

21,673 SF INDUSTRIAL SPACE FOR LEASE



Asturia Corporate Center

2500-2650 LAKEPOINTE PKWY.
ODESSA, FL 33799



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





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 519,860 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.

portfolio OVERVIEW

PROPERTY	ADDRESS	TOTAL SF	CLEAR HEIGHT	LOADING	PARKING	ZONING
Asturia Corporate Center Phase I - Building 1	2500-2514 Lakepoint Pkwy. 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 Pkwy. 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 Pkwy. 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	84,989 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	113,044 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

SR 54	0.2 miles
Gunn Hwy	1.1 miles
	2.7 miles
US 41	7.7 miles
	10.8 miles
	14.8 miles
	15.5 miles
Tampa Int'l Airport	20.5 miles
St. Pete/Clwtr Int'l Airport	27 miles
	27.3 miles
	28.3 miles
	29.1 miles

Starkey Lakes
Westbrook Corporate Center
Star Industrial
Bryan Dairy West

Asturia Corporate Center

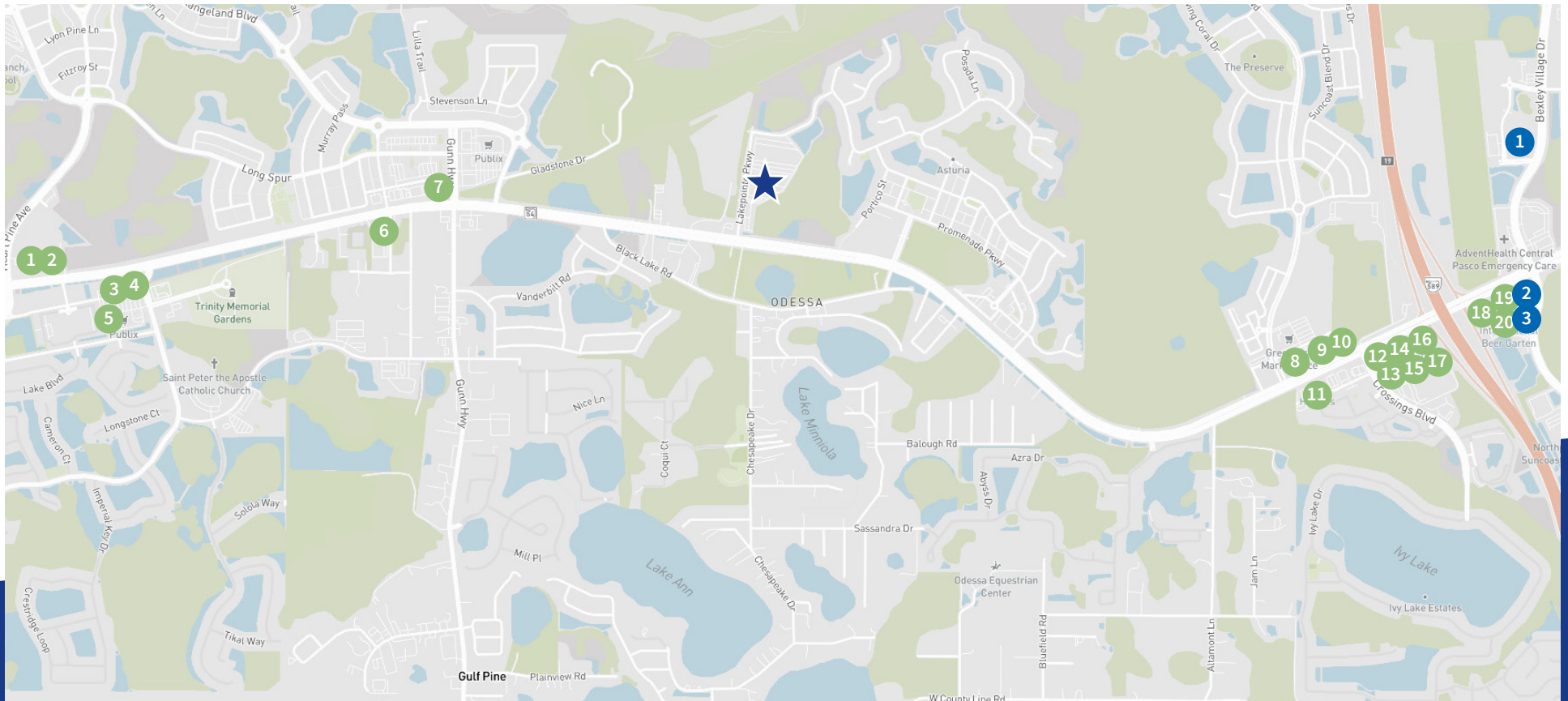
FOOD

1. The Hungry Greek
2. Tropical Smoothie Cafe
3. Wendy's
4. Culver's
5. Moe's Southwest Grill
6. Dunkin'
7. Einstein Bros. Bagels
8. Panera Bread
9. BurgerFi
10. Chipotle Mexican Grill
11. Hooters
12. Smoothie King
13. Pizza Hut
14. Jimmy John's
15. McDonald's
16. Starbucks
17. Chili's Grill & Bar
18. Carrabba's
19. Glory Days Grill
20. Brick City Eatery

HOTELS

1. SpringHill Suites
2. Residence Inn
3. Hilton Garden Inn

AMENITIES



site PLAN

property highlights

- Three Class A industrial buildings
- 254,000 SF total
- Signalized access
- Tilt-wall construction
- Minimum 24' clear height
- Rear-load, grade-level and dock-high bays



Asturia Corporate Center

2600 LAKEPOINTE PKWY.
BUILDING 1, SUITES 2500
ODESSA, FL 33799

Size

21,673 SF

Warehouse

24' clear height

Fully sprinklered

Climate controlled

Forklift charging stations

Restrooms

LED lighting with sensors

Loading

4 dock-high doors

1 ramp

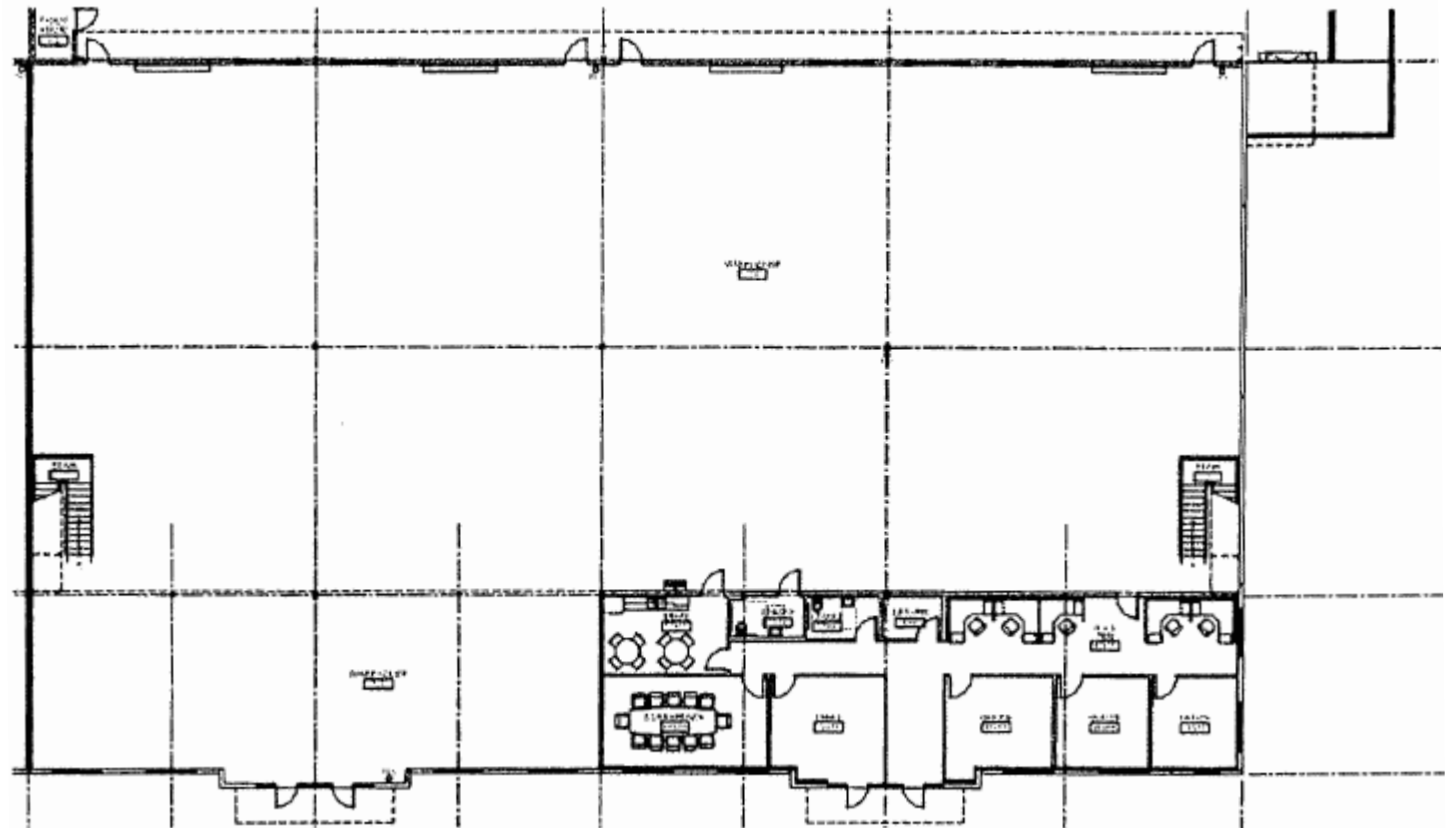
Office

4 private offices

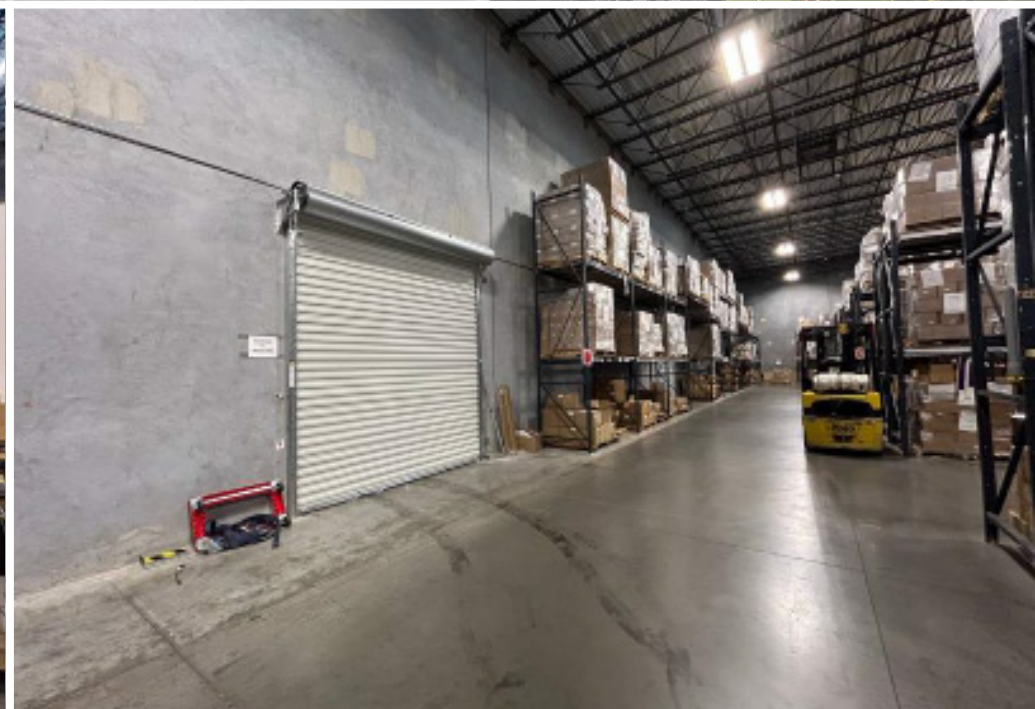
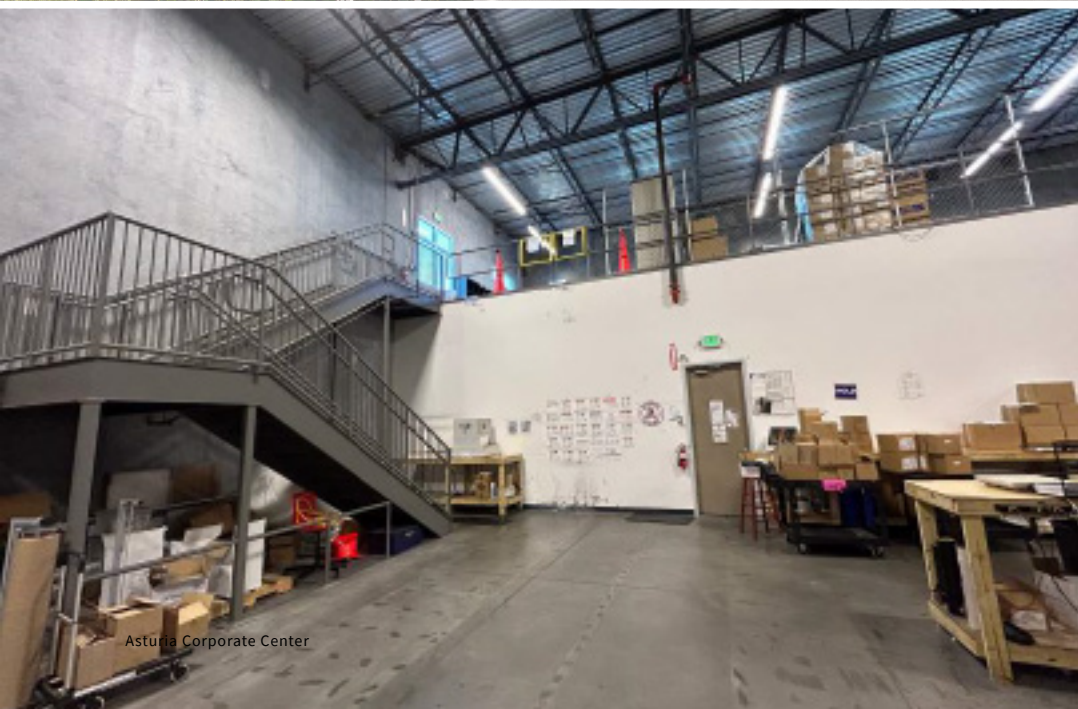
Conference room

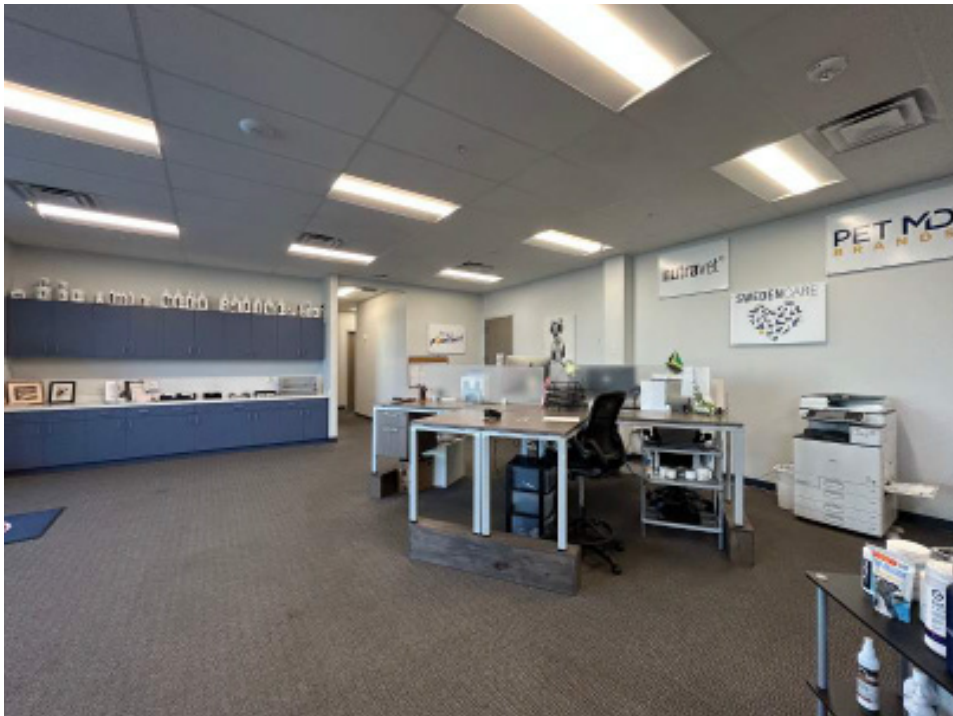
Breakroom

Open cubicle area



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