

FOR LEASE



Waterside Business Center

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





Property Highlights



8 Buildings Totaling
±284,170 SF



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



16' - 18' Clear Height



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



Parking Ratio of
±###/1,000 SF



Dock High and
Oversized Grade-Level
Loading Doors



M-1 Zoning



3-Phase
Power

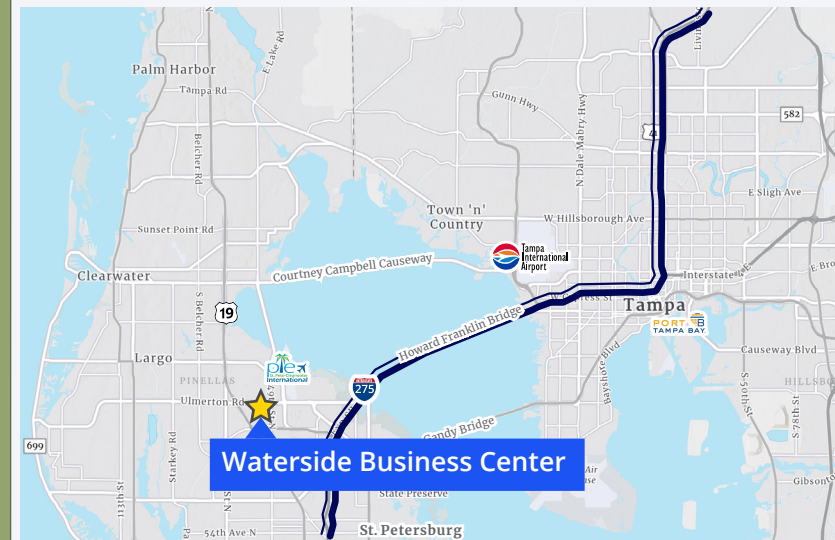
Site Plan



Availabilities

Suite	Size
Building 5 Suite 501-511	9,611 SF - 34,369 SF
Building 8 Suite 805-806	5,384 SF
Building 8 Suite 811-812	4,874 SF
Building 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



Floor Plan

Climate-Controlled
Warehouse

Demisable to
9,611 SF

Dock High
Loading

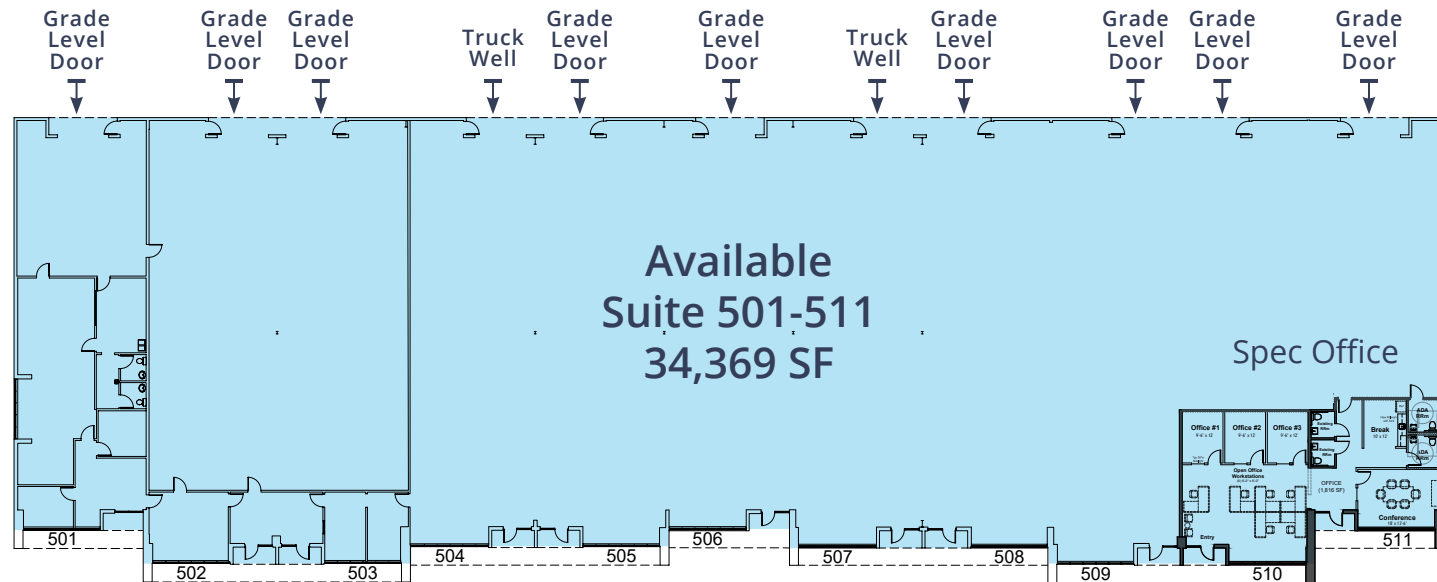
BUILDING 5

Suite 501 - 511

Available SF:	34,369 SF
Demisable:	9,611 SF - 34,369 SF
Office SF:	4,738 SF
Clear Height:	16'-18'
Loading:	9 Oversized Grade Level Doors 2 Dock High Doors (Truck Wells)
Available:	Now

*Climate-controlled warehouse

*Ability to add dock high loading

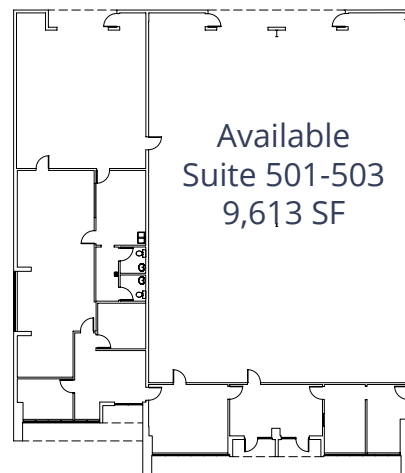


Suite 501 - 503

Available SF:	9,613 SF
Warehouse:	6,690 SF
Office SF:	2,923 SF
Clear Height:	16'-18'
Loading:	3 Oversized Grade Level Doors
Available:	Now

*Climate-controlled warehouse

*Ability to add dock high loading

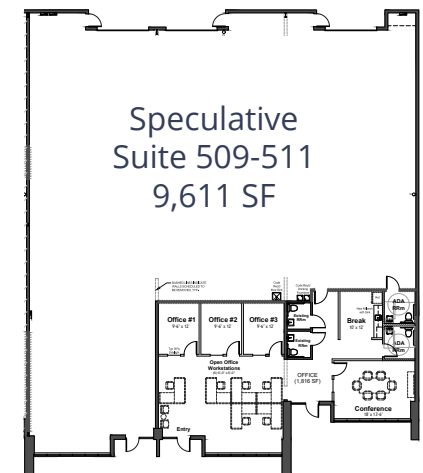


SPECULATIVE SPACE

Suite 509 - 511

Available SF:	9,611 SF
Warehouse:	7,796 SF
Office SF:	1,815 SF
Clear Height:	16'-18'
Loading:	3 Oversized Grade Level Doors
Available:	August 1st

*Ability to add dock high loading

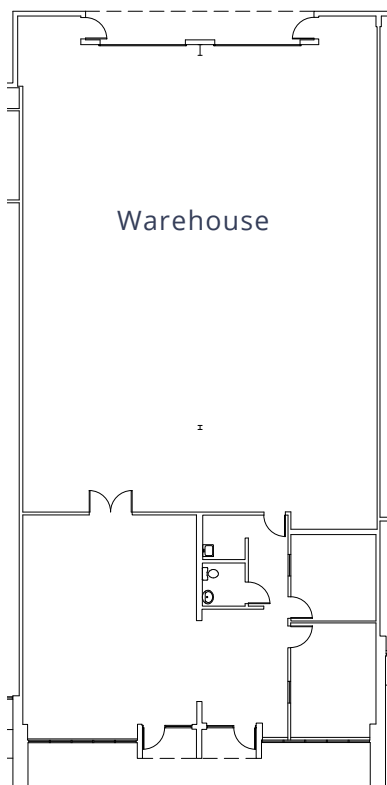


Floor Plan

BUILDING 8

Suite 805-806

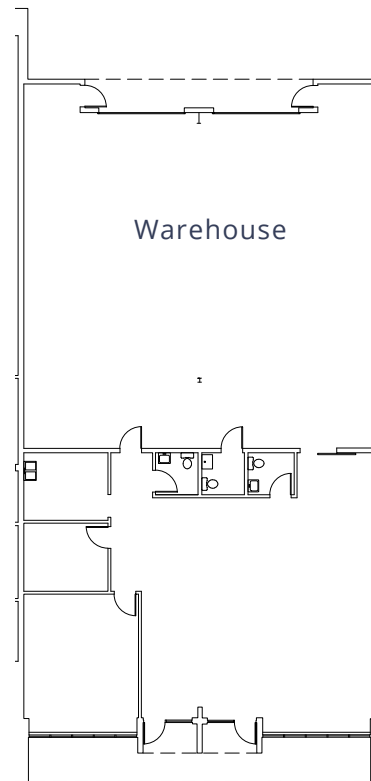
Available SF:	5,384 SF
Warehouse SF:	3,511 SF
Office SF:	1,873 SF
Clear Height:	16'
Loading:	2 Oversized Grade Level Doors
Available:	Now



BUILDING 8

Suite 811-812

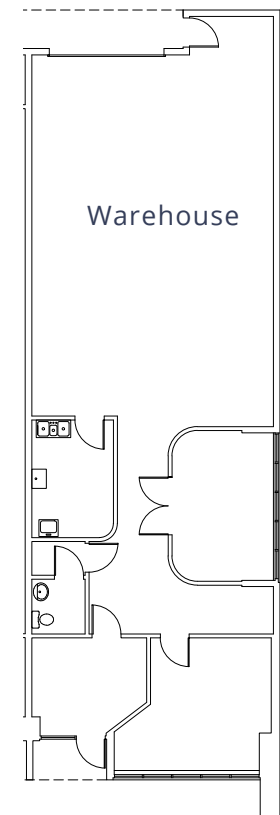
Available SF:	4,874 SF
Warehouse SF:	2,562 SF
Office SF:	2,312 SF
Clear Height:	16'
Loading:	2 Oversized Grade Level Doors
Available:	Now



BUILDING 3

Suite 305

Available SF:	2,122 SF
Warehouse SF:	1,607 SF
Office SF:	515 SF
Clear Height:	16'
Loading:	1 Oversized Grade Level Door
Available:	Now



For more information, contact:

Dominic Hewitt

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

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



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