



3,200 SF INDUSTRIAL SPACE

FOR LEASE



10930 ENDEAVOUR WAY, UNIT "E"
PINELLAS PARK, FL 33777

- 3,200 ± SF OFFICE/WAREHOUSE
 - ❖ 650 ± SF OFFICE / WORK AREA
 - ❖ 2,550 ± SF WAREHOUSE
- 14' EAVE HEIGHT
- 10' X 12' OVERHEAD DOOR
- GRADE LEVEL LOADING
- ZONING: M-1
- MID-PINELLAS COUNTY
- **LEASE RATE: \$8.00/SF**
MODIFIED GROSS



Revised: 7/2/18

PROPERTY OVERVIEW

LO-1135

ADDRESS: 10930 Endeavour Way, Unit "E"
Largo, FL 33777

LOCATION: Mid Pinellas County, south of Bryan Dairy Rd., between 66th St. & Belcher Rd.

LAND AREA: 44,320 SF
DIMENSIONS: 160' X 277'

ZONING: M-1, Light Industrial Dist., City of Pinellas Park
LAND USE: IL - Industrial Limited
FLOOD ZONE: Zone "X" - No Flood Insurance Req.

IMPROVEMENTS: 19,760 SF

LEGAL DESCRIPTION: In listing file

YEAR BUILT: 1984

CLEAR CEILING HEIGHT: 12 ft., to bottom of bar joist.

PARKING: 40 spaces total

PRESENT USE: vacant

PARCEL ID #: 18 30 16 86375 000 0010
UTILITIES: Water & Sewer, City of Pinellas Park
Duke Energy - Electric

LEASE RATE: \$8.00/SF, Modified Gross

MONTHLY RENT: \$2,133.33/month

TAXES: N/A

NOTES: 200 amps, 3 phase power - 8-8 ft., 2 bulb fluorescent fixtures, 3 hanging, 4 ft. fluorescent fixtures, 4 plug 110 v outlets on both sides & rear wall warehouse. Floorplan sketch available.

KEY HOOK#: 17
SIGNAGE: 3'x 4'

ASSOCIATE: Don Russell
LISTING CODE: LO-1135-03-20

SHOWING INFORMATION: Contact listing associate to make appointment.

LEASING INFORMATION

PROJECT SIZE: 19,760 SF

SPACE AVAILABLE: 3,200 ± SF

PARKING: 40 spaces total

OCCUPANCY: Immediate

RENT: \$8.00/SF, Modified Gross

ESCALATION: 4%

OTHER CHARGES

LESSOR

LESSEE

Real Estate Taxes	X	
Insurance - Bldg. Exterior	X	
Insurance—Personal Property & Liability		X
Trash		X
Exterior Maintenance	X	
Interior Maintenance		X
Water	X	
Management	X	
Electric		X

MINIMUM TERM: 3 years

SIGNAGE: On Door