

13,400 SF OF INDUSTRIAL SPACE FOR LEASE

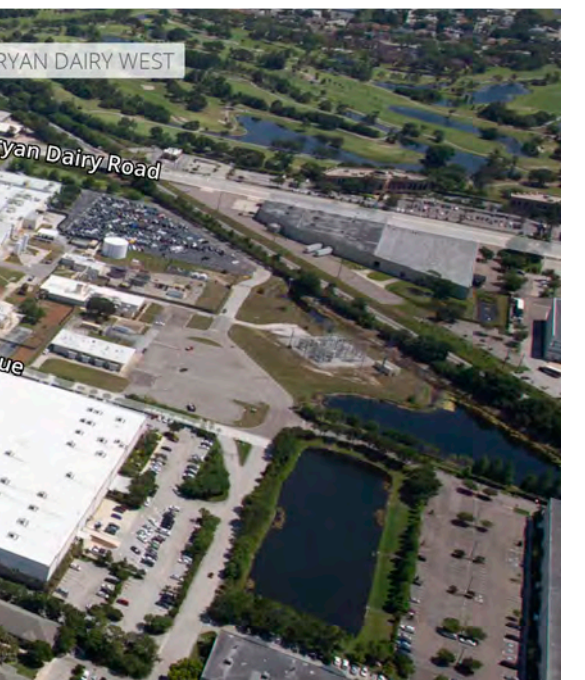


Westbrook Corporate Center

11401 & 11451 S. Belcher 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 2	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
Starkey Lakes Building 1	12821 Starkey Road Largo, FL 33733	112,000 SF	24'	Rear-load, dock-high & ramp	161 (1.44/1K SF)	IL - Industrial Ltd
Starkey Lakes Building 3	12901 Starkey Road Largo, FL 33733	38,544 SF	20'	Rear-load, dock-high & ramp	91 (2.40/1K SF)	L - Industrial Ltd
Starkey Lakes Building 4	12955 Starkey Road Largo, FL 33733	48,000 SF	24'	Rear-load, dock-high	130 (2.70/1K SF)	L - Industrial Ltd
Westbrook Corporate Center Building 2	11401 S. Belcher Road 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 S. Belcher Road 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 Road Pinellas Park, FL 33774	58,771 SF	20'	Rear-load, dock-high & ramp	(2.73/1K SF)	M-1 - Light Ind

SITE plan



property highlights

18' clear height

Rear-load

6 ramps

36'x36' column spacing

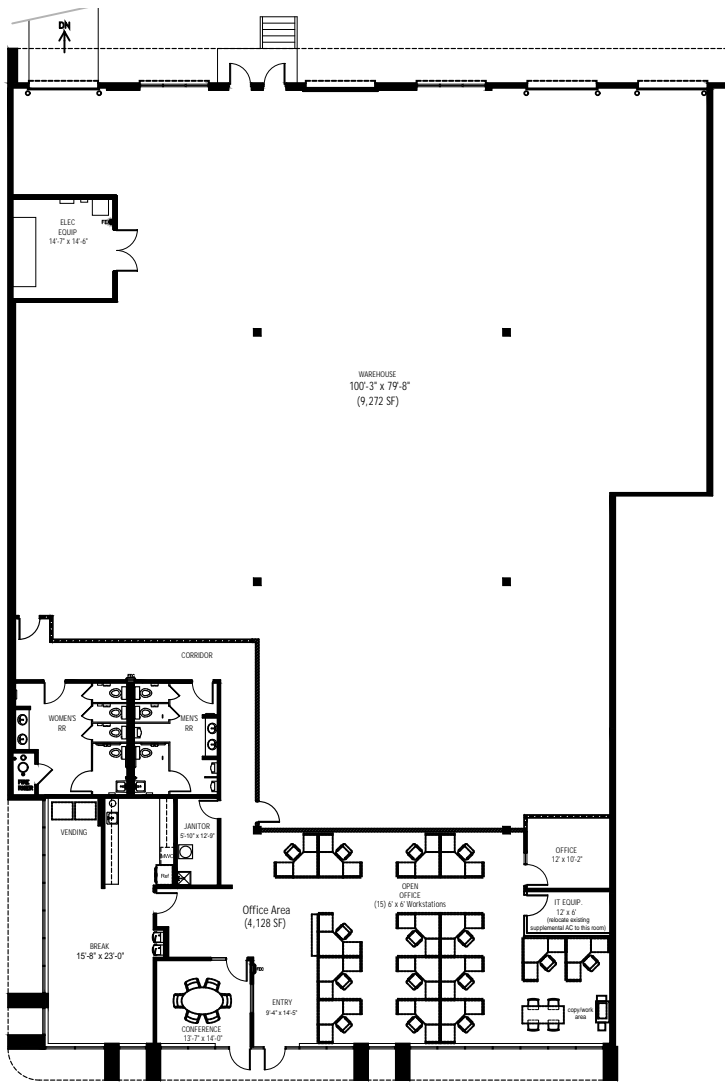
100' buiding depth

160' shared truck court

235 parking spaces

2.70/1,000 SF parking ratio

Building 2 suite 290



13,400
Total SF

4,128
Office SF

18'
Clear height

Yes
HVAC

Yes
Sprinklered

4
DH doors

1
Ramp

Westbrook Corporate Center

11401 & 11451
S. Belcher Road
Pinellas Park, FL 33773

CONTACT:

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

Peter Cecora, SIOR
Executive Vice President
+1 813 387 1297
peter.cecora@am.jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes 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. The Property may be withdrawn without notice. Neither Owner nor JLL accepts 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 regarding this matter, this information is subject to the terms of that agreement. ©2022, Jones Lang LaSalle IP, Inc. All rights reserved.

