



Colliers

Ulmerton Road (SR 688)

±0.5 AC of
Outdoor Storage or
Additional Trailer
Parking

49th Street N

FOR LEASE

13555 49th Street N Clearwater, FL 33762

25,000 SF - 53,824 SF of Industrial Space Available
with Direct Access to Ulmerton Road (SR 688)

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New Office



Drive-In Ramp and Dock Positions



New Bathrooms

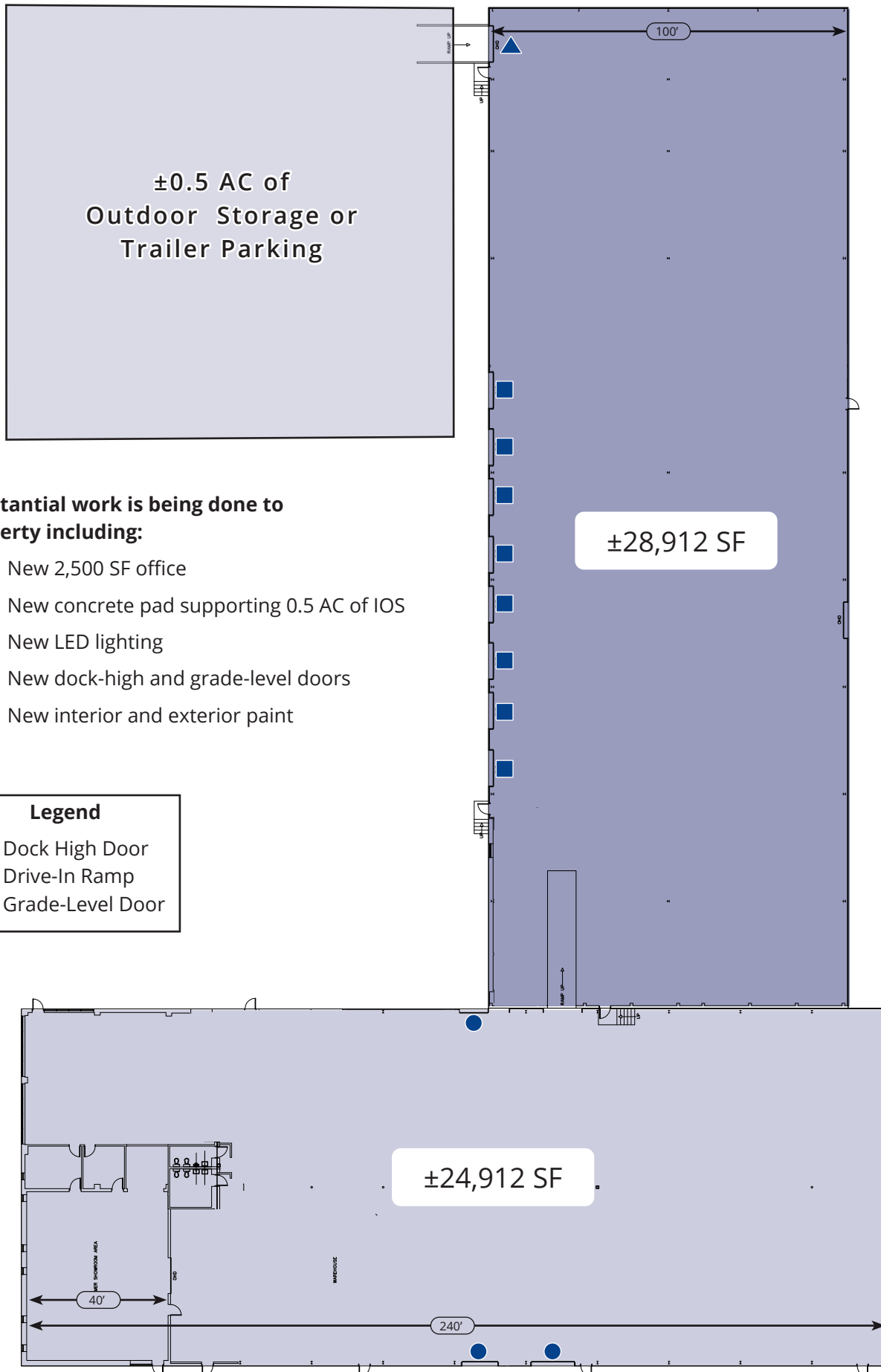
Details

Building Size:	53,824 SF
Lot Size:	2.98 Acres
Year Built/Renov:	1985 / 2026
Office SF:	±2,500 SF
Warehouse SF:	±51,324 SF
Loading:	8 Dock High Doors (6 pit levelers) 1 Drive-In Ramp 3 Grade Level Doors
Clear Height:	18' - 20'
Power:	400 Amps, 120/208 Volts Three Phase
Sprinklers:	Wet
Outside Storage:	±0.5 AC Fenced and Lit
Zoning:	IL



Property Overview

- Direct Access to Ulmerton Rd (SR 688)
- ±0.5 AC of Outside Storage
- Ample Parking
- Showroom
- 3 Phase Power
- Newly Renovated
- Move-In Ready
- Inquire for Lease Rate



Substantial work is being done to property including:

- » New 2,500 SF office
- » New concrete pad supporting 0.5 AC of IOS
- » New LED lighting
- » New dock-high and grade-level doors
- » New interior and exterior paint





Location Overview

Colliers

17.9 Miles
to Port of Tampa

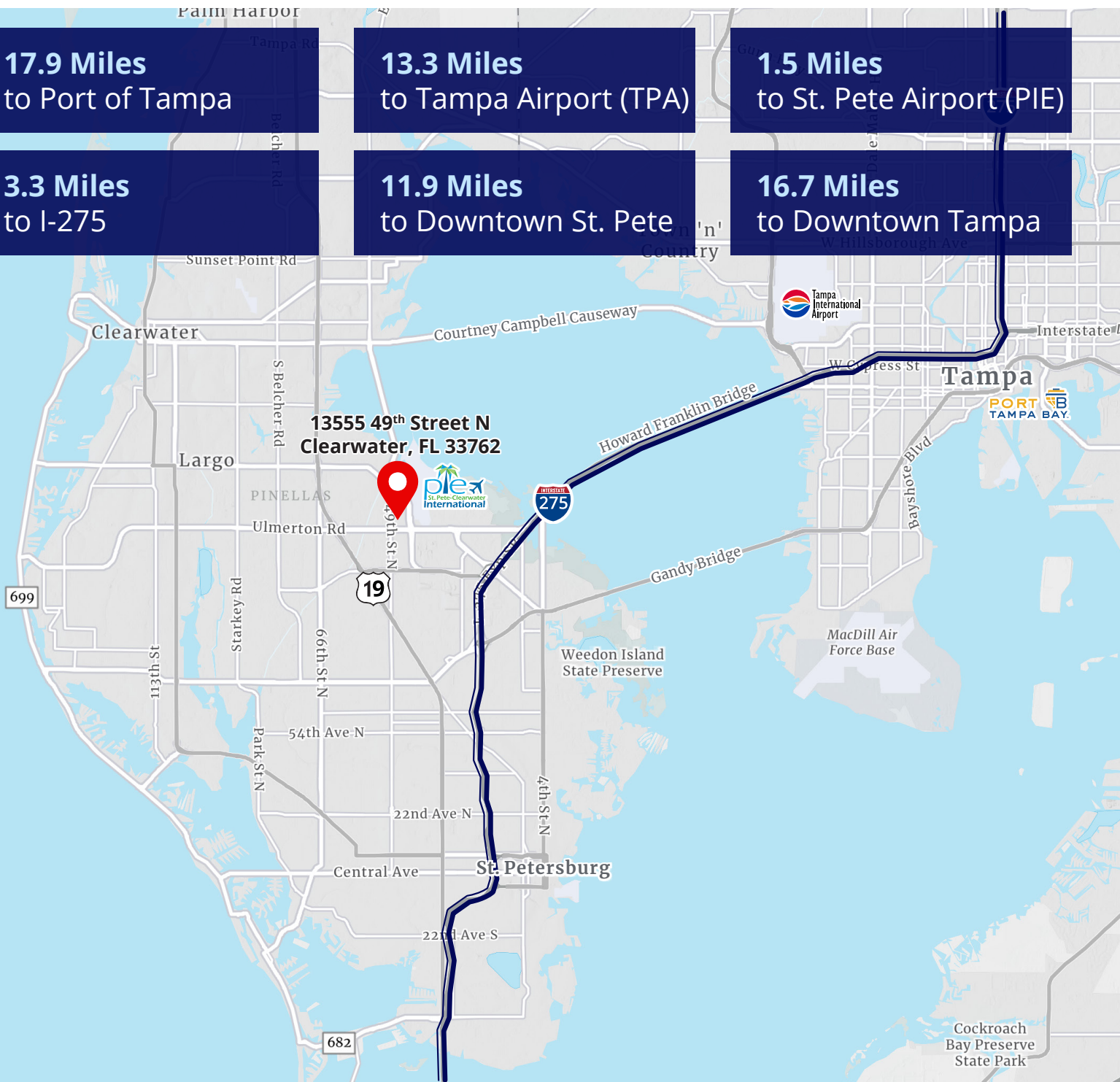
13.3 Miles
to Tampa Airport (TPA)

1.5 Miles
to St. Pete Airport (PIE)

3.3 Miles
to I-275

11.9 Miles
to Downtown St. Pete

16.7 Miles
to Downtown Tampa



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