

**SALE: \$2,995,000**  
**LEASE: \$11.67/SF/YR/NNN**



**Gateway Climate Controlled**

**12105 28th Street North  
St. Petersburg, FL 33716**





# Table of Contents

Gateway Climate Controlled Warehouse | 12105 28th Street North | St. Petersburg, FL 33716



Property Summary	3
Property Description	4
Property Photos	5
Regional Map	10
Location Map	11
Demographics	12
Professional Bio	13

## Property Summary

Gateway Climate Controlled Warehouse | 12105 28th Street North | St. Petersburg, FL 33716



### Property Summary

Price:	\$2,995,000
Lease Rate:	\$11.67/SF/YR/NNN
Building Size:	20,572
Lot Size:	58,806 Sq. Ft.
Type:	Industrial
Office Space:	5,200 SF
Warehouse Space	15,370 SF
Ceiling Height	24 Ft
Mezzanine	11,600+/- SF
Parking	22 Spaces

### Property Overview

Includes 3 labs with sinks  
5 private offices  
Conference Room  
Work room  
Breakroom  
Fully air-conditioned warehouse space  
3 loading bay doors, expandable up to 7 doors  
Fire sprinklers throughout (including mezzanine)  
100 kWH propane generator, new in 2017

### Drive times:

Pinellas International Airport:	7 min
Tampa International Airport:	17 min
Downtown St. Petersburg:	12 min
Downtown Tampa:	20 min
Port of Tampa:	22 min
Sarasota:	58 min
Orlando International Airport:	1hr 37 min

**KRIS DUMKE**

813-541-254

Kris@BridgewaterCommercial.com

**DEE MARET, CCIM**

727-641-5736

Dee@BridgewaterCommercial.com

**DAN HUNTINGTON**

727-631-3798

Dan@BridgewaterCommercial.com



## Property Description

Gateway Climate Controlled Warehouse | 12105 28th Street North | St. Petersburg, FL 33716



## Property Description

Bridgewater Commercial Real Estate offers a 20,572 SF Class A Flex building in St. Petersburg's Gateway District, just minutes from I-275 and less than 15 miles to either Pinellas International or Tampa International Airport. The property, zoned Employment Center-1, offers approximately 15,370 SF of industrial space and 5,200 SF of office space – allowing for a multitude of users, including but not limited to: industrial and commercial warehousing, distribution and/or storage, medical research, clinical labs, medical microbiology or its current configuration as a genetic testing laboratory and medical device operation. The office space, which was fully remodeled in 2015, includes five private offices, conference room and kitchen/break room, workroom, and 3 labs. The warehouse includes approximately 11,600 SF of additional fully sprinklered mezzanine space. The mezzanine was built with the intention to include additional office space underneath and is ready to build out to your desired configuration. The roof was replaced in 2015 and ceiling height is 24 feet. Additionally, the space includes three loading docks and one drive-in bay. The building could easily be expanded to include 7 dock doors. The property features 22 parking spaces and great monument and building signage options for the new occupant. Owner will consider a long-term lease for a qualified tenant.



## Property Photos

Gateway Climate Controlled Warehouse | 12105 28th Street North | St. Petersburg, FL 33716





## Property Photos

Gateway Climate Controlled Warehouse | 12105 28th Street North | St. Petersburg, FL 33716





## Property Photos

Gateway Climate Controlled Warehouse | 12105 28th Street North | St. Petersburg, FL 33716





## Property Photos

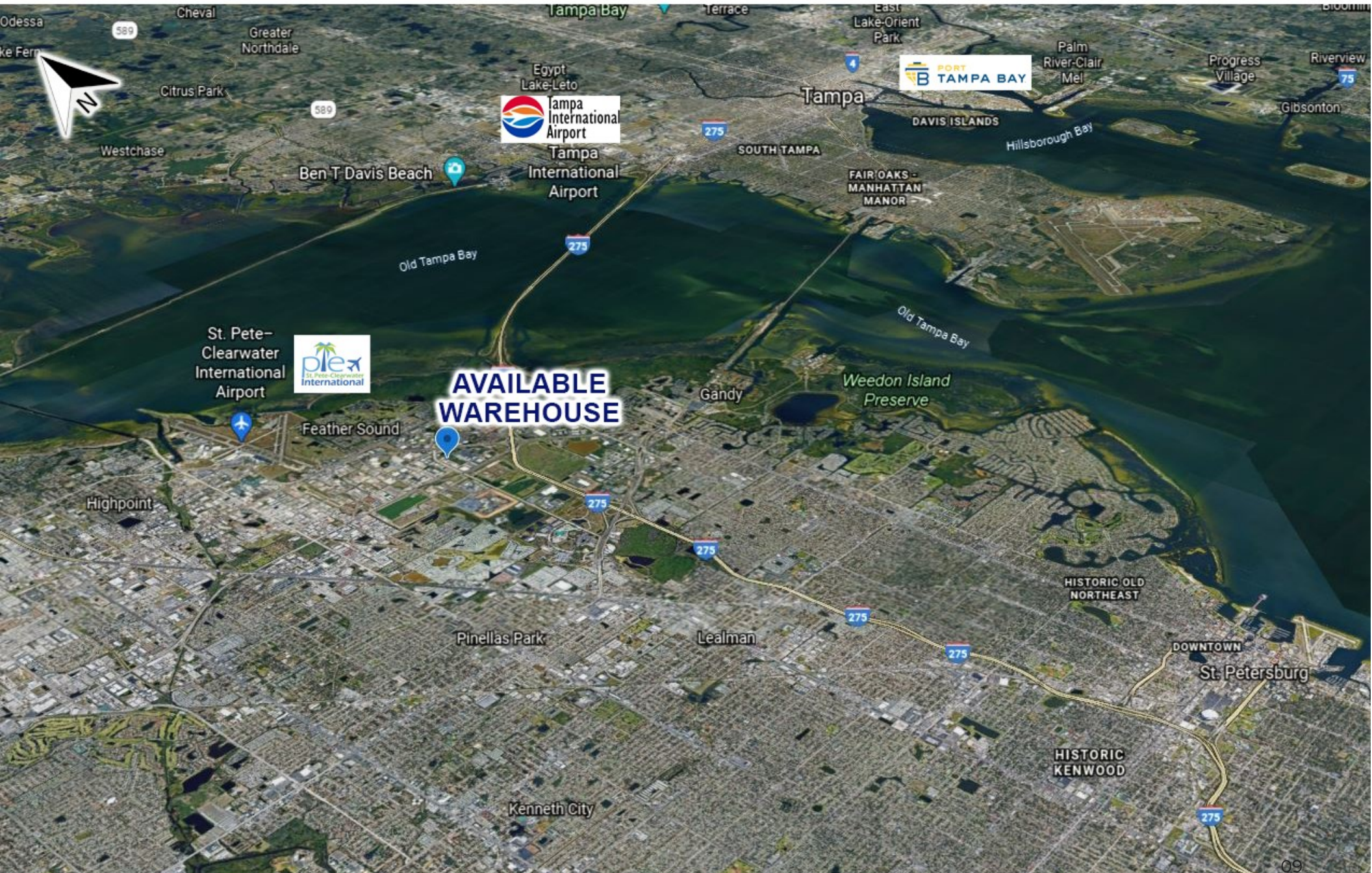
Gateway Climate Controlled Warehouse | 12105 28th Street North | St. Petersburg, FL 33716





## Property Photos

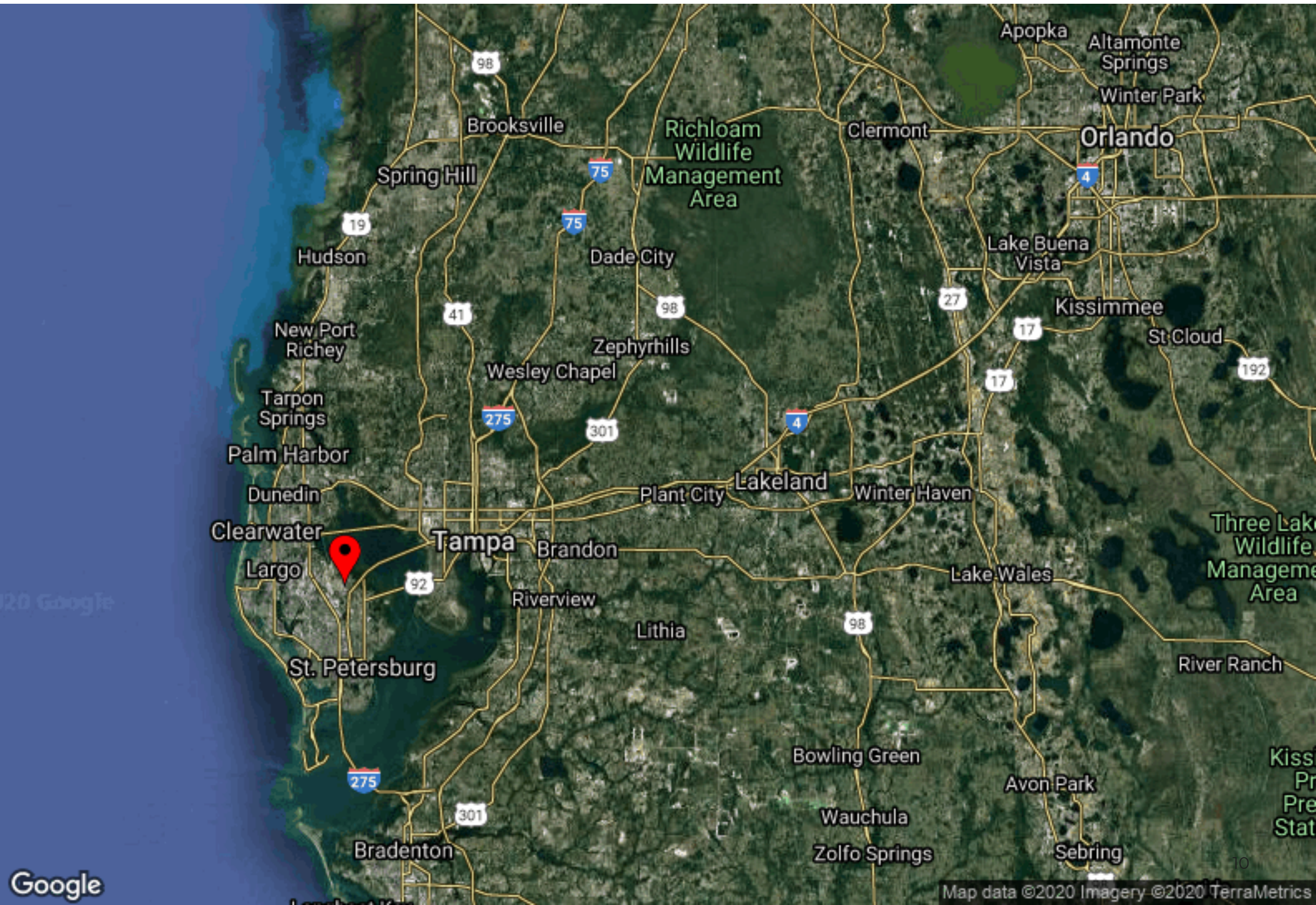
Gateway Climate Controlled Warehouse | 12105 28th Street North | St. Petersburg, FL 33716





## Regional Map

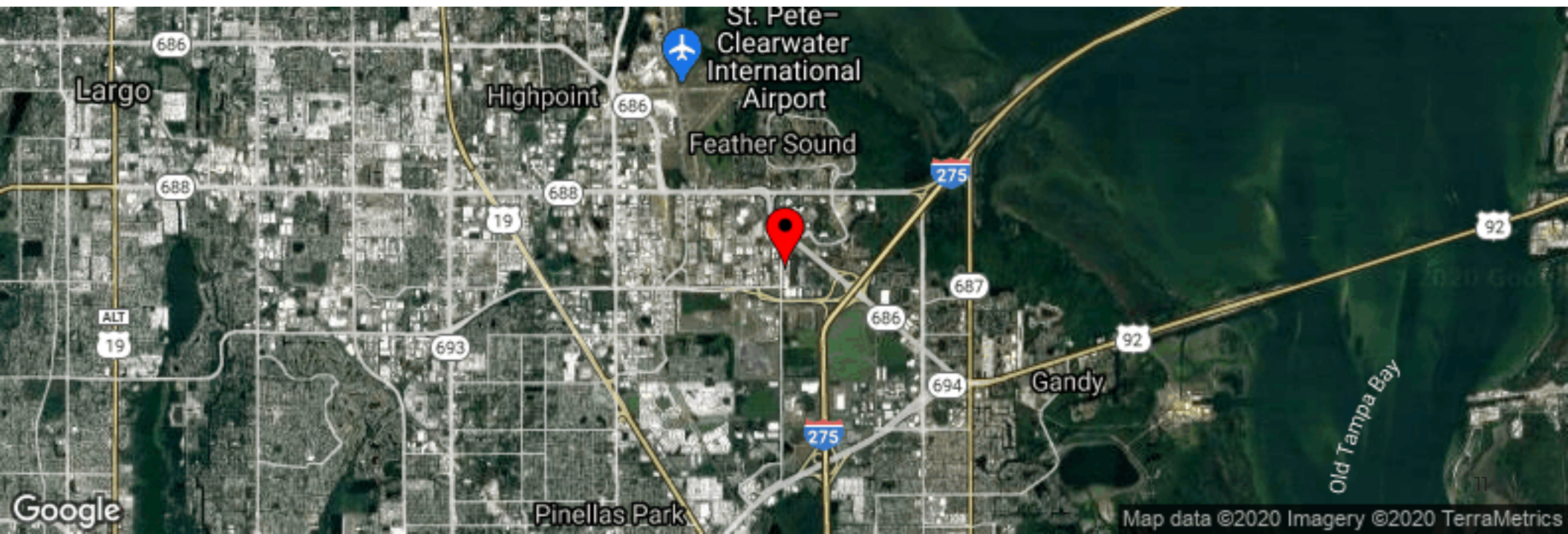
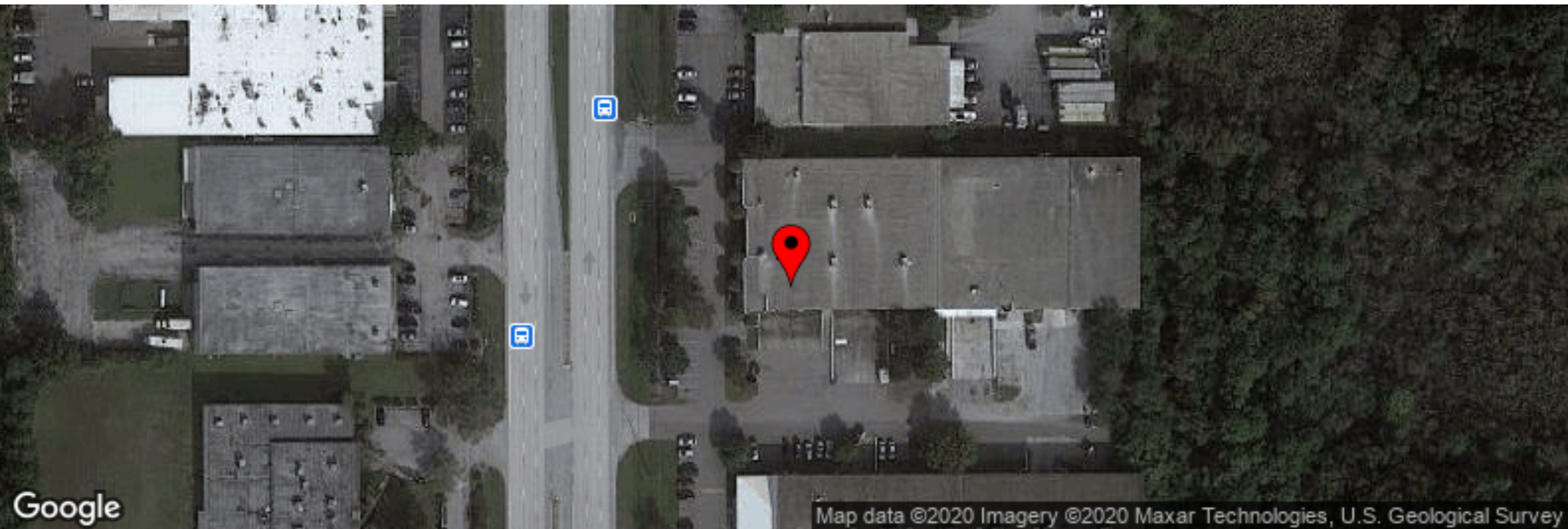
Gateway Climate Controlled Warehouse | 12105 28th Street North | St. Petersburg, FL 33716





## Location Map

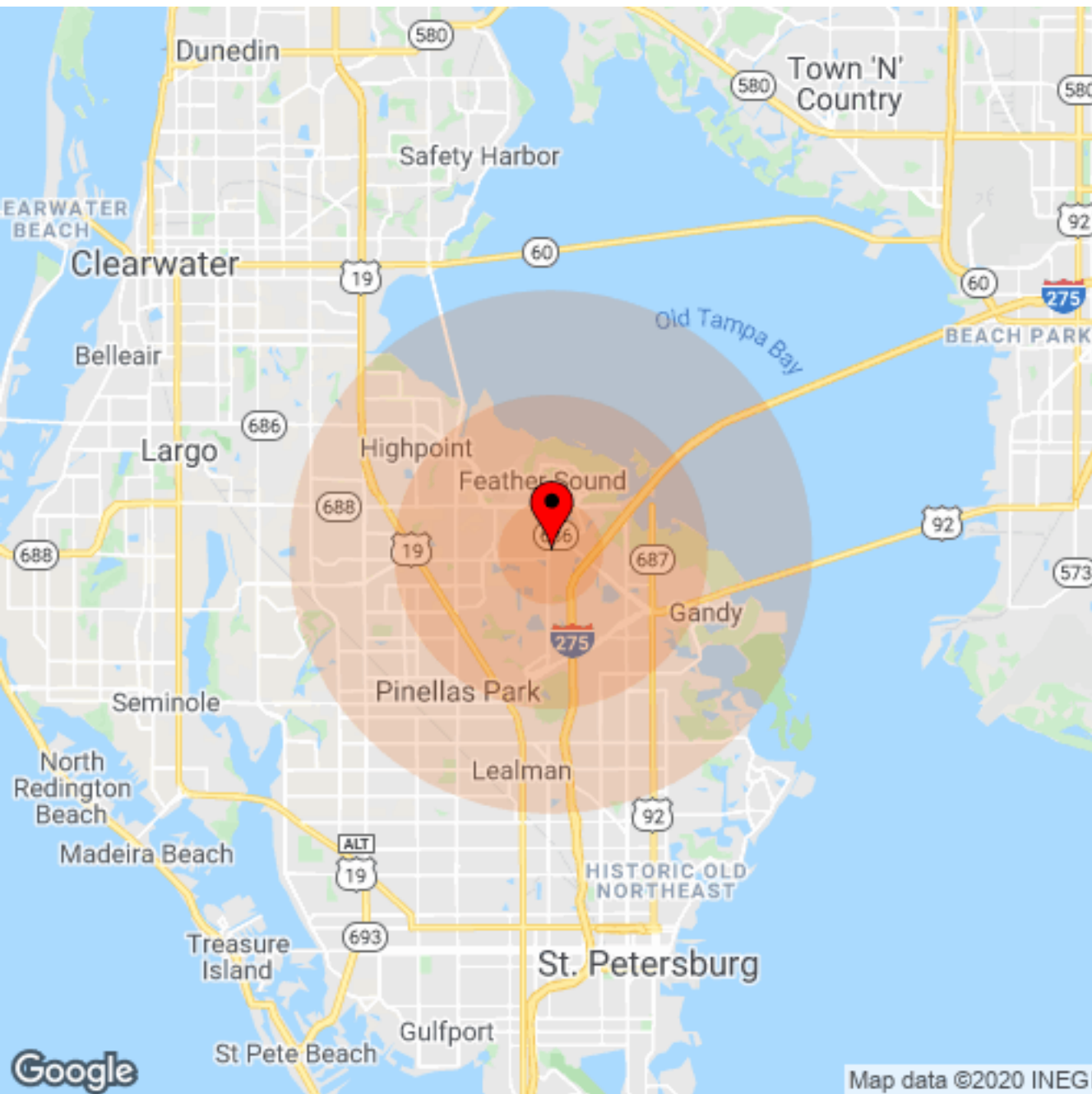
Gateway Climate Controlled Warehouse | 12105 28th Street North | St. Petersburg, FL 33716





## Demographics

Gateway Climate Controlled Warehouse | 12105 28th Street North | St. Petersburg, FL 33716



Population	1 Mile	3 Miles	5 Miles
Male	1,366	23,792	77,257
Female	1,316	23,959	80,488
Total Population	2,682	47,751	157,745

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	328	5,751	22,555
Ages 15-24	167	3,872	16,041
Ages 55-64	348	6,427	21,098
Ages 65+	226	12,315	36,891

Race	1 Mile	3 Miles	5 Miles
White	2,154	39,797	134,217
Black	242	4,326	10,120
Am In/AK Nat	N/A	21	81
Hawaiian	N/A	5	22
Hispanic	257	4,020	14,853
Multi-Racial	244	3,446	15,240

Income	1 Mile	3 Miles	5 Miles
Median	\$64,441	\$40,917	\$43,849
< \$15,000	50	2,109	9,079
\$15,000-\$24,999	62	2,727	9,872
\$25,000-\$34,999	140	3,547	9,600
\$35,000-\$49,999	246	3,793	12,834
\$50,000-\$74,999	538	4,496	13,800
\$75,000-\$99,999	228	2,360	7,584
\$10,000-\$149,999	126	1,510	5,149
\$150,000-\$199,999	42	570	1,296
> \$200,000	98	474	1,115

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,594	25,682	84,252
Occupied	1,380	22,367	72,151
Owner Occupied	229	12,280	43,762
Renter Occupied	1,151	10,087	28,389
Vacant	214	3,315	12,101



## Professional Bio

Gateway Climate Controlled Warehouse | 12105 28th Street North | St. Petersburg, FL 33716



### **Kris Dumke**

Broker

727-641-5736

Dee@BridgewaterCommercial.com



### **Dee Maret, CCIM**

Broker Associate

727-641-5736

Dee@BridgewaterCommercial.com



### **Dan Huntington**

Commercial Associate

727-631-3798

Dan@BridgewaterCommercial.com

---

#### **KRIS DUMKE**

813-541-254

Kris@BridgewaterCommercial.com

#### **DEE MARET, CCIM**

727-641-5736

Dee@BridgewaterCommercial.com

#### **DAN HUNTINGTON**

727-631-3798

Dan@BridgewaterCommercial.com