LO-902

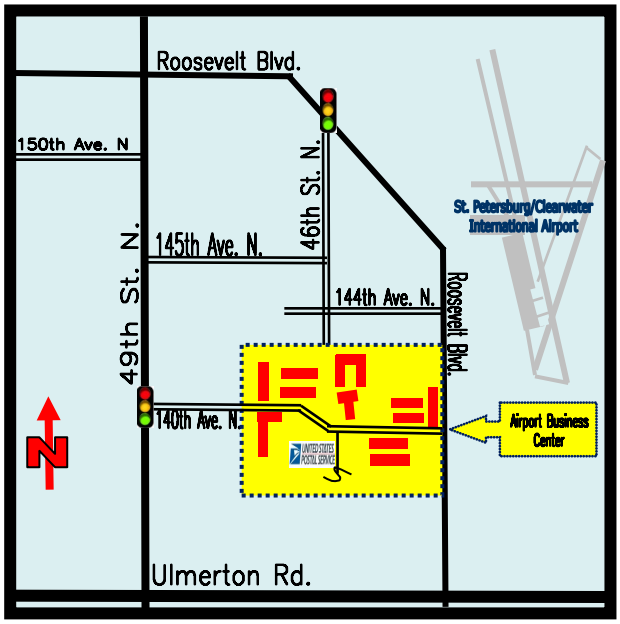
KLEIN & HEUCHAN, INC
REALTORS
Commercial/Investment/Real Estate Services

AIRPORT BUSINESS CENTER

FOR LEASE

AIRPORT BUSINESS CENTER

LOCATED ACROSS FROM
ST. PETE/CLEARWATER AIRPORT
CLEARWATER, FL 33762



- PARK LIKE SETTING
- PROFESSIONAL OFFICE
- FLEX SPACE
- ON SITE DELI
- FROM 750 RSF – 7,710 RSF
- **ASK FOR YOUR SPECIAL DEAL FOR 3,000 + SF**
- **LEASE RATE: $18.00 PSF - $22.00 PSF MODIFIED GROSS**

CCIM INDIVIDUAL MEMBERSHIP

1744 N Belcher Rd., Suite #200, Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com

REALTOR

Rev. 10/8/2026 **PROPERTY OVERVIEW** LO-902

ADDRESS: 140th Ave. N., 46th Street & Roosevelt Blvd. Clearwater, FL 33762

LOCATION: Between Roosevelt Blvd. & 49th St. north of Ulmerton Rd., Multiple street address within park.

IMPROVEMENTS: concrete block over steel

ZONING: IPD - Pinellas County
LAND USE: IL

YEAR BUILT: 1994

FLOOD ZONE: X – Non-Flood

PARKING: Up to 4/1,000 +/-

LEGAL DESCRIPTION: Lengthy, in listing file.

PRESENT USE: Professional Office

UTILITIES: Electric (Duke Energy) FiOS (Frontier) Cable (Spectrum) Water & Sewer (Pinellas County)

LEASE RATE: $18.00 PSF - $22.00 PSF Modified Gross
Floor plans available

TAXES: $208,152.84 (2025)

TRAFFIC COUNT: 51,000 v.p.d. on Roosevelt Blvd.
28,000 v.p.d. on 49th St.

PARCEL ID #: 03-30-16-00118-000-0050, 0030, 0100, 0080 & 0070

NOTES: This unique business park offers many amenities from on-site post office, drop boxes for Fed Ex and UPS, and a deli. There are flex spaces and a variety of professional office spaces for lease. Airport Business Center is located directly across the street from the St. Pete Clearwater Airport, with less than 20 minutes to Tampa International Airport and upon the completion of the new Gateway Expressway immediate access to I-275. This park is located within a Foreign Trade Zone. There are no occupational fees and no City "add-on" taxes on utilities. Floor plans available.

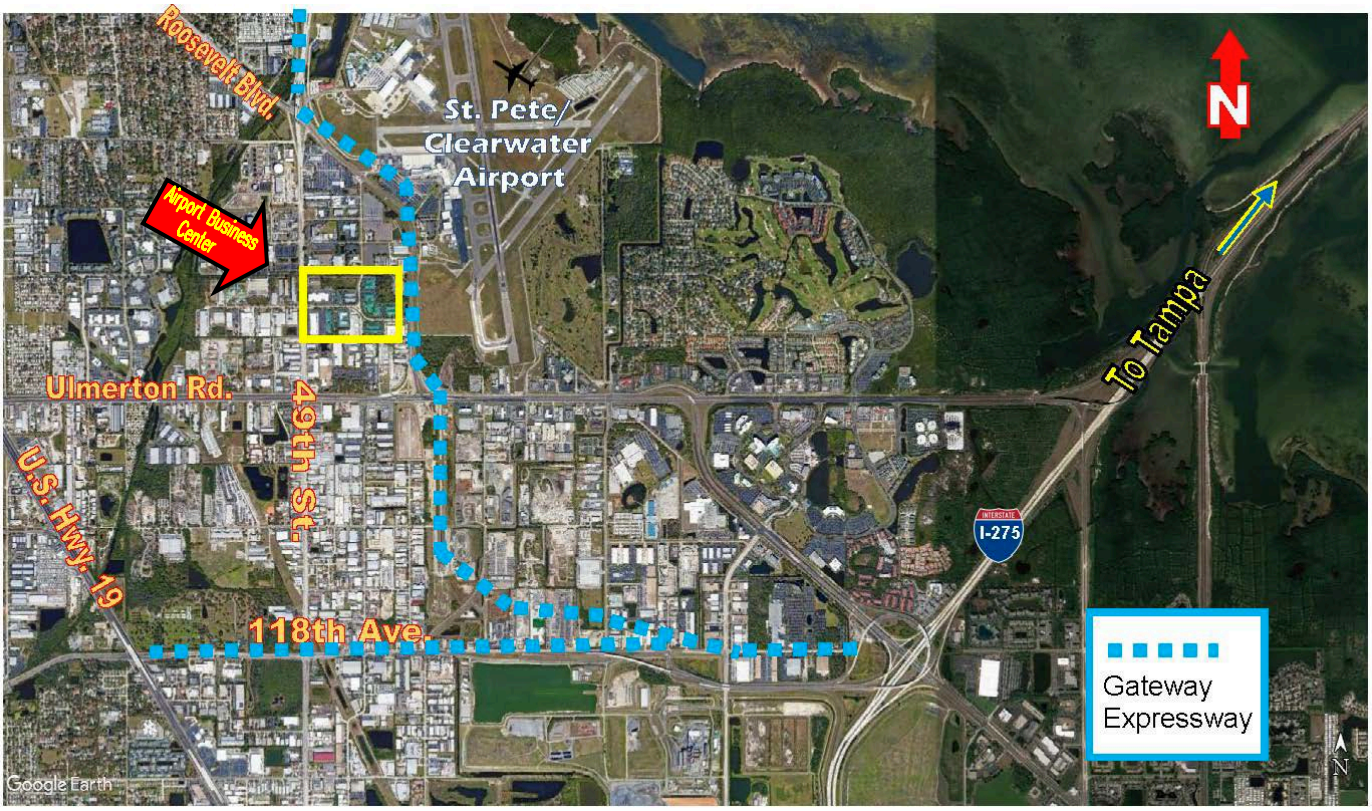
KEY HOOK #: N/A

ASSOCIATE: Marilyn Stuelke / (727) 851-3155

K&H SIGNAGE: (2) 3' x 4'

LISTING CODE: LO-902-3-23

SHOWING INFORMATION: Call associate for an appointment.



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