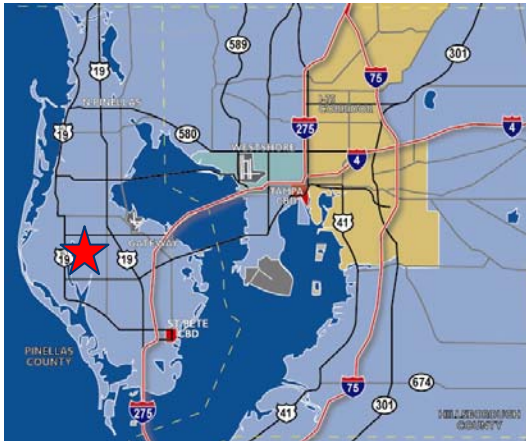


Largo, FL STARKEY RD FACILITY

11775 STARKEY RD • LARGO, FL 33773



JOHN DUNPHY, CCIM, SIOR
727.442.7184
jcdunphy@colliersarnold.com

COLLIERS ARNOLD
311 Park Place Blvd.
Suite 600
Clearwater, FL 33759
Phone: 727.442.7184
Fax: 727.449.2428
www.colliersarnold.com

THE BUILDING

- 142,000 SF Facility built in 1988 through 2003
- Sq. Ft. Breakdown Bldg. 1

Manufacturing	51,000	Sf. Ft. Breakdown Bldg. 2	
Warehouse	35,000	Warehouse	15,000
Office, Labs & Common Space	<u>39,000</u>	Office	<u>2,000</u>
	125,000		17,000
- 51,000 SF of Class 8 (100,000) clean room area
- Painted FDA approved walls in clean room areas
- Clean room ceiling tiles are washable FDA approved
- Multiple bathrooms, men's and ladies locker room including showers and floor drains in some of the clean room areas.
- Security system including video
- 3 Phase power 120/240 & 277/480 volt services; 8,000 amps (estimated)
- Both dock and grade level doors
- Video Security System
- Carpet and tile in the office area, painted sealed floors in the clean room area as well as the warehouse area, except for the building fronting on 87th street N.
- Fluorescent lighting throughout office and clean room/production area. Hi-bay lighting in the warehouse area.
- Reinforced sealed concrete floor
- 18' to 24' clear height

THE PROPERTY

- Site Size: 13.4 ± Total Acres
- Perimeter fencing
- Zoned C-3 / Flood Zone "X"

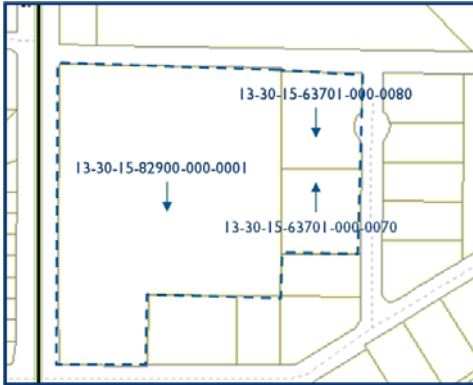
LOCATION & ACCESS

- Prime Starkey Road Location in the Mid Pinellas Market!
- The subject property fronts on Starkey Road a major north/south corridor just north of Bryan Dairy Rd. and South of Ulmertown Road; both major east/west corridors in the Mid County area of Pinellas County.

**COLLIERS
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