

FOR LEASE



13100-13191
56TH COURT

Waterside Business Center

Air-Conditioned Flex & Warehouse Space Available

13100-13191 56th Court, Clearwater, FL 33760

Dominic Hewitt

Industrial Services
+1 813 871 8503
dominic.hewitt@colliers.com

Tom Quinlan

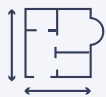
Industrial Services
+1 813 605 4462
tom.quinlan@colliers.com

RYCORE
CAPITAL ADVISORS

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Property Highlights



8 Buildings Totaling
±284,170 SF



Up to ±34,369 SF of
Industrial and Flex
Space Available



16.5' - 21.5' Clear Height



Immediate Access to
Ulmerton Road, US-19
and I-275



Parking Ratio of
±1.81/1,000 SF



Dock High and
Oversized Grade-Level
Loading Doors (12'x14')



M-1 Zoning



Climate-Controlled
Flex & Warehouse

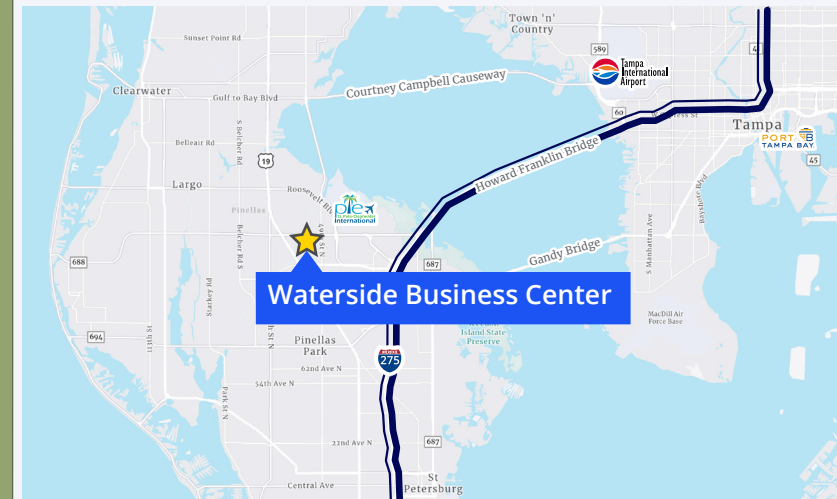
Site Plan



Availabilities

Suite	Size
Bldg 5, Suite 501-511	9,611 SF - 34,369 SF
Bldg 6, Suite 604-605	6,193 SF
Bldg 8, Suite 801-803	4,974 SF
Bldg 8, Suite 811-812	4,874 SF
Bldg 8, Suite 807-808	4,598 SF
Bldg 6, Suite 603	3,239 SF
Bldg 3, Suite 305	2,122 SF

Location



Highway	Distance
Ulmerton Road	0.1 Mile
US-19	0.8 Mile
Gateway Expressway	1.2 Miles
I-275	4.0 Miles

Interior Office Finishes



Warehouse and Production Space



Floor Plan

BUILDING 5

Suite 501 - 511

Available SF:	34,369 SF
Demisable:	9,611 SF - 34,369 SF
Office SF:	4,738 SF
Clear Height:	17.5'
Loading:	9 Oversized Grade Level Doors (12'x14') 2 Dock High Doors (Truck Wells)
Power:	3-Phase
Available:	Now

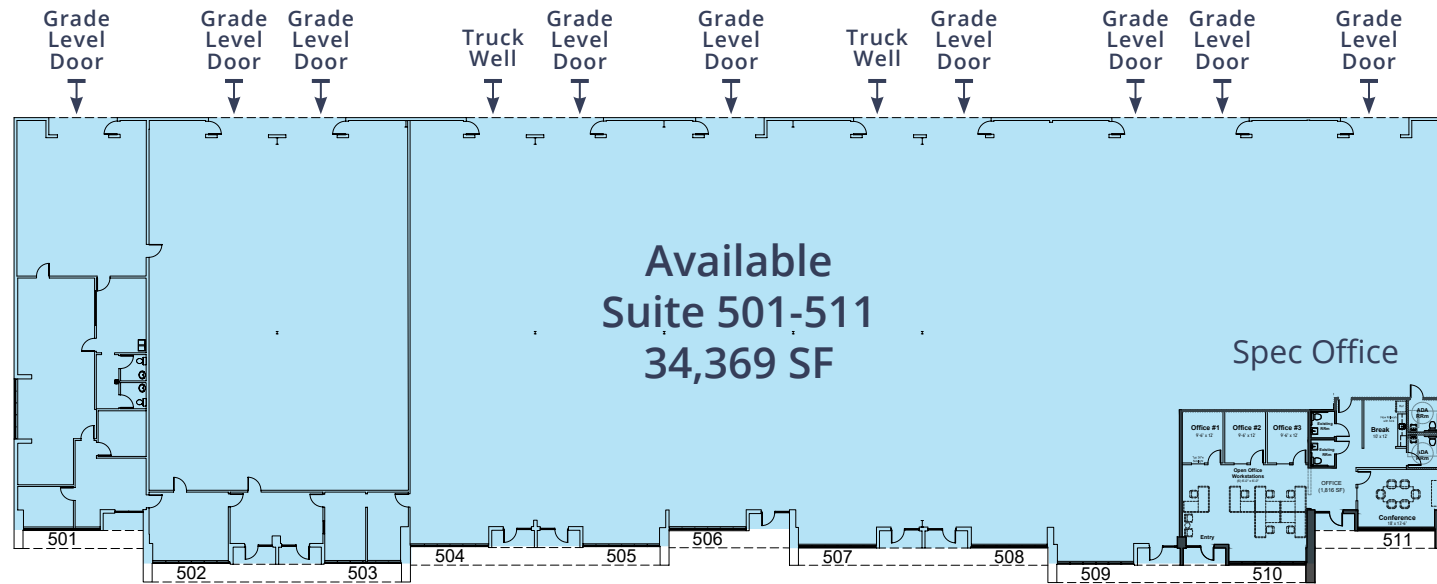
*Climate-controlled warehouse

*Ability to add additional dock high loading

Climate-Controlled Warehouse

Demisable to 9,611 SF

Dock High Loading

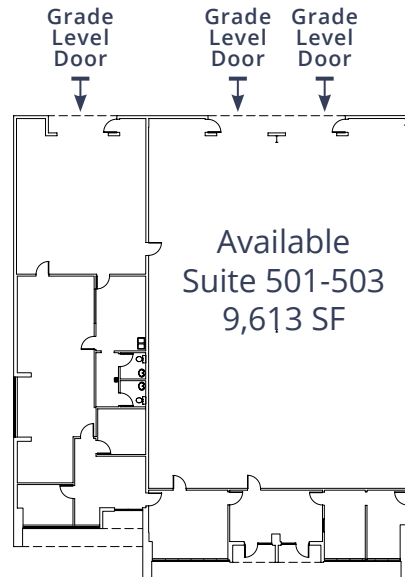


Suite 501 - 503

Available SF:	9,613 SF
Warehouse:	6,690 SF
Office SF:	2,923 SF
Clear Height:	17.5'
Loading:	3 Oversized Grade Level Doors (12'x14')
Power:	3-Phase
Available:	Now

*Climate-controlled warehouse

*Ability to add dock high loading

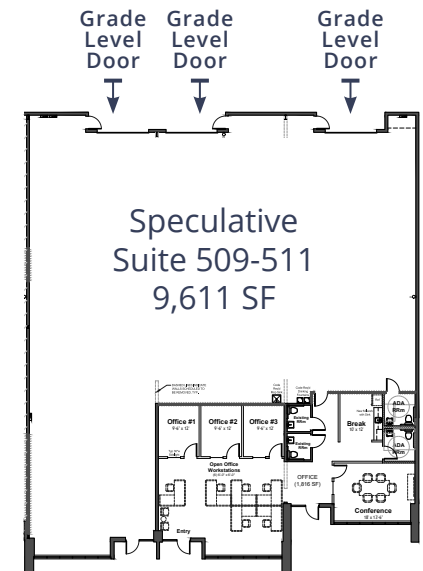


SPECULATIVE SPACE

Suite 509 - 511

Available SF:	9,611 SF
Warehouse:	7,796 SF
Office SF:	1,815 SF
Clear Height:	17.5'
Loading:	3 Oversized Grade Level Doors (12'x14')
Power:	3-Phase
Available:	August 1st

*Ability to add dock high loading

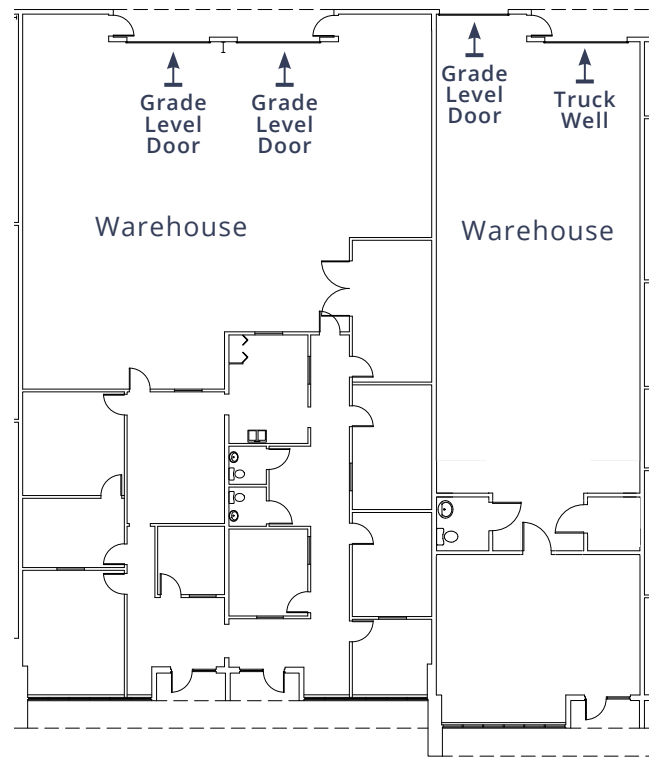


Floor Plan

BUILDING 6

Suite 603-605

Available SF:	9,432 SF
Warehouse SF:	5,090 SF
Office SF:	4,342 SF
Clear Height:	17.5'
Loading:	1 Dock High Door 3 Oversized Grade Level Doors (12'x14')
Power:	3-Phase
Available:	September 1 st

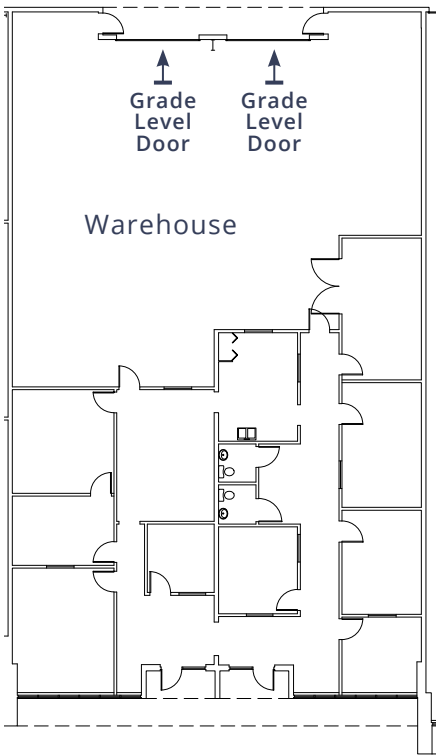


Climate-Controlled Warehouse

BUILDING 6

Suite 604-605

Available SF:	6,193 SF
Warehouse SF:	2,851 SF
Office SF:	3,342 SF
Clear Height:	17.5'
Loading:	2 Oversized Grade Level Doors (12'x14')
Power:	3-Phase
Available:	September 1 st



Climate-Controlled Warehouse

BUILDING 6

Suite 603

Available SF:	3,239 SF
Warehouse SF:	2,239 SF
Office SF:	1,000 SF
Clear Height:	17.5'
Loading:	1 Dock High Door 1 Oversized Grade Level Door (12'x14')
Power:	3-Phase
Available:	September 1 st



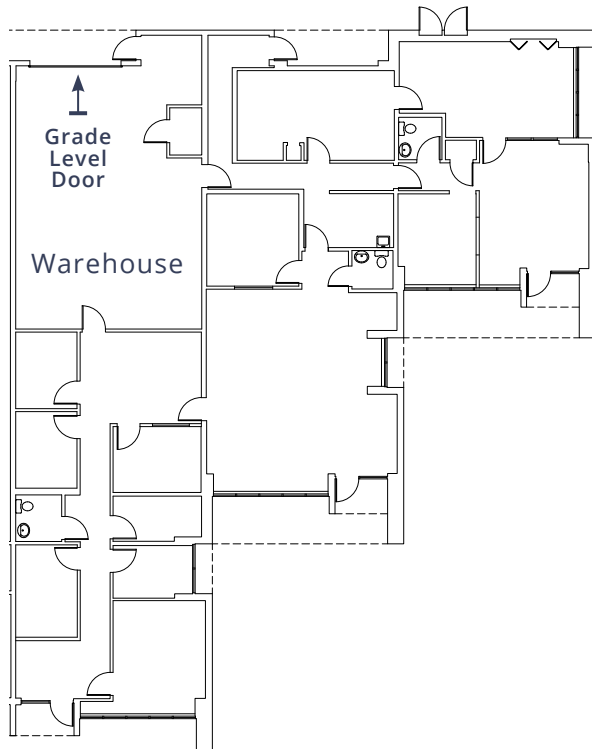
Climate-Controlled Warehouse

Floor Plan

BUILDING 8

Suite 801-803

Available SF:	4,974 SF
Warehouse SF:	965 SF
Office SF:	4,009 SF
Clear Height:	16.5'
Loading:	1 Oversized Grade Level Door (12'x14') 1 Dock High
Power:	3-Phase
Available:	August 1 st



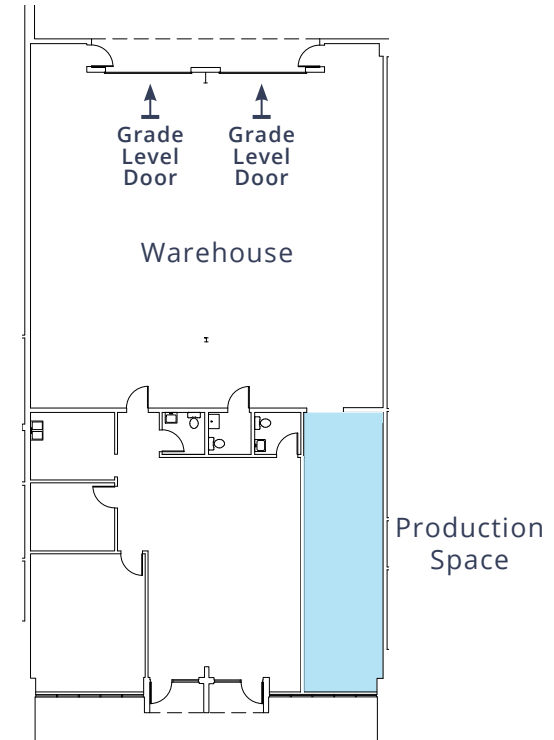
Shared Truck Well

Climate-Controlled Warehouse

BUILDING 8

Suite 811-812

Available SF:	4,874 SF
Warehouse SF:	2,562 SF
Office SF:	2,312 SF
Clear Height:	16.5'
Loading:	2 Oversized Grade Level Doors (12'x14') 1 Dock High
Power:	3-Phase
Available:	Now



Shared Truck Well

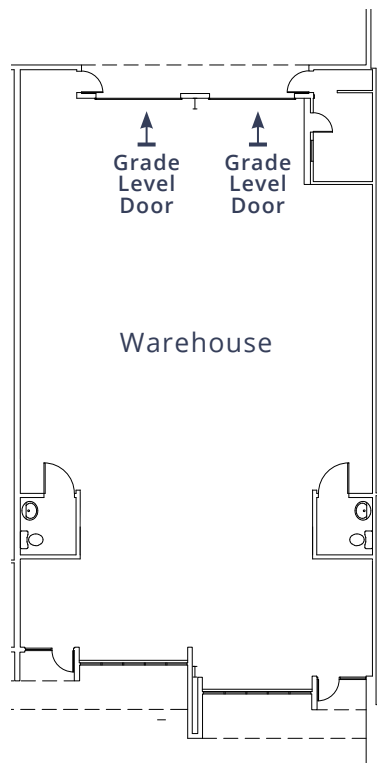
Climate-Controlled Warehouse

Floor Plan

BUILDING 8

Suite 807-808

Available SF:	4,598 SF
Warehouse SF:	4,348 SF
Office SF:	250 SF
Clear Height:	16.5'
Loading:	2 Oversized Grade Level Doors (12'x14') 1 Dock High
Power:	3-Phase
Available:	Now



Shared Truck Well

Climate-Controlled Warehouse

BUILDING 3

Suite 305

Available SF:	2,122 SF
Warehouse SF:	1,607 SF
Office SF:	515 SF
Clear Height:	16.5'
Loading:	1 Oversized Grade Level Door (12'x14')
Power:	3-Phase
Available:	Now



For more information, contact:

Dominic Hewitt

Industrial Services
+1 813 871 8503
dominic.hewitt@colliers.com

Tom Quinlan

Industrial Services
+1 813 605 4462
tom.quinlan@colliers.com



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