

# For Lease

Waterside Business Center | Building 5

13160 56th Court, Clearwater, FL 33760

Industrial/flex space | Up to 34,369 SF









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#### **Property Features**

- 8 building flex park totaling 284,170 SF
- Industrial, flex and office space
- Dock-high and grade-level loading
- 15'- 17' clear height
- 3-phase power
- Wet sprinkler system
- Concrete block construction
- M-1 zoning

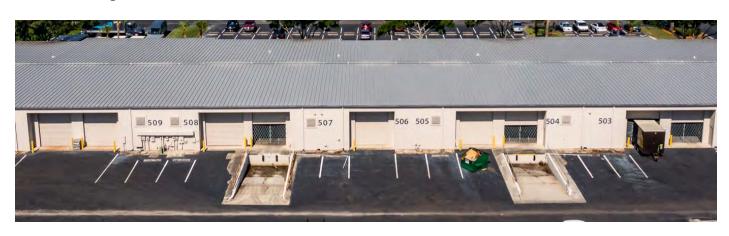
### **Building Features**

• Total size: 34,369 SF

Loading: 9 grade-level doors,
2 truck-wells

• Power: 3-phase

• Clear height: 16'

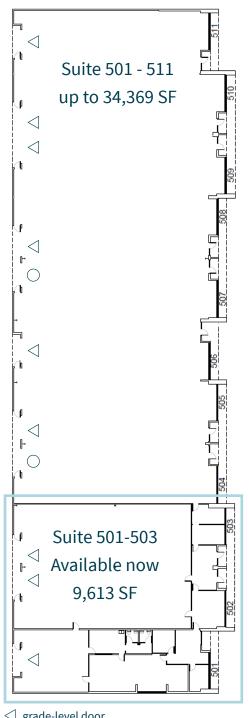


## Waterside Business Center

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

Total size	34,369 SF
Divisible	up to 6,246 SF
Loading	9 grade-level doors, 2 truck-wells
Power	3-phase
Clear height	16'





- O truck-well











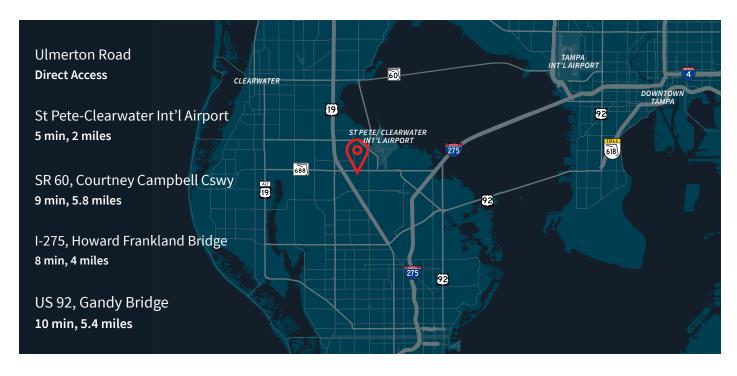


## **Dining/Convenience (5-minute drivetime)**

- 1. Krispy Crunchy Chicken
- 2. Kobe Italian
- Foxtail Coffee/Kelly's Ice Cream
- 4. Chick-fil-a

- 5. Mugs Sports Bar & Grill
- 6. Mike's Pizza
- 7. Checkers
- 8. Circle K
- 9. 7-Eleven

- 10.La Mordida Restaurant
- 11.Arby's
- 12. Burger King
- 13. Cracker Barrel
- 14. Bascom's Chop House





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