

# 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'
- Fully customized office & warehouse buildout available 6,246 - 34,369 SF



# 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'

## Space notes

Suite 501-503 is built out for immediate use. Customized office & warehouse buildout available 6,241 - 34,369 SF.



△ grade-level door

○ truck-well

# Waterside Business Center

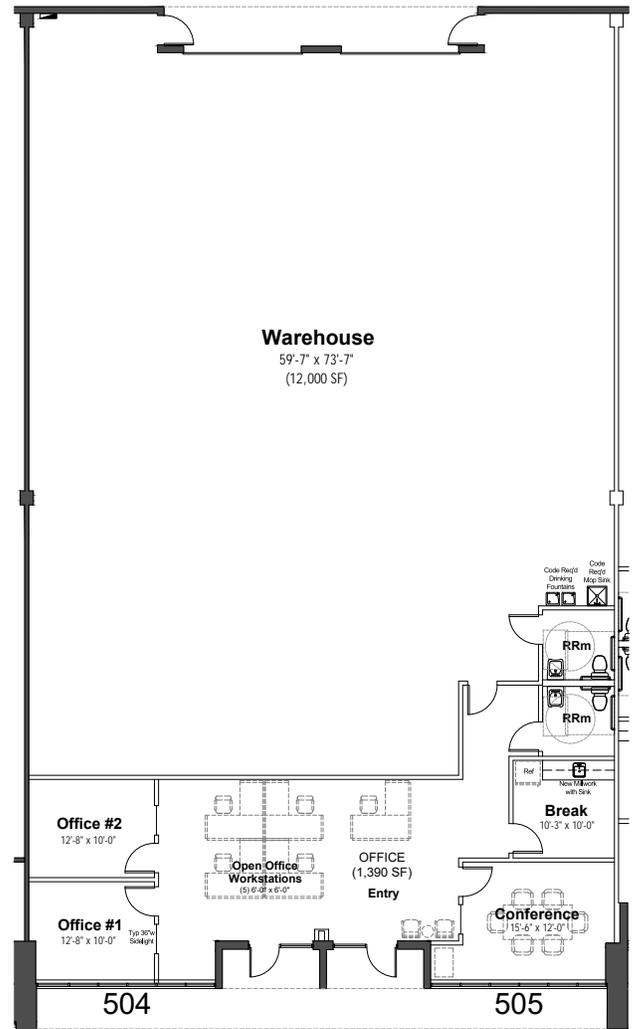
Building 5 - 13160 56th Court, Clearwater, FL 33760

## Proposed plan

Suite	504-505
Total SF	6,246
Office SF	1,390
Warehouse SF	4,856
Loading	1 grade-level door 1 truck well
Power	3-phase
Clear height	16'

## Space notes

This space is a proposed plan with an open work area, two private offices, conference room, break room, and two restrooms



# Waterside Business Center

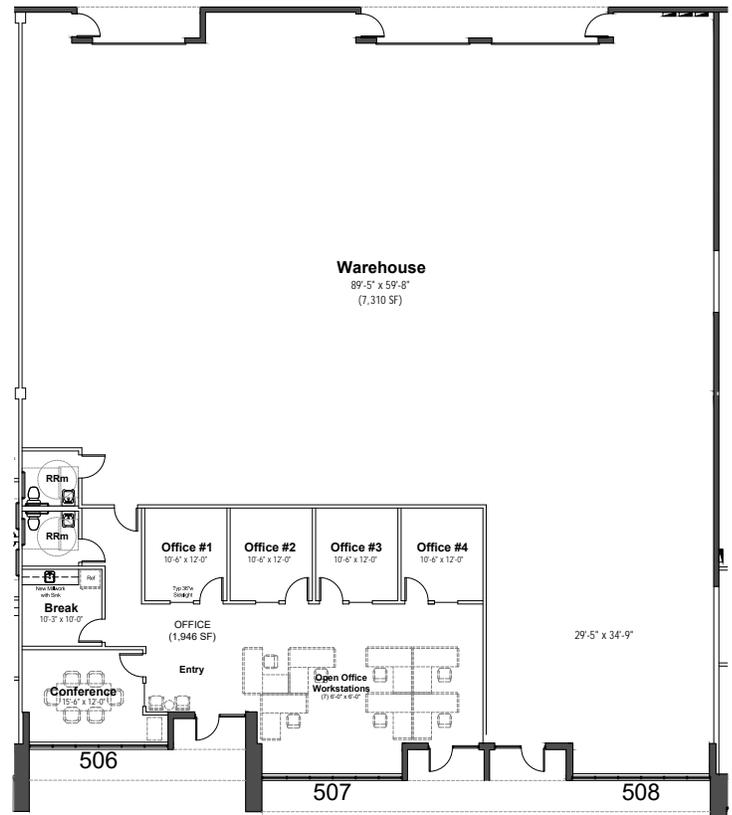
Building 5 - 13160 56th Court, Clearwater, FL 33760

## Proposed plan

Suite	506-508
Total SF	9,256
Office SF	1,946
Warehouse SF	7,310
Loading	2 grade-level doors 1 truck well
Power	3-phase
Clear height	16'

## Space notes

This space is a proposed plan with an open work area, four private offices, conference room, break room, and two restrooms



# Waterside Business Center

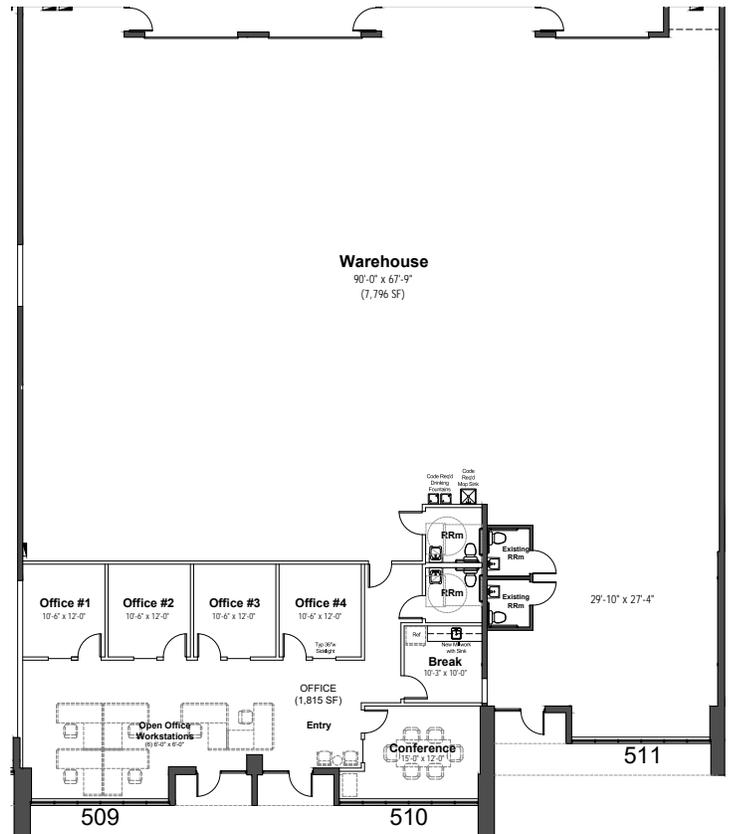
Building 5 - 13160 56th Court, Clearwater, FL 33760

## Proposed plan

Suite	509-511
Total SF	9,611
Office SF	1,815
Warehouse SF	7,796
Loading	3 grade-level doors
Power	3-phase
Clear height	16'

## Space notes

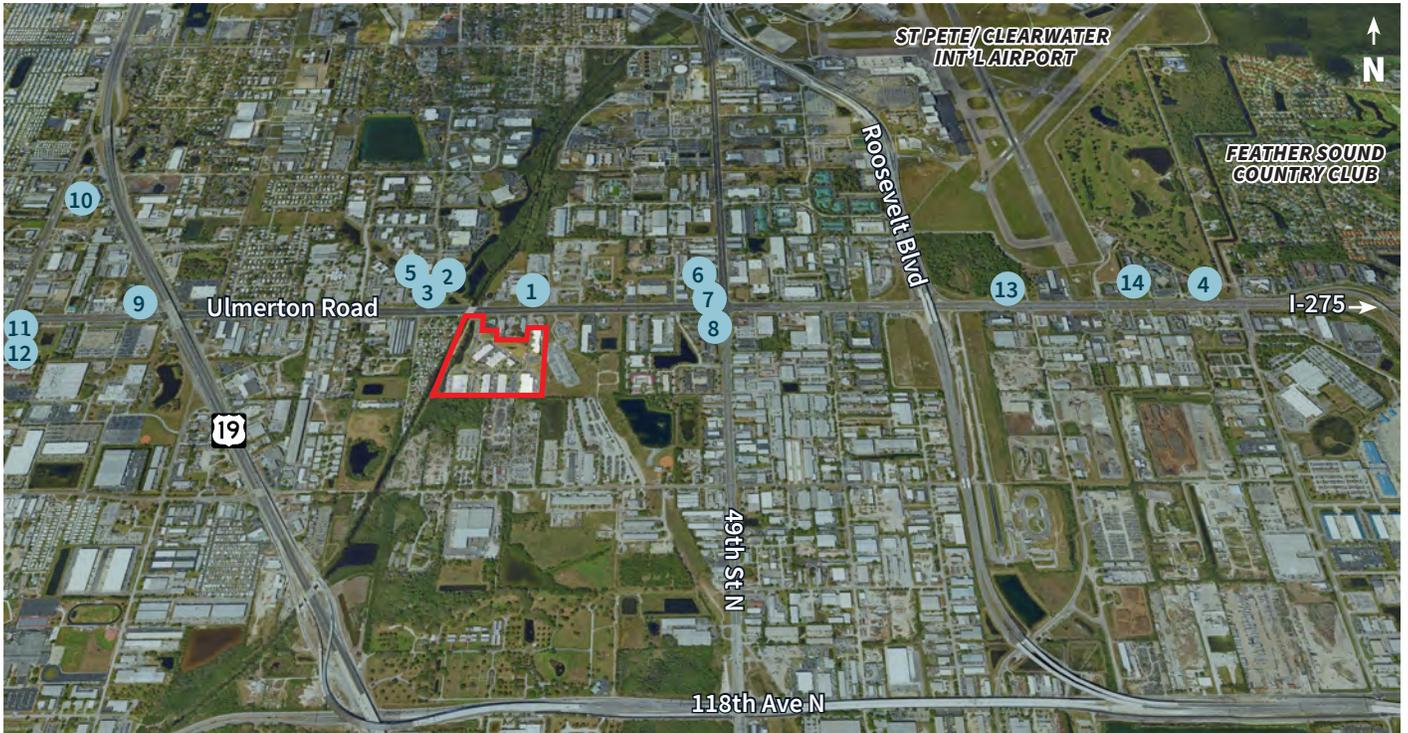
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Waterside Business Center / Clearwater

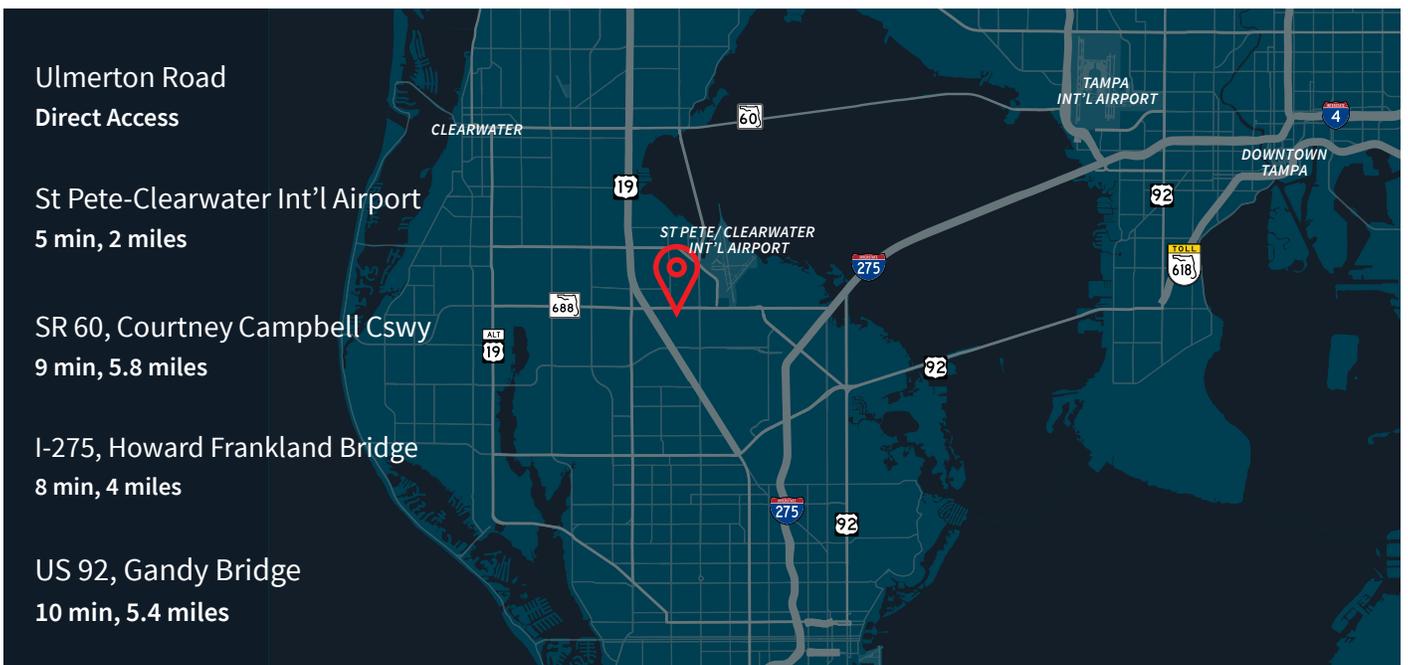






### Dining/Convenience (5-minute drivetime)

- |  |                            |                           |
|--|----------------------------|---------------------------|
| 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<br>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   |



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