

INDUSTRIAL/FLEX  
SPACE FOR LEASE

# Waterside Business Center

13100-13191 56TH COURT • CLEARWATER, FL • 33760

SCAN TO VIEW  
LISTING & VIDEO



*Waterside*  
BUSINESS CENTER

**NEW OWNERSHIP! MAJOR IMPROVEMENTS JUST COMPLETED!**

## PROPERTY OVERVIEW

|                          |                                 |
|--------------------------|---------------------------------|
| Square Footage Available | 2,983 – 14,292 sf               |
| Property Type            | Flex/Warehouse/Lt Manufacturing |
| Property Size            | 8 building totaling 284,170 sf  |
| Year Built               | 1984-1990                       |
| Zoning                   | Industrial Zone (M-1)           |

## PROPERTY FEATURES

- + Unique opportunity for flex users with high ceiling heights, 3-phase electric power, and fire sprinklers
- + Offering a mixture of warehouse, air-conditioned warehouse, office, and production space
- + Easy truck access – dock-high and grade-level overhead doors
- + Main entrance features a beautiful fountain lake, professionally maintained landscaping, and artwork
- + 9 Box Truck Parking Spaces Available for Lease for Tenants

## LOCATION

- + Located along Ulmerton Rd, a major arterial road between 49th St and US-19, and minutes to/from I-275
- + Less than 2 miles to/from St Petersburg/Clearwater Intl Airport
- + Many nearby restaurants, hotels, and business services

[WWW.WATERSIDEBUSINESSCENTER.COM](http://WWW.WATERSIDEBUSINESSCENTER.COM)



For additional information, contact:

**Mary Foley**

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## DEMOGRAPHIC INFORMATION

| RADIUS                | 1 MILE            | 3 MILE   | 5 MILE   |
|-----------------------|-------------------|----------|----------|
| 2020 Population       | 5,420             | 73,767   | 216,587  |
| 2020 Total Households | 779               | 31,116   | 96,761   |
| 2020 Median Age       | 35.4              | 45.1     | 46.5     |
| 2020 Median HH Income | \$45,801          | \$50,139 | \$50,143 |
| Traffic Count         | Approx 58,000 vpd |          |          |

Source: Esri Market Profile/US Census Bureau



## WATERSIDE BUSINESS CENTER TENANTS

Join our diverse list of tenants, including:



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