



For sale

2050 Sunnydale Blvd
Clearwater, FL 33765

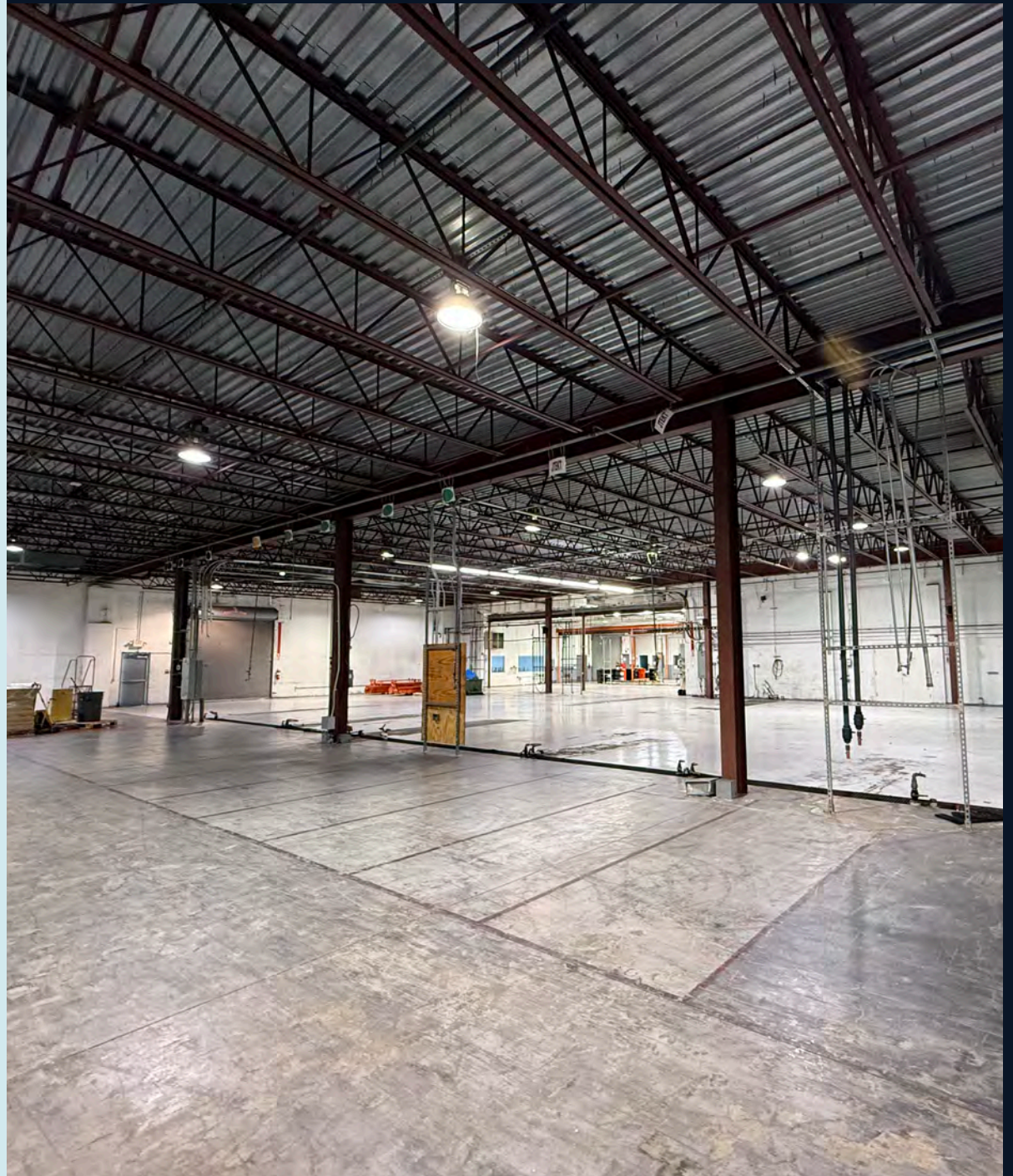
Immediate occupancy
36,031 SF standalone industrial warehouse building



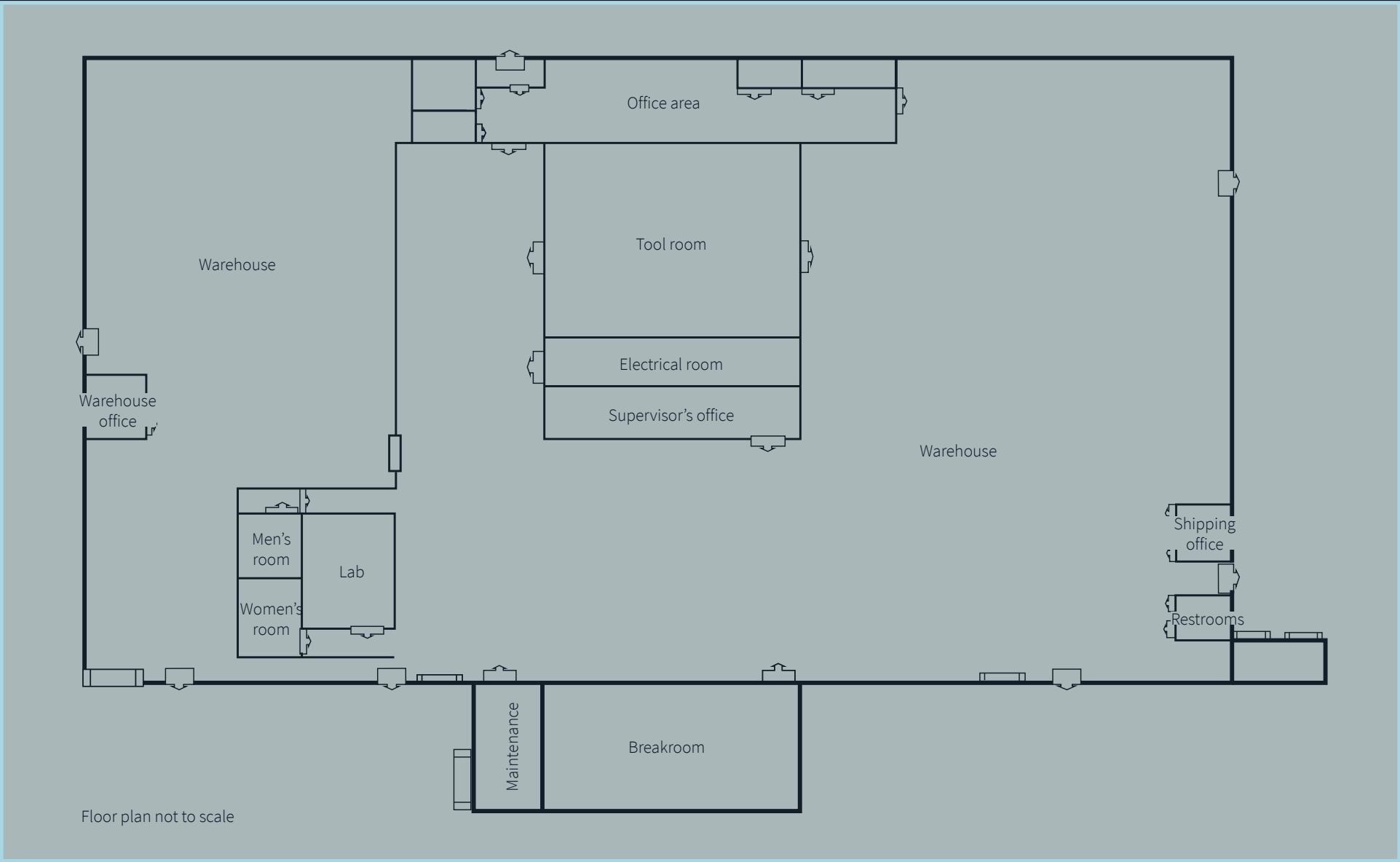
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Building highlights

Total SF	36,031 SF
Office SF	1,188 SF
Acerage	2.39 AC
Power	3-phase, 277/480V, 2000A, 4W
Clear height	14'
Cranes	One 1-ton overhead crane w/ hoist
Loading	Two (2) front-load dock-high doors One (1) rear-load dock-high door Three (3) drive-in over-sized doors
Lights	Flourescent lights throughout
Sprinklers	Wet
HVAC	Majority of warehouse is air-conditioned, recently serviced
Roof	Built up, 5-7 years old
Construction	Concrete block
Parking	54 surface parking spots
Security	Rear parking lot is fenced, ADT alarm system
Zoning	M-1 (Manufacturing)
Flood zone	B & X (Moderate Flood Zone – Between 100 and 500 Year Flood Plain)
Features	Polished floors, four (4) restrooms, large warehouse breakroom, toolroom, warehouse supervisors office, warehouse office, shipping office, lab room



Floor plan



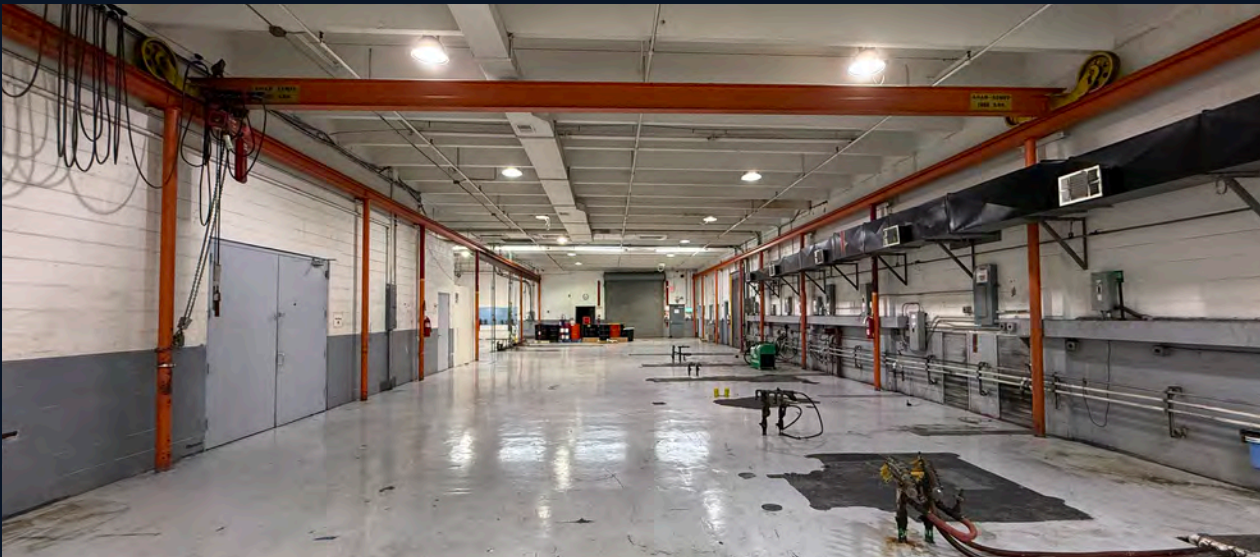
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Exterior photos



2050 Sunnydale Blvd, Clearwater, FL

Warehouse photos



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Office photos



Location map





Contact:

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