JLL SEE A BRIGHTER WAY

For lease

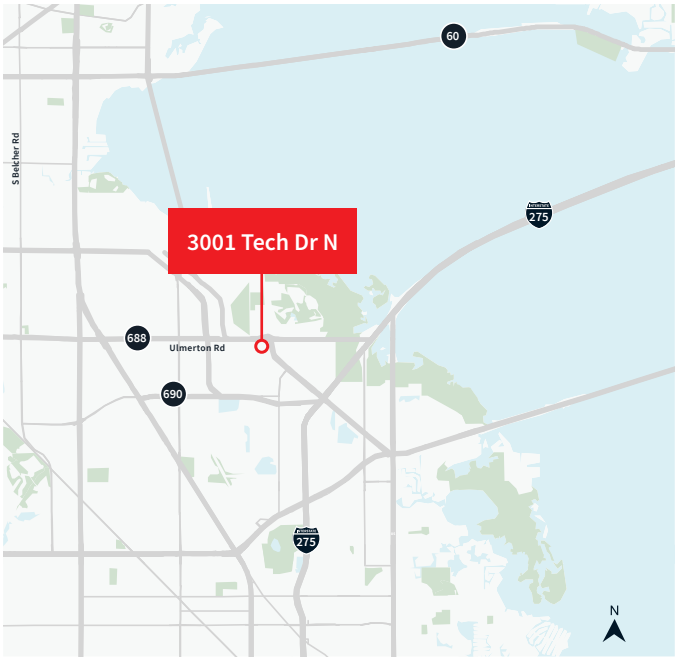
160,678 SF fully air-conditioned industrial space

3001 Tech Drive N, St. Petersburg, FL 33716

Property Overview

Total size	160,678 SF
First floor	152,496 SF
Second floor	8,182 SF
Office size	29,907 SF
Clear height	18’
Loading	5 dock-high doors 1 drive-in ramp
Parking	265 car parking spots
Climate control	100% air-conditioned
Power	3-phase, 480V, 3,000A
Sprinkler	Wet
Zoning	E-1 (Manufacturing, Industrial, Warehouse, Research & Dev.)





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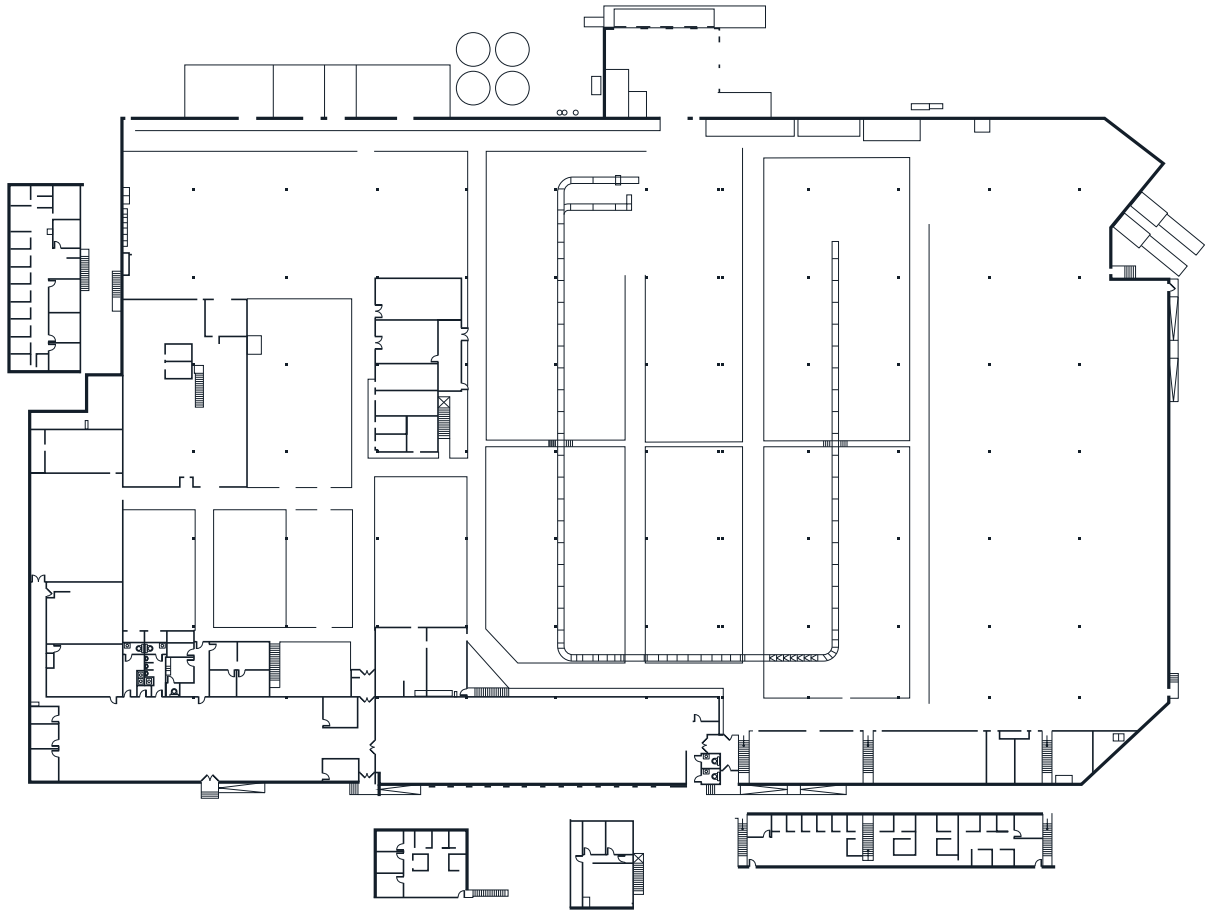
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Floor plan



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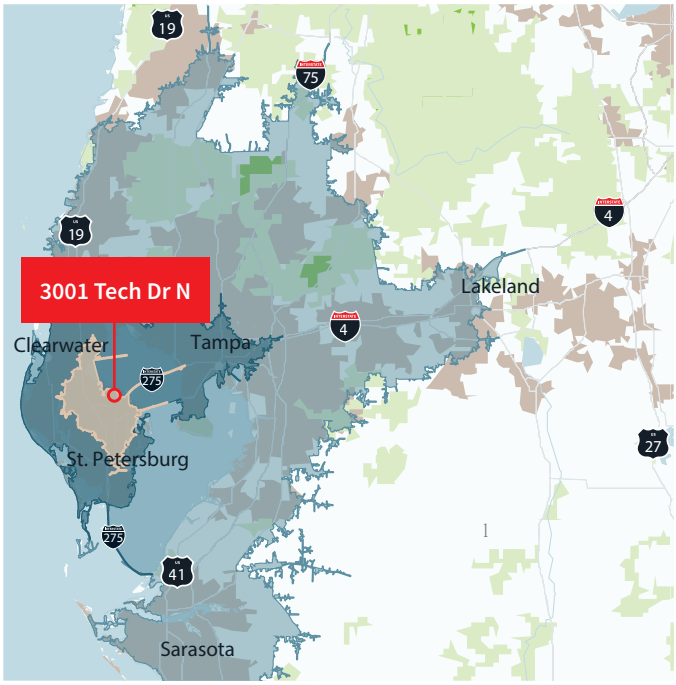
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Demographics



Demographic	15 min	30 min	60 min
Population	225,779	1,352,709	3,873,099
Med. HH income	$71,478	$80,530	$84,626
Workforce	157,327	722,060	1,486,309
Businesses	13,623	74,434	152,133

Drive times

St. Pete/CLW Int'l Airport (PIE)	1.7 miles
I-275	2.3 miles
US-19	3.0 miles
Gandy Blvd	3.4 miles
SR-60	6.0 miles
Tampa Int'l Airport (TPA)	11.3 miles
I-4	15.6 miles
Port Tampa Bay	17.5 miles



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