

FOR LEASE

Industrial Property MARATHON CENTER

10321 72ND STREET NORTH • LARGO, FLORIDA • 33777



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BUILDING SIZE:

Total Building:	25,117 SF
Front Office Area:	3,423 SF
Production Area (air-conditioned):	16,517 SF
Warehouse (un-air-conditioned):	5,177 SF

BUILDING SPECIFICATIONS

LOADING:

25 x 57 double truck well

DOORS:

Two 10 x 10 roll up doors

CONSTRUCTION:

Tilt Wall Construction

BATHROOMS:

Two in the office area and two in production/warehouse area

ROOF:

3 ply built up roof

EAVE HEIGHT:

23'

POWER:

400 Amps, 3 Phase 480 V &
2-225 Amps, 3 Phase 208 V Panels

FIRE SPRINKLER SYSTEM:

Type II Hazard

PARKING:

71 spaces

SIGNAGE:

Prominent building signage

ZONING:

MI – Light Manufacturing and Industry District
(City of Pinellas Park)

LOCATION:

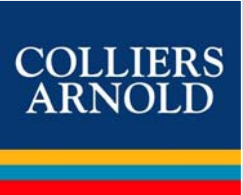
South side of Bryan Dairy Road at the end of 72nd Street
(Rubin Center, Bryan Dairy)

COMMENTS:

This is a very upscale, high quality manufacturing/distribution facility in the heart of Pinellas County. The center is professionally managed, very well maintained, and has a very good parking ratio. The building provides a very high quality, professional image at a competitive market price. It is well located with good access to I-275 and all major highways.

LEASE RATE:

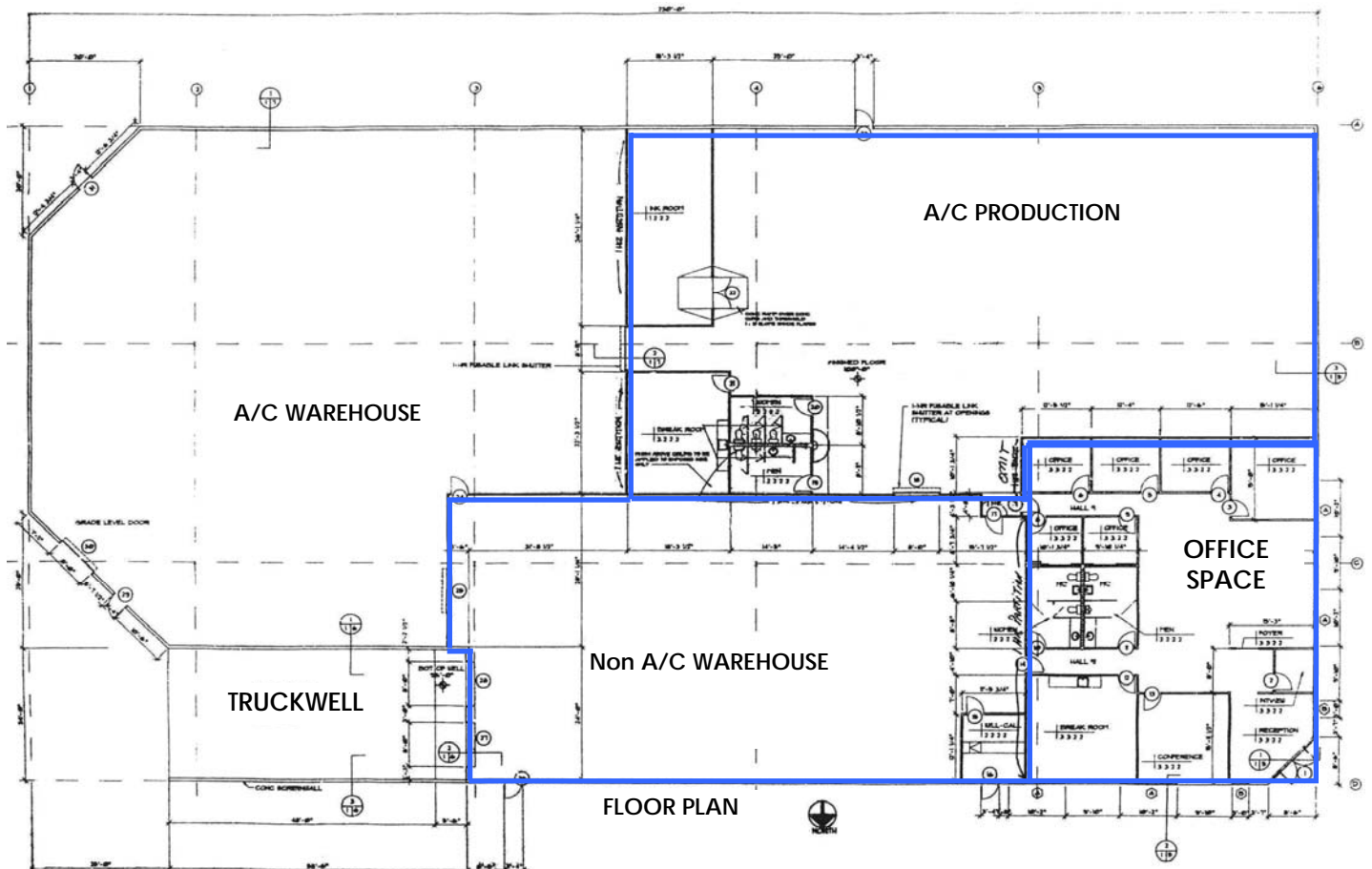
\$5.95/SF



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