

North Clearwater warehouse/flex building for sale

100% LEASED FLEX BUILDING

1603 Sunshine Dr, Clearwater, FL 33765



THE
ROSS REALTY
GROUP, INC.
COMMERCIAL SALES AND LEASING

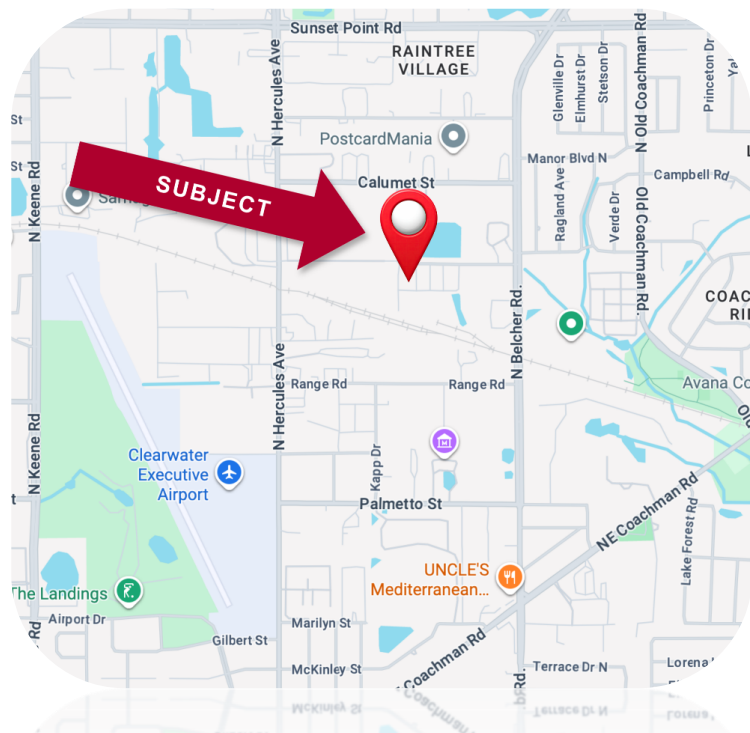
20,000 WAREHOUSE / FLEX BUILDING – FOR SALE



FEATURES

- ❖ **20,000 SF flex Building. 100% leased**
- ❖ Located on a corner lot just east of Clearwater Airpark Airport (CLW) between Belcher Rd & Hercules Ave
- ❖ Multi-tenant warehouse/flex building divided into 4 equally sized 5,000 SF units—each 100% sprinklered
- ❖ Functional specifications include 12' x 10' overhead doors and 200—amp electrical power per unit
- ❖ 100% Leased with Pro Housing vacating 11/30/26 offering opportunity for an owner—occupant
- ❖ Built in 1972 and has been comprehensively remodeled with a new roof, AC units, Front Awnings, Asphalt and more
- ❖ Zoned E- 1 (Pinellas County) for a broad range of light industrial, flex, and office uses
- ❖ Parcel ID: 01-29-15-16488-000-0157
- ❖ RE Taxes (2025): \$22,137.00
- ❖ **Sale Price: 3,600,000.00**

LOCATION MAP



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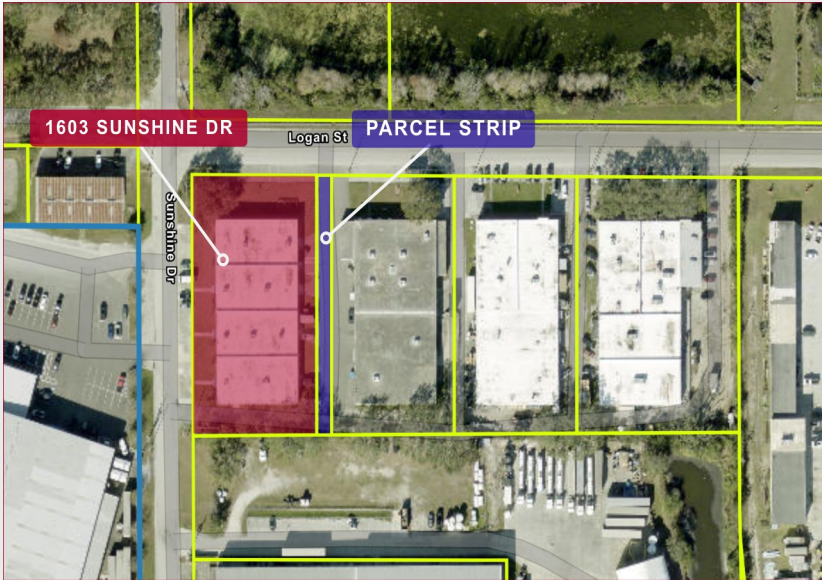
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Tampa, FL 33607



NORTH CLEARWATER WAREHOUSE/FLEX

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Site view



PARCEL STRIP LAND TRUST

The parcel strip between both buildings is held in a land trust with 50% individual ownership between the property owners at 1603 Sunshine dr and 2121 Logan st.

Unit 1601—Phasetronics



Unit 1605—Pro Housing



Unit 2101—Upper Suncoast Dog



AERIAL



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