

Owner/User + Small Bay Multi-Tenant Industrial

Industrial
Investment Opportunity
Offering Memorandum

±25,745 SF | ±20,000 SF Ready for Immediate Occupancy



MATTHEWS™

Exclusively Listed By



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PROPERTY OVERVIEW

13195 49th St N
Clearwater, FL 33762



INVESTMENT HIGHLIGHTS

Property Highlights

Small Bay Income Offsets Nearly All Property Expenses

- At market rents, the small bay suites generate sufficient income to offset nearly all of the property's projected operating expenses, including taxes, insurance, repairs and maintenance, and utilities. A buyer can occupy the remaining 20,000 SF for its own operations while the tenant income carries the majority of the property's operating costs, rather than paying rent to a third-party landlord without building equity.

Below-Market Small Bay Rents Provide Additional Upside

- The existing small bay tenants pay an average of approximately \$11.52/SF gross, compared with projected market rents of \$15.00/SF gross. With each lease structured on an annual, auto-renewing basis, a buyer has the flexibility to gradually increase rents and grow annual income from approximately \$59,733 to \$86,175.

Flexible 20,000 SF Owner-User Footprint

- The available warehouse space is divided into two approximately 10,000 SF sections, giving a buyer the flexibility to occupy the entire 20,000 SF or use one section while leasing the other. Fourteen grade-level doors and 12'–14' clear heights support efficient access, storage, and daily operations for a range of service and light industrial users.



INVESTMENT HIGHLIGHTS

Facility & Location Highlights

Rare Opportunity to Control an Infill Industrial Facility

- The property offers approximately 25,745 SF of masonry industrial space on 1.32 acres in land-constrained Pinellas County. With limited opportunities to acquire comparable owner-user facilities in the Gateway submarket, a buyer can secure long-term control of its operating location while building equity and reducing its exposure to rising industrial rents.

Mid-Pinellas Gateway Location

- The property is positioned on 49th St N near Ulmerton Rd in the Gateway submarket, providing central access throughout Pinellas County. The location allows service businesses to efficiently reach Clearwater, Largo, and St. Petersburg while maintaining convenient connectivity to Tampa via the Bayside Bridge, Courtney Campbell Causeway, and I-275. For an operator dispatching crews and trucks daily, this central position creates meaningful operational efficiencies.





St. Pete-Clearwater
International Airport



Tampa, FL
±16.5 Miles Away



1-800-PLUMBER
+AIR

± 50,000 VPD

686

Subject Property

INTEGRATED
OPENINGS
SOLUTIONS



ups
THE UPS STORE



Gateway Expy

amazon

SHOWTIME
SPEEDWAY
PINELLAS PARK, FLORIDA

RAYMOND JAMES

686

± 58,000 VPD

DAIKIN

BIG
3 TRUCK PARTS

The Reserve at Gateway Apartments
±221 Units

690 ± 42,000 VPD

MASTRY
ENGINE CENTER

United
Rentals



U-HAUL

planet
fitness
DOLLAR GENERAL

WM
WASTE MANAGEMENT

DDP MEDICAL
SUPPLY

275

± 136,000 VPD

Google Earth

RENT ROLL

Rent Roll

Tenant / Occupant	Suite(s)	SF	Monthly Rent	Annual Rent	Rent/SF/Yr (Small Bay Only)	Lease Type	Lease Term
Brentt Beam Landscaping	A	576	\$636.69	\$7,640.28	\$13.26	Gross	Annual - auto-renew
Patrick Morgan Pools	B	1,152	\$1,157.63	\$13,891.56	\$12.06	Gross	Annual - auto-renew
Key Chemical & Equipment	C	576	\$636.69	\$7,640.28	\$13.26	Gross	Annual - auto-renew
Emerald Lawn Service	D	1,152	\$1,157.63	\$13,891.56	\$12.06	Gross	Annual - auto-renew
Key Chemical & Equipment	H	1,728	\$1,389.15	\$16,669.80	\$9.65	Gross	Annual - auto-renew
VACANT	WHS 1	10,000	-	-	-	-	-
VACANT	WHS 2	10,000	-	-	-	-	-
Totals		25,184	\$4,977.79	\$59,733.48	\$11.52		

INCOME & EXPENSE SUMMARY

Income	In-Place	Stabilized	Per SF
Annual Rent (Small Bay Rental Income)	\$59,733.48	\$86,175.00	\$15.00
Remaining 20,000 SF	Owner/User	Owner/User	Owner/User
Total Gross Income	\$59,733.48	\$86,175.00	\$15.00
Effective Annual Gross Income (EGI)	\$ 59,733.48	\$86,175.00	\$3.35

Expenses	In-Place	Stabilized	Per SF
Property Taxes	\$29,585.00	\$54,127.00	-
Insurance	\$20,000.00	\$25,745.00	\$1.00
Repairs & Maintenance	\$6,300.00	\$7,723.50	\$0.30
Utilities	\$1,200.00	\$ 3,861.75	\$0.15
Total Annual Operating Expenses	\$57,085.00	\$91,457.25	\$3.55
Net Operating Income	\$2,648.48	\$(5,282.25)	\$(0.21)



FINANCIAL SUMMARY

\$3,600,000

Asking Price

±25,745 SF

Total SF

\$139.83

Price Per SF

±1.32 AC

Lot Size

Property Information

Full Address	13195 49th St N
City, State, Zip	Clearwater, FL 33762
Total Building SF	±25,745
Acreage	±1.32
Building Coverage Ratio	44.77%
Zoning	M-1
Year Built / Effective	1964 / 1971
Construction	Masonry
Clear Heights	12' - 14'
Grade Level Doors	14
Small Bay Lease Type	Gross
Average Rent / SF - Small Bay	\$11.52



PROPERTY PHOTOS



INTERIOR PHOTOS



SITE PLAN

13195 49th St N
Clearwater, FL 33762

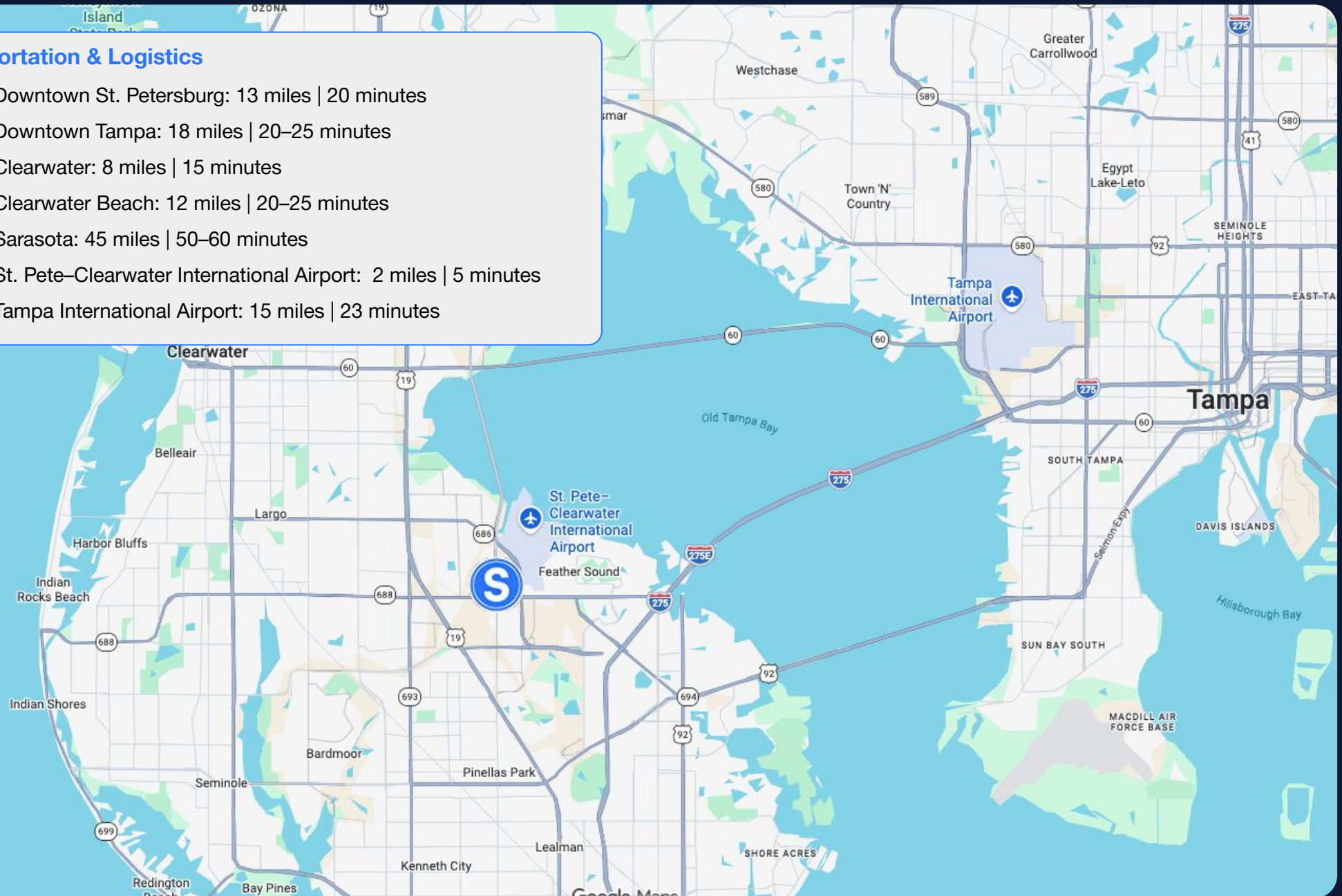


MARKET OVERVIEW

13195 49th St N
Clearwater, FL 33762

Transportation & Logistics

- Downtown St. Petersburg: 13 miles | 20 minutes
- Downtown Tampa: 18 miles | 20–25 minutes
- Clearwater: 8 miles | 15 minutes
- Clearwater Beach: 12 miles | 20–25 minutes
- Sarasota: 45 miles | 50–60 minutes
- St. Pete–Clearwater International Airport: 2 miles | 5 minutes
- Tampa International Airport: 15 miles | 23 minutes



Clearwater, FL



Gulf-to-Bay Boulevard Corridor Improvements:

Clearwater is benefiting from planned and ongoing transportation improvements along key corridors, including Gulf-to-Bay Boulevard (SR 60), focused on enhancing roadway operations, intersection efficiency, and multimodal connectivity. These investments are designed to improve access between Clearwater's commercial areas, US 19, Tampa Bay, and the Gulf Coast.

Local Market Overview

Clearwater is located along Florida's Gulf Coast in Pinellas County, positioned within the Tampa Bay metropolitan area and approximately 25 miles west of Downtown Tampa. The city is known for its coastal setting, year-round warm climate, and access to Clearwater Beach, one of the region's leading tourism destinations. Residents and visitors benefit from proximity to Tampa International Airport, St. Pete-Clearwater International Airport, U.S. Highway 19, and major employment centers throughout Tampa Bay. Clearwater also serves as the county seat of Pinellas County and is surrounded by established communities including Dunedin, Largo, Safety Harbor, and Belleair.

Clearwater's economy is supported by tourism, healthcare, professional services, technology, retail, and marine-related industries, while its location within the larger Tampa Bay region provides access to a substantial employment and consumer base. The area attracts millions of visitors to its Gulf beaches, waterfront recreation, restaurants, hotels, and entertainment destinations each year. Clearwater is also within convenient reach of St. Petersburg and Tampa, connecting the city to major universities, healthcare systems, professional sports venues, cultural attractions, and corporate employers across the metro. Continued population and business growth throughout the Tampa Bay region further supports Clearwater's position as an established residential, commercial, and tourism market on Florida's Gulf Coast.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	61,044	195,788	745,454
Current Year Estimate	60,956	195,375	739,144
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	27,734	90,370	346,396
Current Year Estimate	27,714	90,277	343,499
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$86,371	\$85,871	\$95,124

'A Gulf Coast Employment Center Supported by Healthcare, Tourism & Business Services.'



Strategically positioned within the Tampa Bay region with major healthcare, tourism, financial services, technology, and professional services employers.

Clearwater serves as a major employment and commercial center within Pinellas County, supported by a diversified economy and strong connectivity throughout the Tampa Bay region. The city benefits from direct access to U.S. Highway 19, State Road 60, Tampa International Airport, St. Pete-Clearwater International Airport, and nearby employment centers in Tampa and St. Petersburg. Clearwater's economy is further supported by its nationally recognized tourism sector.

Attractions

- Clearwater Beach draws substantial year-round visitor activity and supports the region's hospitality, retail, and service sectors.
- Morton Plant Hospital and other healthcare providers support a significant concentration of medical employment in the area.
- U.S. Highway 19 and Gulf-to-Bay Boulevard provide key north-south and east-west connectivity across Pinellas County.
- St. Pete-Clearwater International Airport offers convenient passenger and cargo access, while Tampa International Airport is approximately 15 miles east.
- Downtown Clearwater and the waterfront continue to benefit from redevelopment and public infrastructure investment.
- Proximity to Tampa and St. Petersburg expands access to major employers, universities, professional sports, and regional amenities.
- Clearwater's central Pinellas County location provides efficient access to the broader Tampa Bay labor force and consumer base.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **13195 49th St N, Clearwater, FL, 33762** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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