

For Lease

Waterside Business Center | Building 5

13160 56th Court, Clearwater, FL 33760

Industrial/flex space | Up to 34,369 SF



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

Harrison Pithers
Associate
+1 813 610 0239
Harrison.Pithers@jll.com

Peter Cecora, SIOR
Executive Managing Director
+1 813 387 1297
Peter.Cecora@jll.com



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

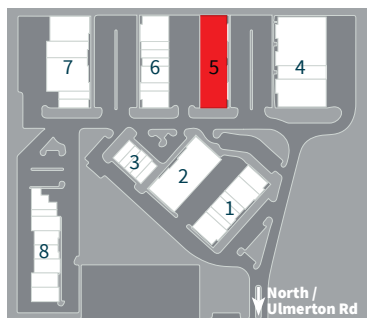
- Total size: 34,369 SF
- Loading: 9 grade-level doors, 2 truck-wells
- Power: 3-phase
- Clear height: 16'



Waterside Business Center

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

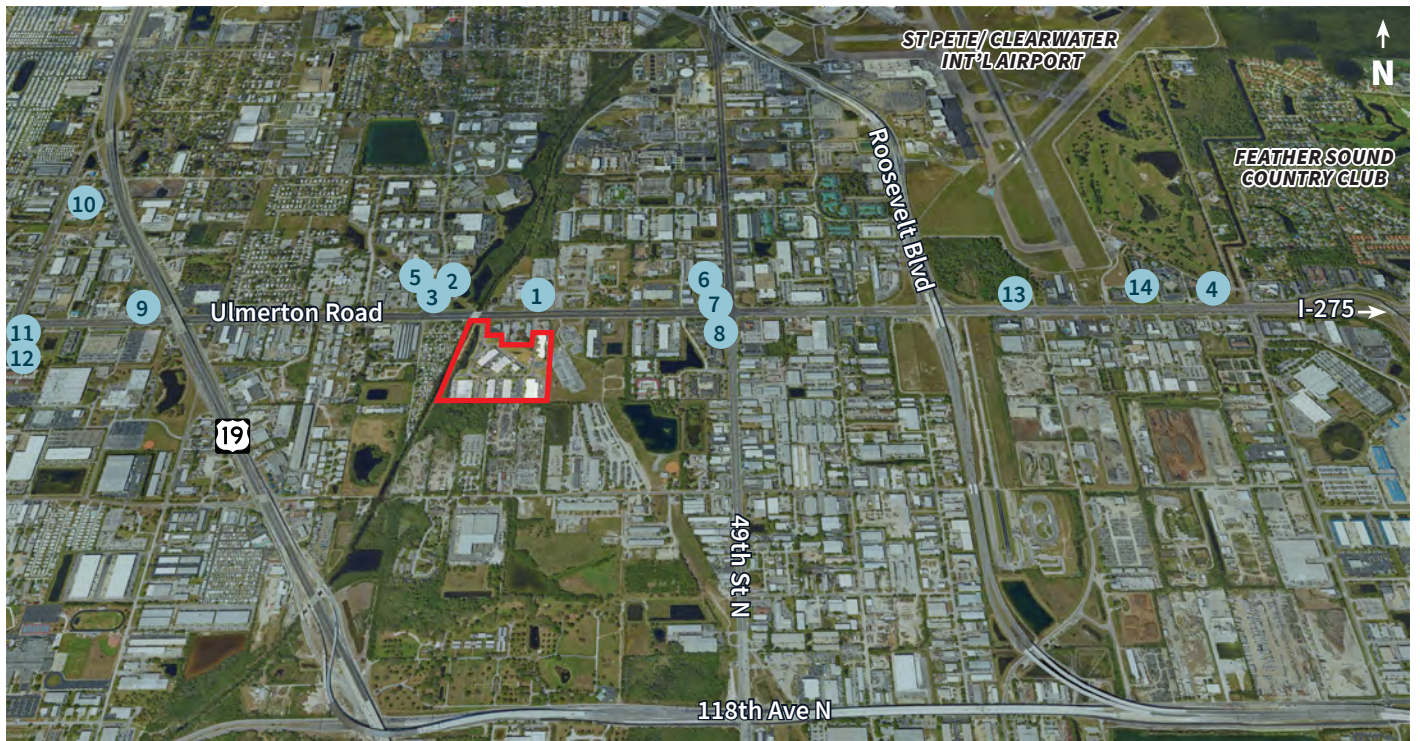
Total size	34,369 SF
Divisible	up to 6,246 SF
Loading	9 grade-level doors, 2 truck-wells
Power	3-phase
Clear height	16'



△ grade-level door

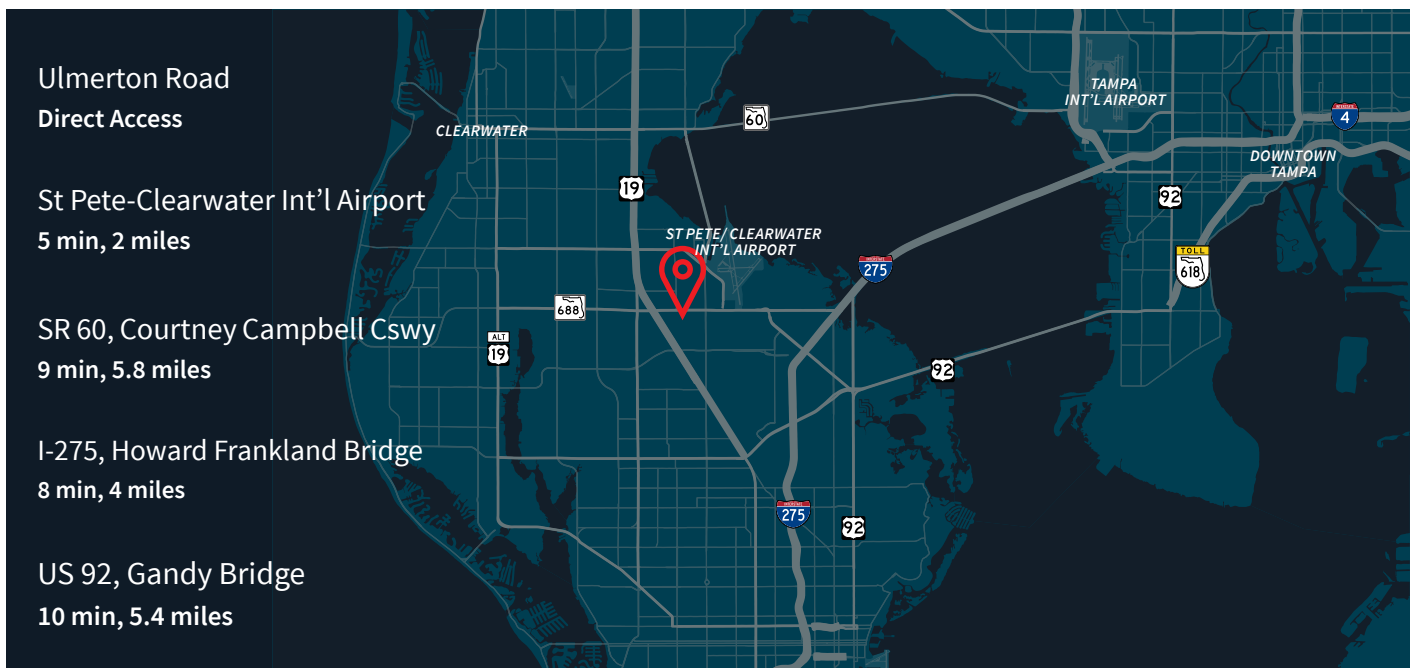
○ truck-well





Dining/Convenience (5-minute drivetime)

- | | | |
|--|----------------------------|---------------------------|
| 1. Krispy Crunchy Chicken | 5. Mugs Sports Bar & Grill | 10. La Mordida Restaurant |
| 2. Kobe Italian | 6. Mike's Pizza | 11. Arby's |
| 3. Foxtail Coffee/Kelly's
Ice Cream | 7. Checkers | 12. Burger King |
| 4. Chick-fil-a | 8. Circle K | 13. Cracker Barrel |
| | 9. 7-Eleven | 14. Bascom's Chop House |



Olivia Brock*Associate***+1 813 387 1320****Olivia.Brock@jll.com****Harrison Pithers***Associate***+1 813 610 0239****Harrison.Pithers@jll.com****Peter Cecora, SIOR***Executive Managing Director***+1 813 387 1297****Peter.Cecora@jll.com**