

INDUSTRIAL SPACE FOR LEASE

Starkey Lakes

12821, 12901 & 12955

STARKEY ROAD

LARGO, FL 33733



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












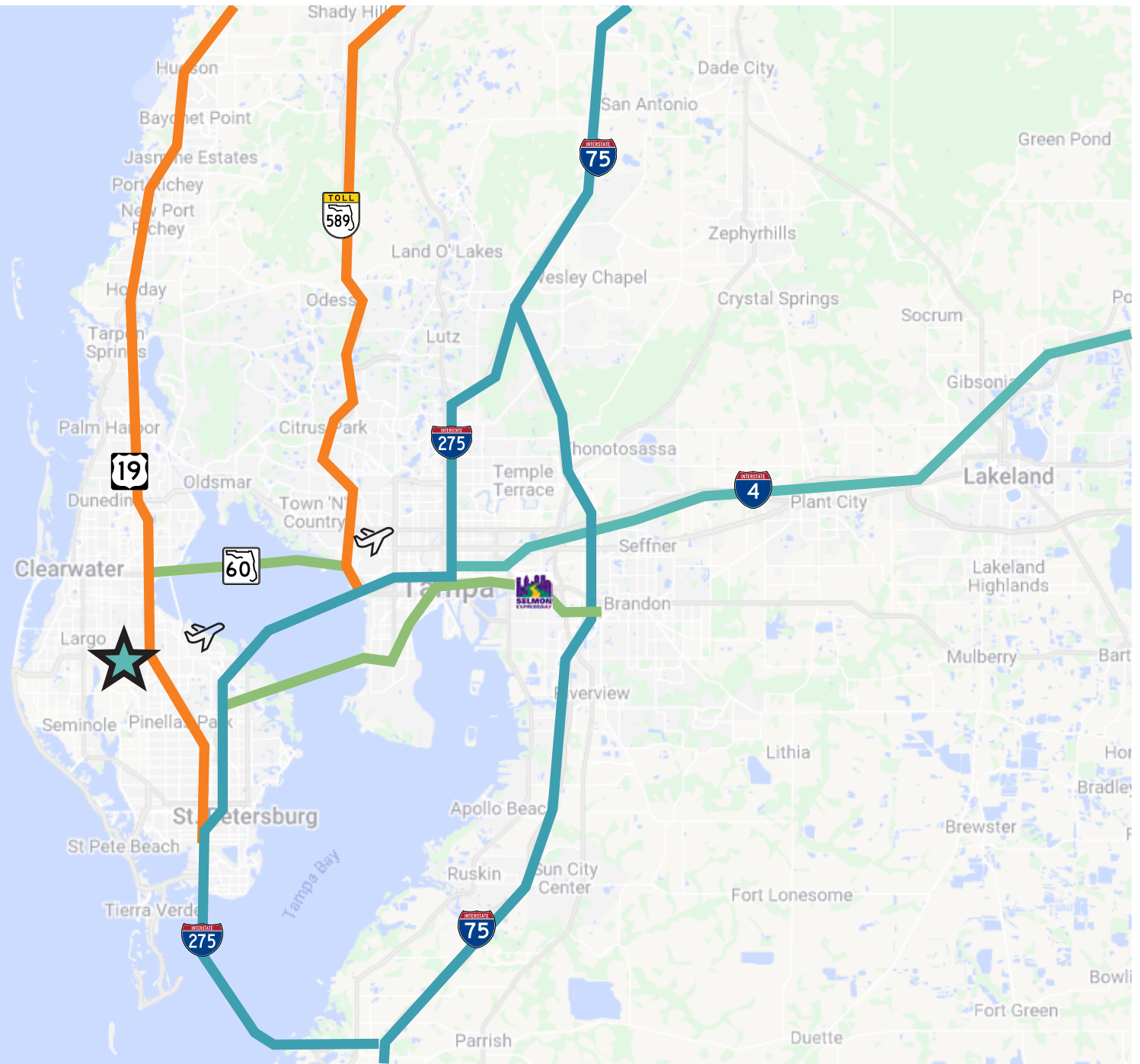
portfolio OVERVIEW

The Portfolio is located in two high density submarkets of the Tampa Bay MSA. 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 is located in Pasco County that is contiguous to and just north of Pinellas. Asturia includes a 128,480 square foot building that will complete construction in September 2021 and is 100% leased to United Parcel Service for 15 years.

PROPERTY	ADDRESS	TOTAL SF	CLEAR HEIGHT	LOADING	PARKING	ZONING
Asturia PH I - BLDG 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 PH I - BLDG 2	2600-2622 Lakepoint Pkwy. Odessa, FL 33556	68,654 SF	24'	Rear-load, dock-high & ramp	201 (2.96/1K SF)	I - Industrial
Asturia PH 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
Starkey Lakes BLDG 1	12821 Starkey Rd. Largo, FL 33733	112,000 SF	24'	Rear-load, dock-high & ramp	161 (1.44/1K SF)	IL - Industrial Ltd
Starkey Lakes BLDG 3	12901 Starkey Rd. Largo, FL 33733	38,544 SF	20'	Rear-load, dock-high & ramp	91 (2.40/1K SF)	L - Industrial Ltd
Starkey Lakes BLDG 4	12955 Starkey Rd. Largo, FL 33733	48,000 SF	24'	Rear-load, dock-high	130 (2.70/1K SF)	L - Industrial Ltd
Westbrook BLDG 2	11401 Belcher Rd. S. Pinellas Park, FL 33773	41,221 SF	18'	Rear-load, dock-high & ramp	235 (2.70/1K SF)	M-1 - Light Ind
Westbrook BLDG 3	11451 Belcher Rd. S. Pinellas Park, FL 33773	45,907 SF	18'	Rear-load, dock-high & ramp	235 (2.70/1K SF)	M-1 - Light Ind
Star Industrial I-A	7995 114th Ave. N. Largo, FL 33774	29,384 SF	14'	N/A	(4.76/1K SF)	M-1 - Light Manf & Ind Dist
Star Industrial I-B	7935 114th Ave. N. Largo, FL 33774	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 33774	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 33774	15,000 SF	20'	N/A	(5.00/1K SF)	M-1 - Light Manf & Ind Dist
Bryan Dairy West	8040 Bryan Dairy Rd. Pinellas Park, FL 33774	58,771 SF	20'	Rear-load, dock-high & ramp	(2.73/1K 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



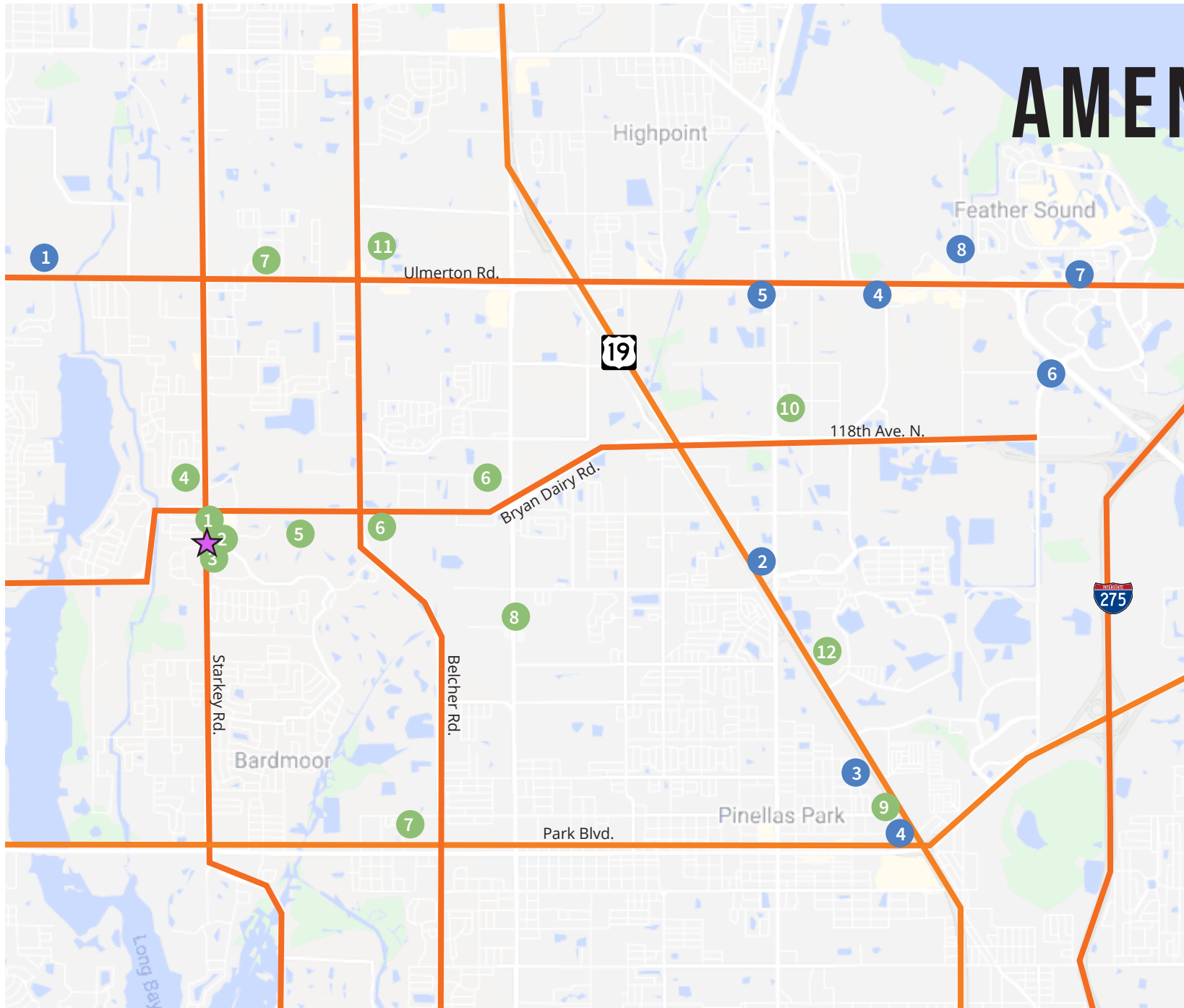
AMENITIES

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



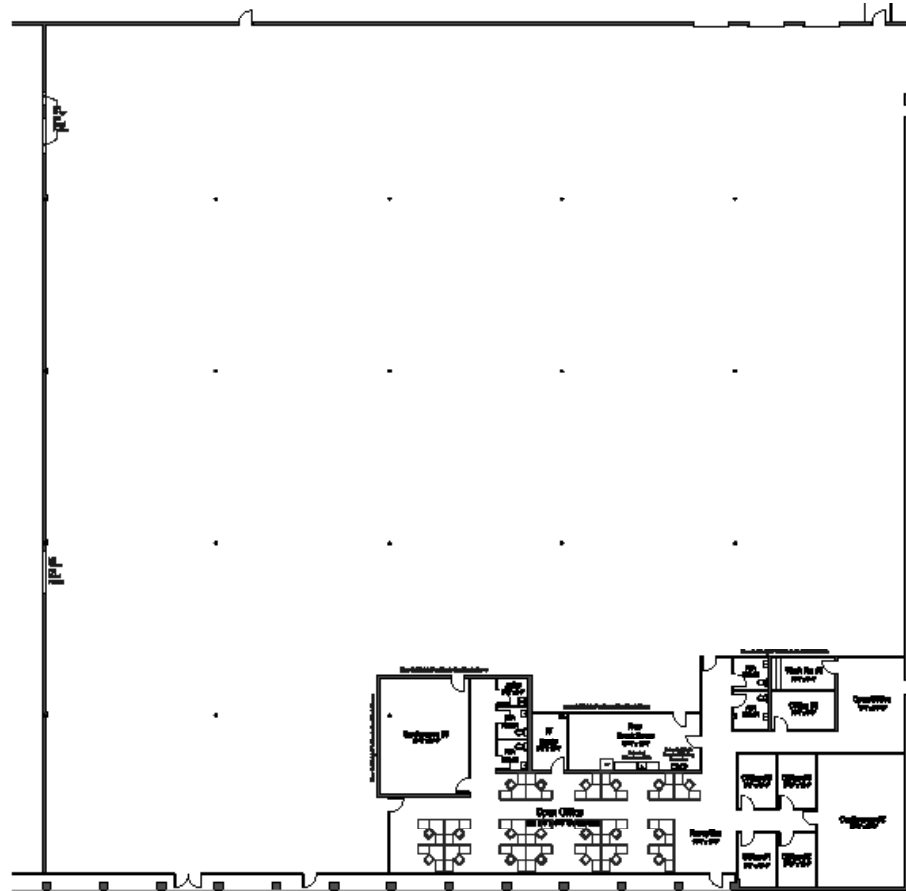
SITE plan



property HIGHLIGHTS

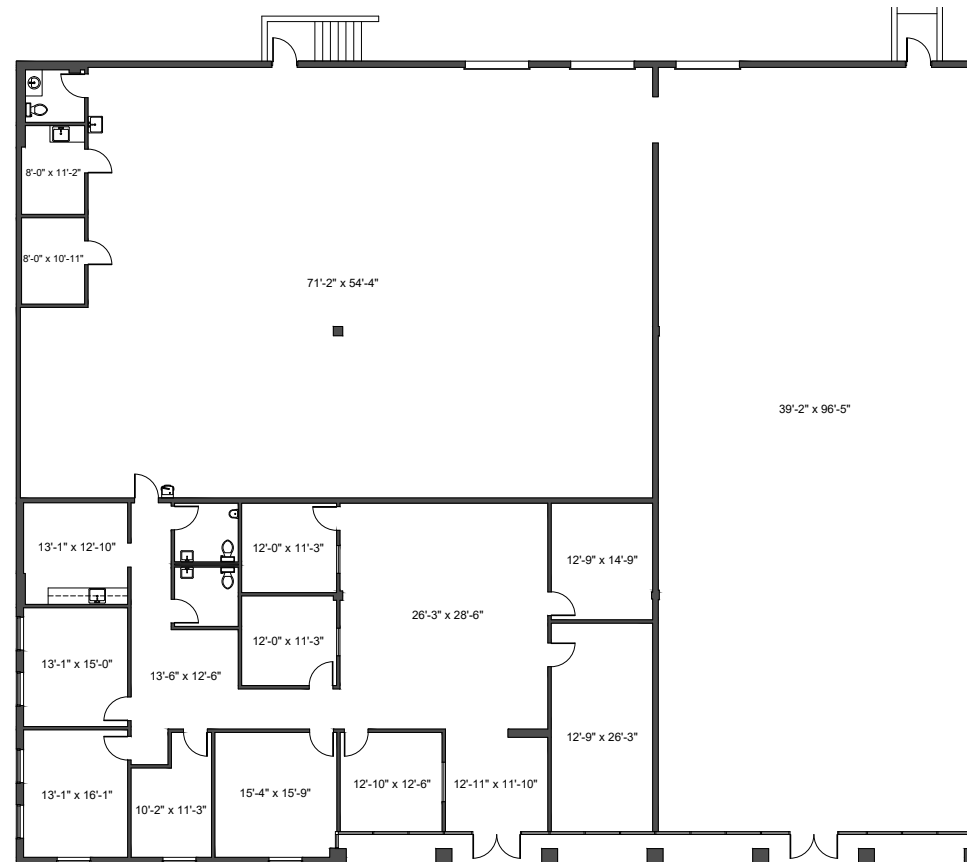
	BLDG 4	BLDG 3	BLDG 1
Clear Height	24'	20'	24'
Loading	Rear-load 18 dock-high doors	Rear-load 6 dock-high doors 4 ramps	Rear-load 18 dock-high doors 1 ramp
Column Spacing	33'x40'	40'x40'	40'x40'
Building Depth	100'	120'	200'
Truck Court	100'	120' shared	123'
Parking	130 (2.70/1,000 SF)	91 (2.40/1,000 SF)	161 (1.44/1,000 SF)

SUITE 1900 floor plan



Size	HVAC	Sprinklered	Loading	Construction	Office SF	Available
40,634 SF	100%	Yes	3 dock-high doors	Tilt-wall	6,332 SF	Now

SUITE 4800-4900 floor plan



Size	HVAC	Sprinklered	Loading	Construction	Office SF	Available
12,000 SF	100%	Yes	3 dock-high doors	Tilt-wall	4,357 SF	June 1, 2025

Frontage on major thoroughfare, Starkey Rd.

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Starkey Road
Largo, FL 33733



CONTACT:

John Dunphy, CCIM, SIOR
Executive Managing Director
+1 813 387 1312
johnc.dunphy@jll.com

Peter Cecora
Executive Managing Director
+1 813 387 1297
peter.cecora@jll.com

Olivia Brock
Associate
+1 813 387 1320
olivia.brock@jll.com

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