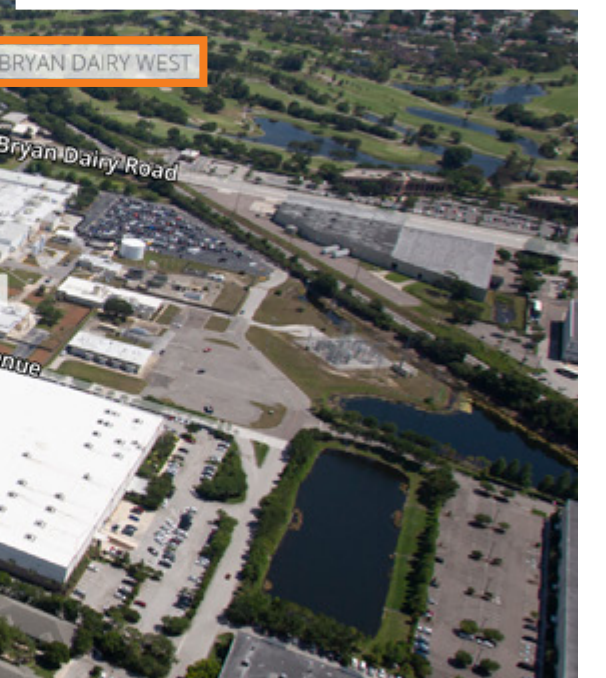
# Bryan Dairy West

8040 BRYAN DAIRY ROAD  
PINELLAS PARK, FL 33773



Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker









# portfolio OVERVIEW

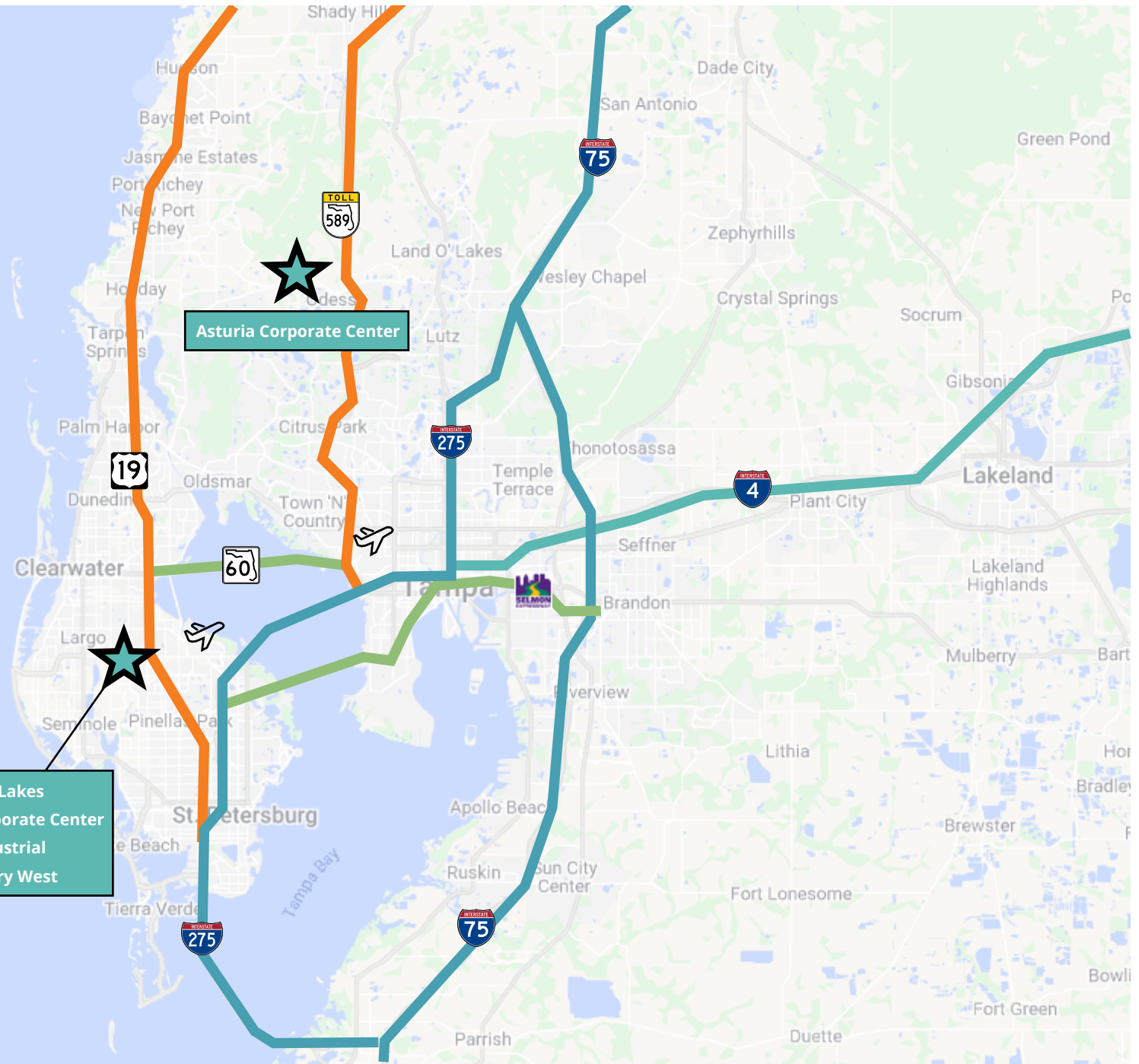
The Portfolio is located in two high density submarkets of the Tampa Bay MSA, Pinellas and Pasco Counties. Four projects incorporating 10 buildings with a total net rentable area of 516,369 square feet are located in Pinellas County, Florida's most densely populated community. A two-phased project totaling 240,480 square feet known as Asturia Corporate Center is located in Pasco County.

PROPERTY	ADDRESS	TOTAL SF	CLEAR HEIGHT	LOADING	PARKING	ZONING
Asturia Corporate Center Phase I - Building 1	2500-2514 Lakepoint Parkway Odessa, FL 33556	43,346 SF	24'	Rear-load, grade-level & ramp	89 (2.07/1K SF)	I - Industrial
Asturia Corporate Center Phase I - Building 1	2600-2622 Lakepoint Parkway Odessa, FL 33556	68,654 SF	24'	Rear-load, dock-high & ramp	201 (2.96/1K SF)	I - Industrial
Asturia Corporate Center Phase II	2650 Lakepoint Parkway Odessa, FL 33556	128,480 SF	30'	Rear-load, dock-high, grade-level & ramp	345 (2.70/1K SF)	I - Industrial
Bryan Dairy West	8040 Bryan Dairy Road Pinellas Park, FL 33773	58,771 SF	20'	Rear-load, dock-high & ramp	(2.73/1K SF)	M-1 - Light Ind
Star Industrial IA	7995 114th Ave. N. Largo, FL 33773	29,384 SF	14'	N/A	(4.76/1K SF)	M-1 - Light Manf & Ind Dist
Star Industrial IB	7935 114th Ave. N. Largo, FL 33773	82,322 SF	24'	Side-load, cross-dock, dock-high & ramp/well	(1.67/1K SF)	M-1 - Light Manf & Ind Dist
Star Industrial II	7975 114th Ave. N. Largo, FL 33773	45,000 SF	24'	Side-load, dock-high & ramp/well	(2.31/1K SF)	M-1 - Light Manf & Ind Dist
Star Industrial III	7875 114th Ave. N. Largo, FL 33773	15,000 SF	20'	N/A	(5.00/1K SF)	M-1 - Light Manf & Ind Dist
Starkey Lakes Building 1	12901 Starkey Road Largo, FL 33771	112,000 SF	24'	Rear-load, dock-high & ramp	161 (1.44/1K SF)	IL - Industrial Ltd
Starkey Lakes Building 3	12955 Starkey Road Largo, FL 33771	38,544 SF	20'	Rear-load, dock-high & ramp	91 (2.40/1K SF)	L - Industrial Ltd
Starkey Lakes Building 4	12821 Starkey Road Largo, FL 33771	48,000 SF	24'	Rear-load, dock-high	130 (2.70/1K SF)	L - Industrial Ltd
Westbrook Corporate Center Building 2	11401 Belcher Road S. Pinellas Park, FL 33773	41,221 SF	18'	Rear-load, dock-high & ramp	235 (2.70/1K SF)	M-1 - Light Ind
Westbrook Corporate Center Building 3	11451 Belcher Road S. Pinellas Park, FL 33773	45,907 SF	18'	Rear-load, dock-high & ramp	235 (2.70/1K SF)	M-1 - Light Ind

# DISTANCES

Belcher Rd.	0.2 miles
Starkey Rd.	0.9 miles
Ulmerton Rd.	1.7 miles
118th Ave.	2.3 miles
	2.3 miles
St. Pete/Clearwater Int'l Airport	5.2 miles
	5.3 miles
	7.2 miles
	16.6 miles
Tampa Int'l Airport	16.8 miles
	17.1 miles
	20.3 miles
	34.5 miles

Starkey Lakes  
Westbrook Corporate Center  
Star Industrial  
Bryan Dairy West



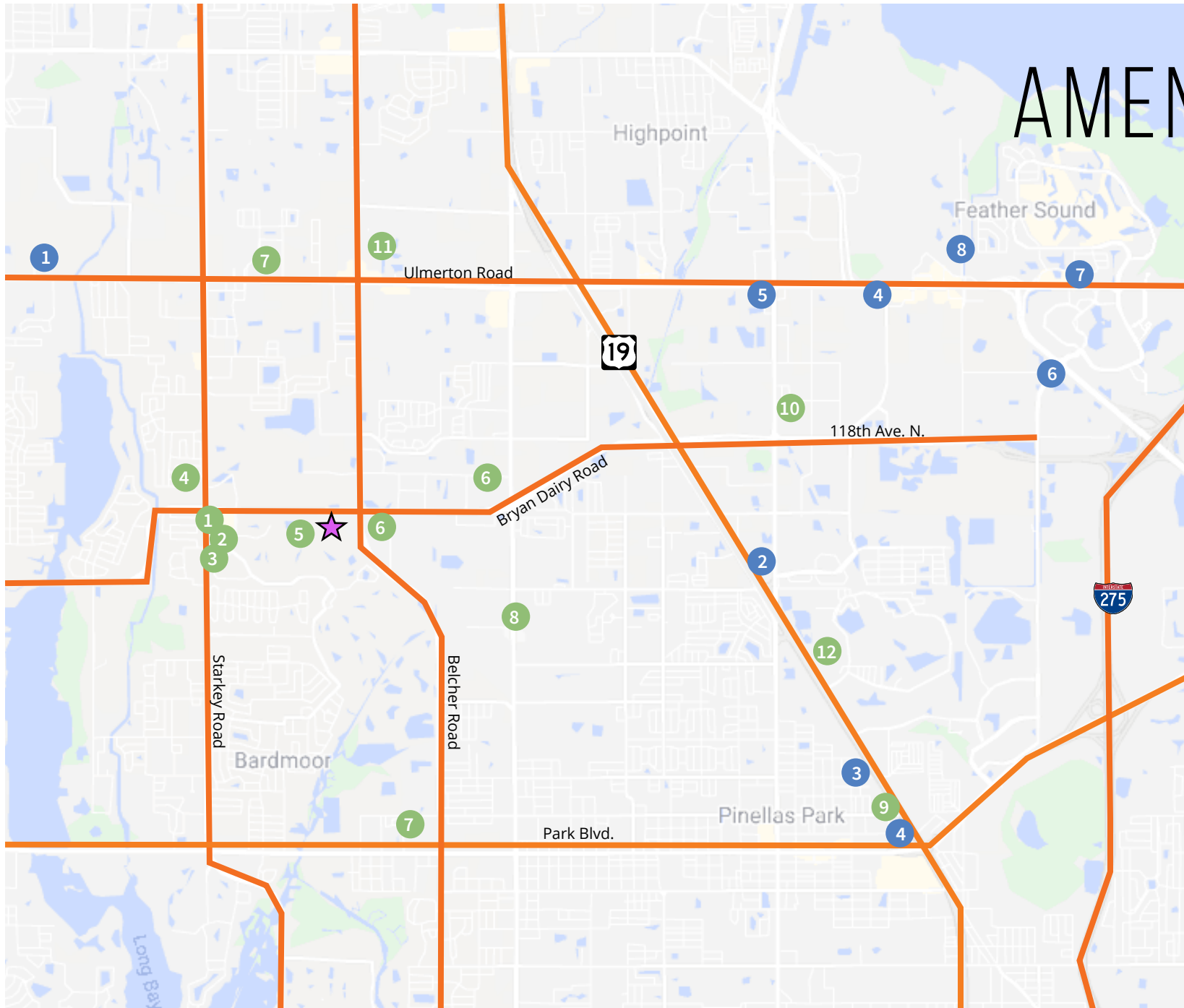
# AMENITIES

## FOOD

1. Panera Bread
2. Starbucks
3. Little Greek
4. Moe's
5. Dunkin'
6. Subway
7. Zaxby's
8. Pinellas Grill
9. Tijuana Flats
10. Engine 53 Pizza
11. Finley's Irish Eatery
12. Nuevo Vallarta

## HOTELS

1. Hilton Home2 Suites
2. La Quinta
3. Country Inn & Suites
4. Hampton Inn
5. Residence Inn Marriott
6. Saint Pete Marriott
7. Homewood Suites
8. Courtyard Marriott





# SITE plan

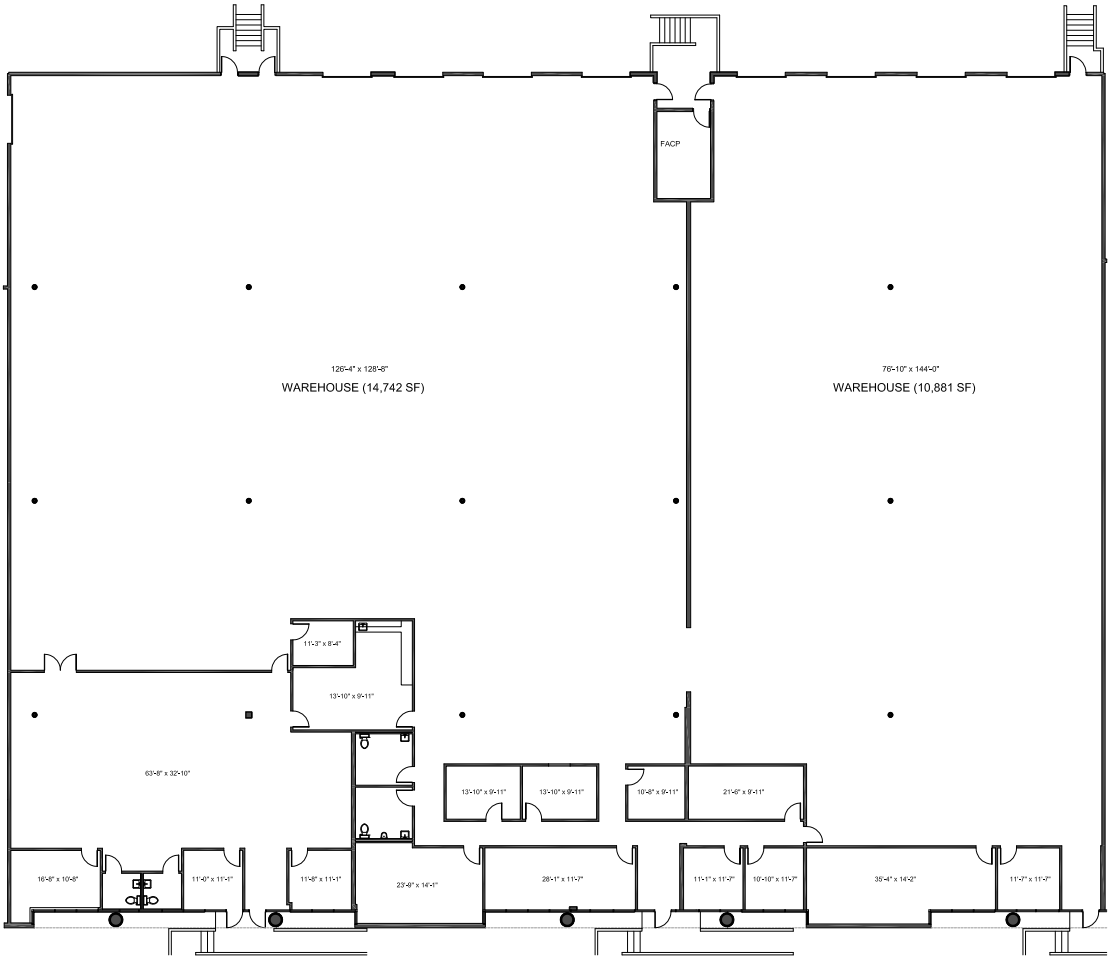


## property HIGHLIGHTS

- 58,771 SF total
- Great visibility on a major thoroughfare (Bryan Dairy Road)
- Signalized access
- 20' clear height
- Rear-load
- 12 dock-high doors & 1 ramp
- 40'x40'/35'x40' column spacing
- 120'-155' building depth
- 100'-120' truck court
- 160 parking spaces

# Bryan Dairy West

8040 Bryan Dairy Road, Suites D-H, Pinellas Park, FL 33773



Size	Office	Clear height	HVAC	Sprinklered	Loading	Power
32,783 SF	7,160 SF	20'	100%	Yes	6 dock-high doors 1 ramp	3-phase 480/277/120 volt



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Pinellas Park, FL 33773

## CONTACT:

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