

# For Lease

**Waterside Business Center - Building 5**  
13160 56th Court, Clearwater, FL 33760



## Building 5 - Full Building

Industrial/Flex Space  
Up to 34,369 SF

### 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

### Building Features

- Total size: 34,369 SF
- Available: Now
- Warehouse size: 30,054 SF
- Office size: 4,315 SF
- Loading: 9 grade-level doors, 2 truck-wells
- Power: 3-phase
- Clear height: 16'

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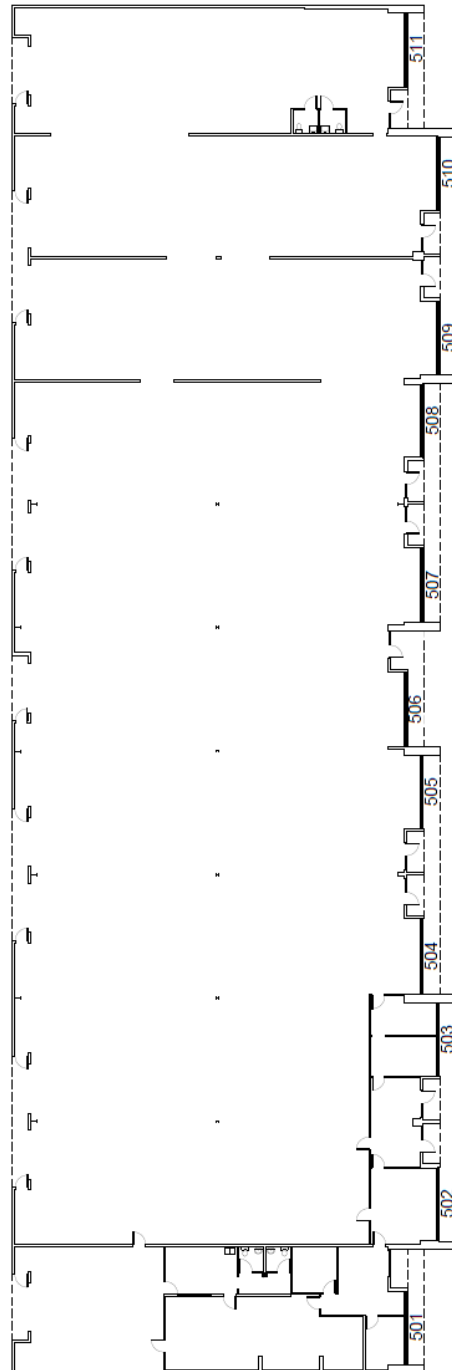
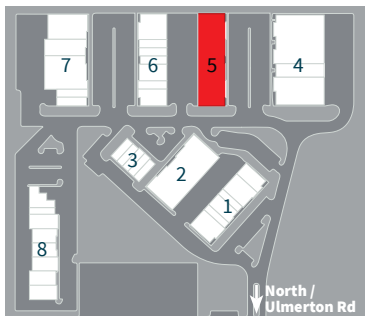
Waterside Business Center Tenants



# Waterside Business Center

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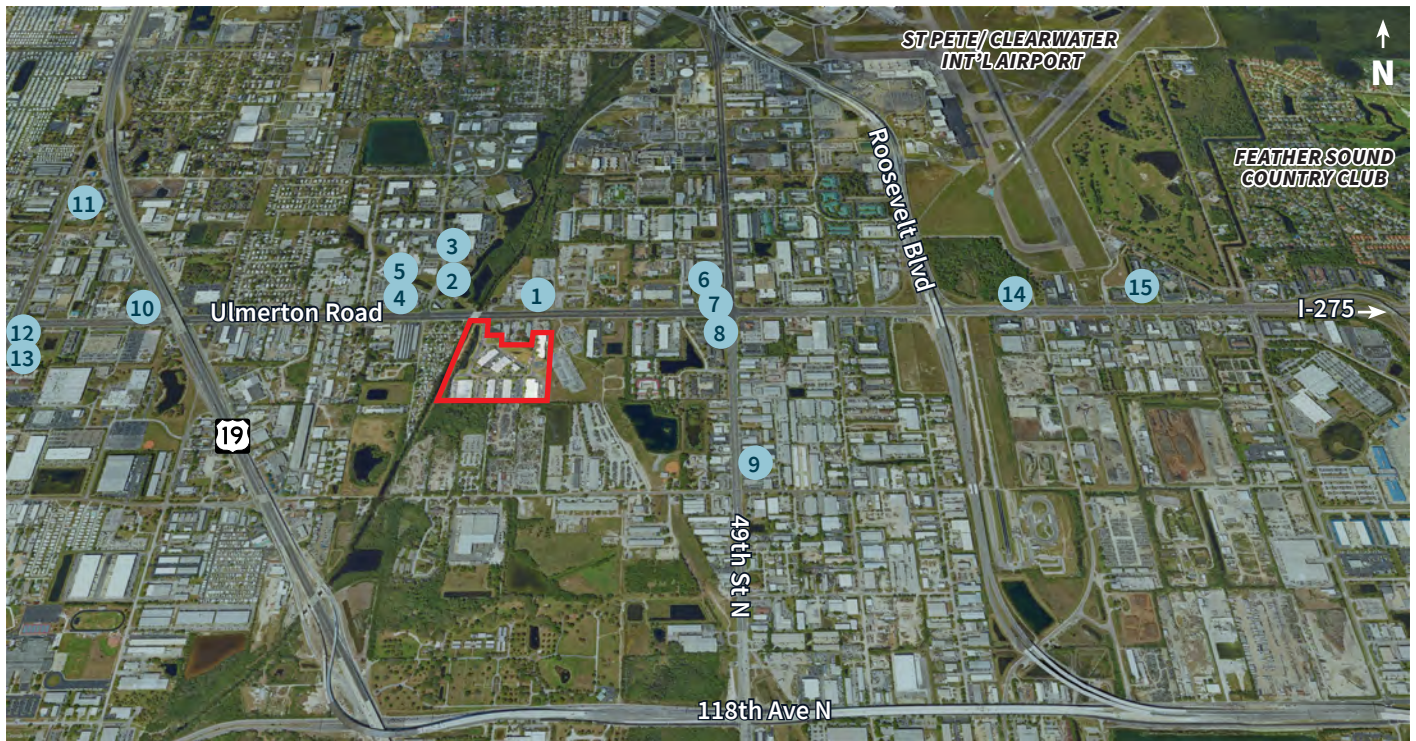
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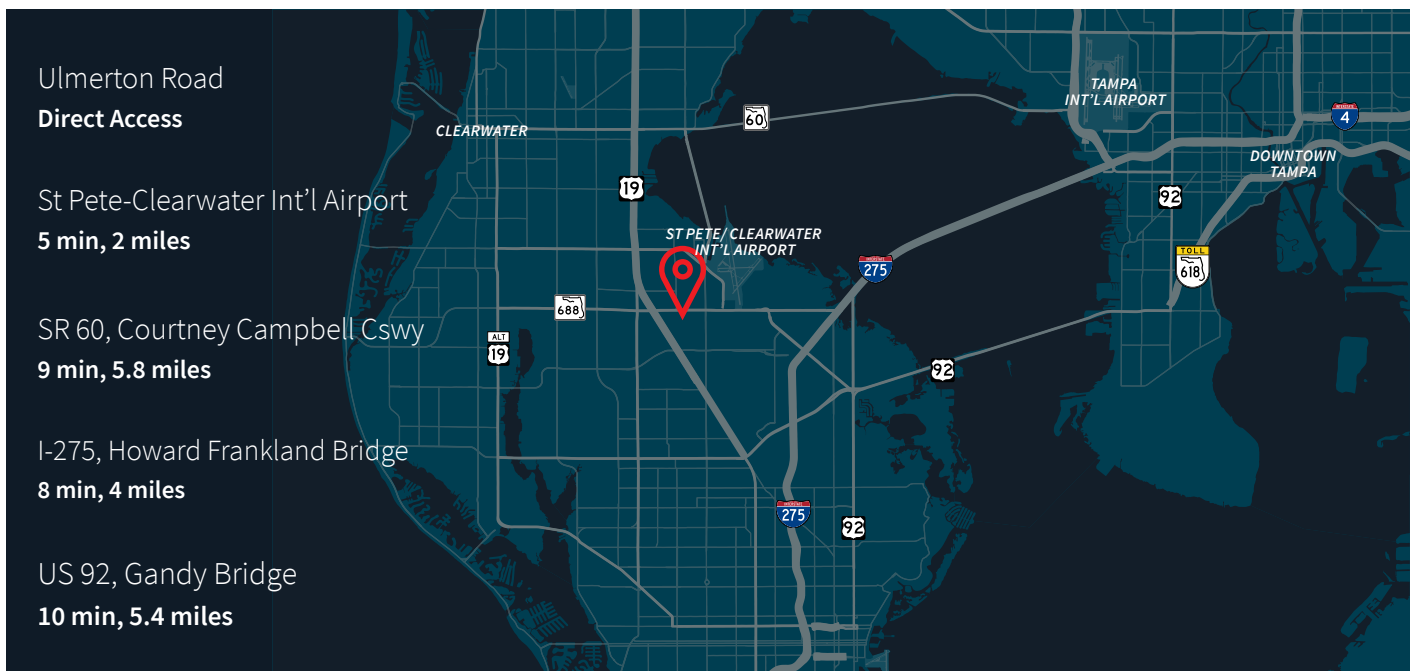






Dining/Convenience (5-minute drivetime)

- |                              |                      |                           |
|------------------------------|----------------------|---------------------------|
| 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   |



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