

For Lease

Industrial/flex space



Waterside Business Center

13100-13191 56th Court, Clearwater, FL 33760

Property Features

- 8 building flex park totaling 284,170 SF
- Industrial, flex and office space
- Dock-high and grade-level loading
- 3-phase power
- Wet sprinkler system
- Concrete block construction
- M-1 zoning

Location

- Located along Ulmerton Road, a major road between 49th St. and US-19
- Convenient access to/from I-275
- 2 miles to/from St. Petersburg/Clearwater Int'l Airport

Olivia Brock

Associate

+1 813 387 1320

Olivia.Brock@jll.com

Harrison Pithers

Associate

+1 813 610 0239

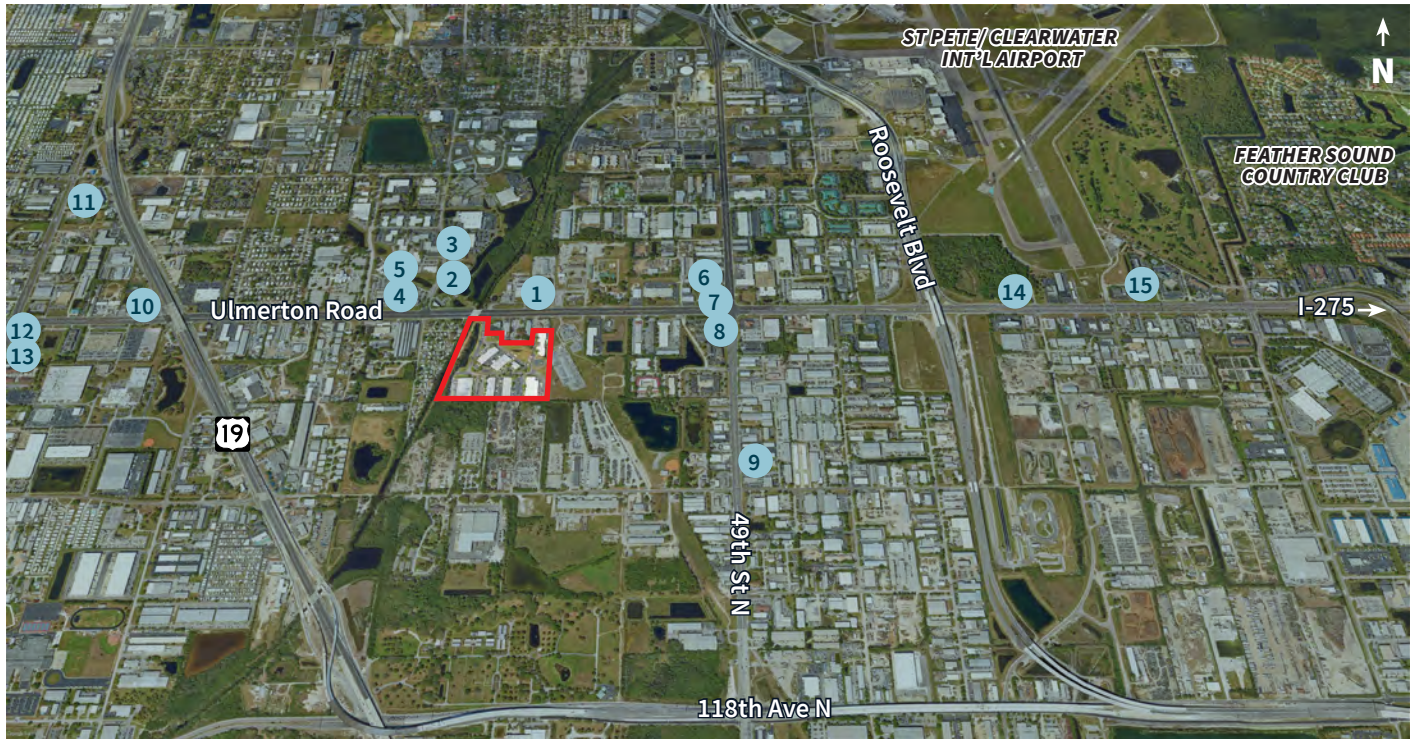
Harrison.Pithers@jll.com



Waterside Business Center Tenants

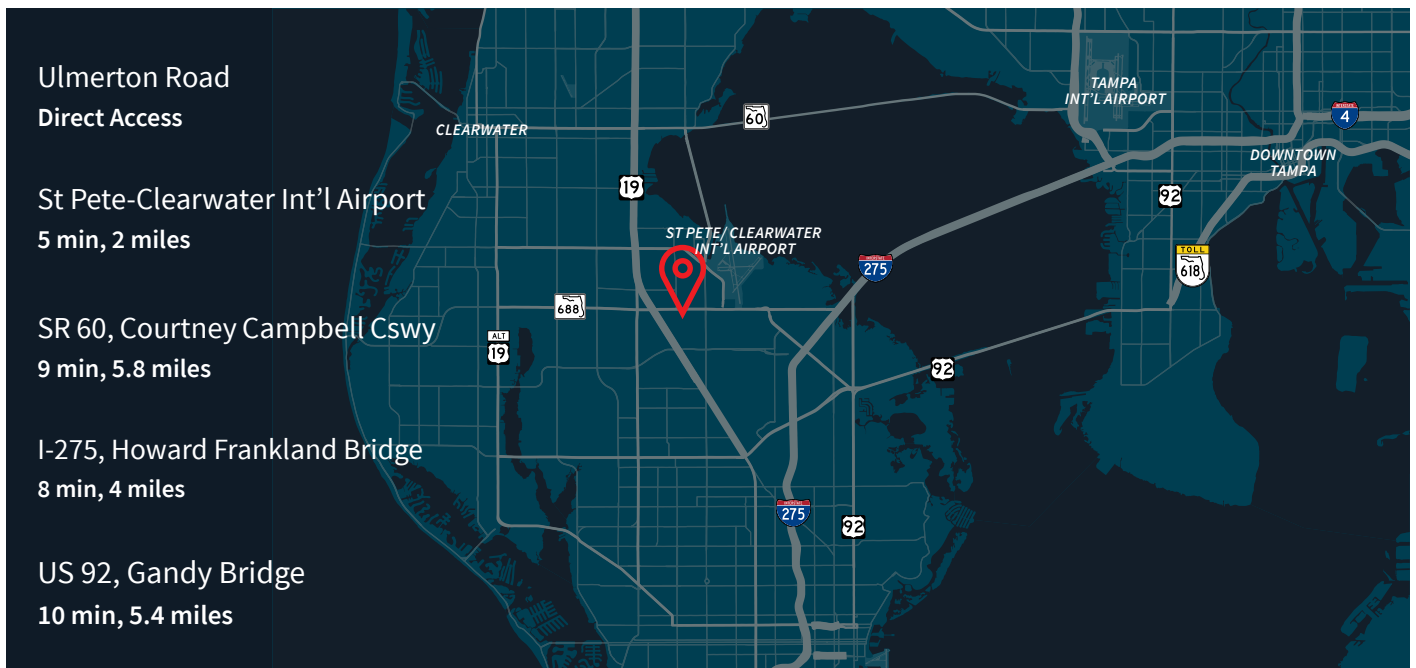






Dining/Convenience (5-minute drivetime)

- | | | |
|------------------------------|----------------------|---------------------------|
| 1. Krispy Crunchy Chicken | 6. Mike's Pizza | 11. La Mordida Restaurant |
| 2. The Breakroom Bar & Grill | 7. Checkers | 12. Arby's |
| 3. Nature's Table | 8. Circle K | 13. Burger King |
| 4. Kobe Italian | 9. Big Storm Brewing | 14. Cracker Barrel |
| 5. Mugs Sports Bar & Grill | 10. 7-Eleven | 15. Bascom's Chop House |

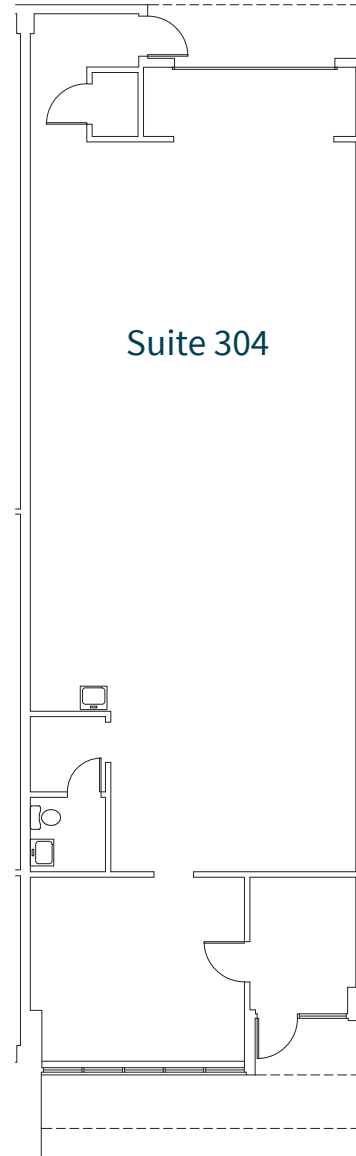
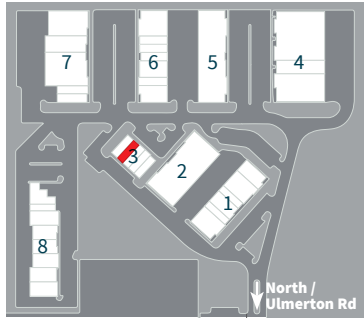


Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Waterside Business Center

Building 3 - 13131 56th Court, Clearwater, FL 33760

Suite 304 2,092 SF



Olivia Brock

Associate

+1 813 387 1320

Olivia.Brock@jll.com

Harrison Pithers

Associate

+1 813 610 0239

Harrison.Pithers@jll.com

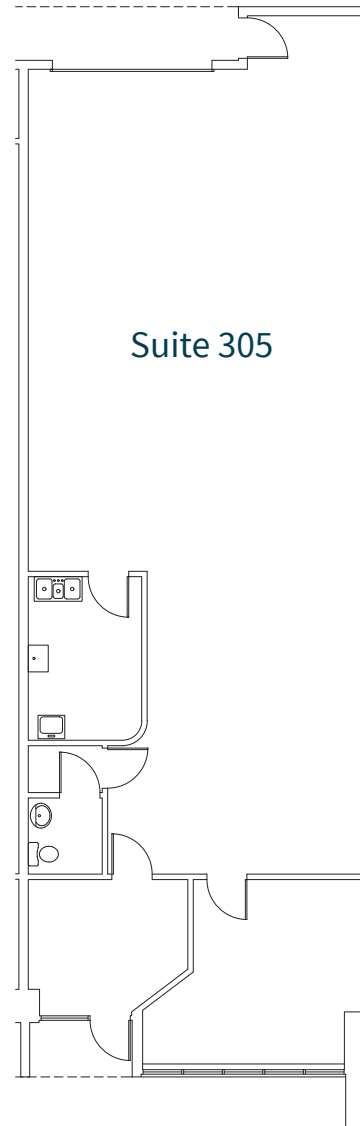
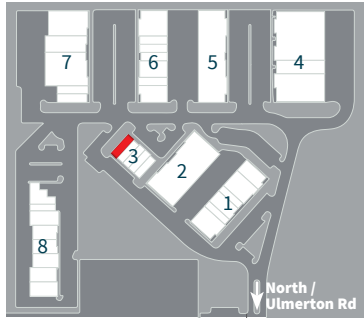


Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Waterside Business Center

Building 3 - 13131 56th Court, Clearwater, FL 33760

Suite 305 2,122 SF



Olivia Brock

Associate

+1 813 387 1320

Olivia.Brock@jll.com

Harrison Pithers

Associate

+1 813 610 0239

Harrison.Pithers@jll.com



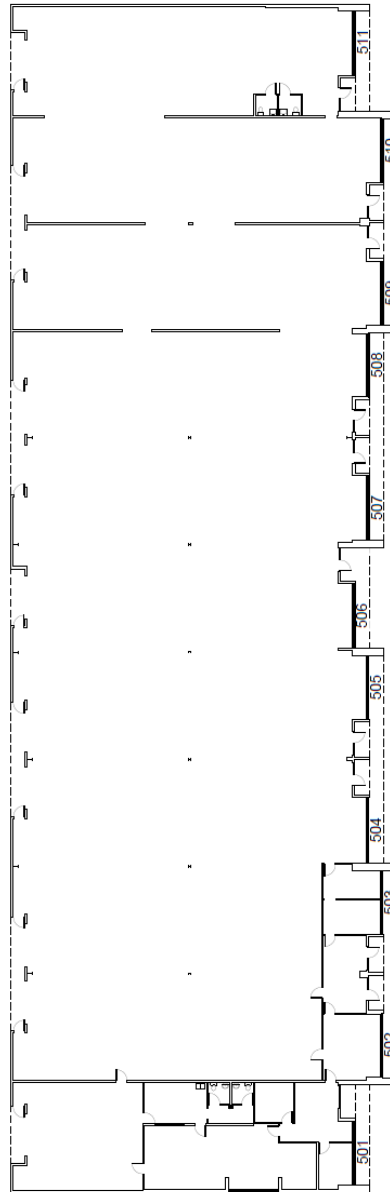
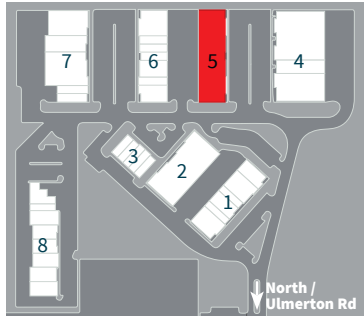
Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Waterside Business Center

Building 5 - 13160 56th Court, Clearwater, FL 33760

Building 5 31,645 SF

Available June 1, 2025



Olivia Brock

Associate

+1 813 387 1320

Olivia.Brock@jll.com

Harrison Pithers

Associate

+1 813 610 0239

Harrison.Pithers@jll.com



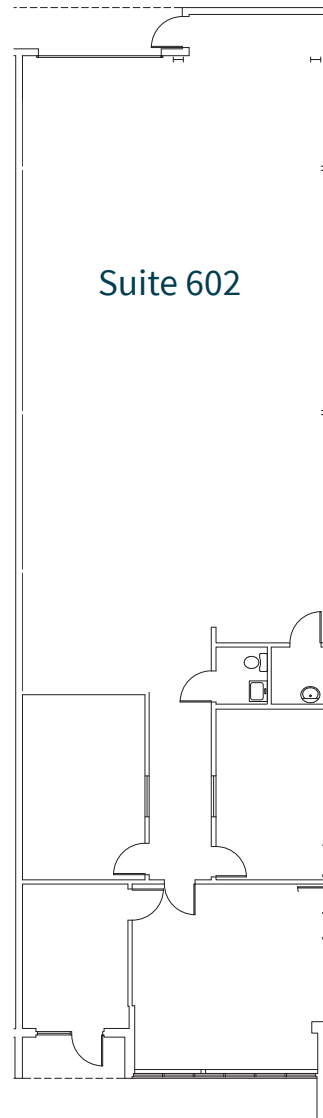
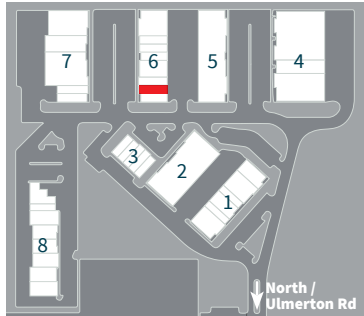
Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Waterside Business Center

Building 6 - 13130 56th Court, Clearwater, FL 33760

Suite 602 2,988 SF

Available April 1, 2025



Olivia Brock

Associate

+1 813 387 1320

Olivia.Brock@jll.com

Harrison Pithers

Associate

+1 813 610 0239

Harrison.Pithers@jll.com



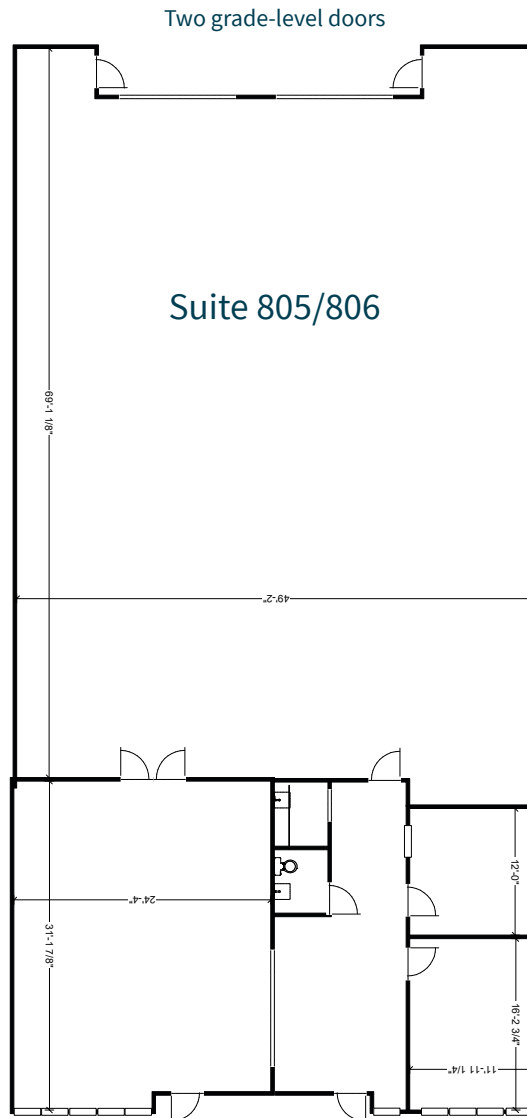
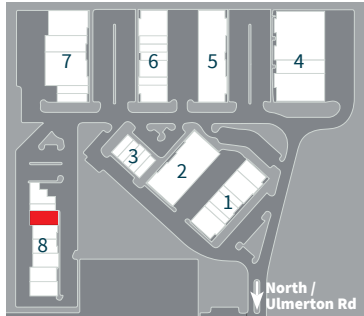
Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Waterside Business Center

Building 8 - 13101 56th Court, Clearwater, FL 33760

Suite 805/806 5,384 SF

Available March 1, 2025



Olivia Brock

Associate

+1 813 387 1320

Olivia.Brock@jll.com

Harrison Pithers

Associate

+1 813 610 0239

Harrison.Pithers@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.