



# INFILL INDUSTRIAL DEVELOPMENT OPPORTUNITY

3565 126<sup>th</sup> Avenue N  
Clearwater, FL 33762

**29.5 ACRES**

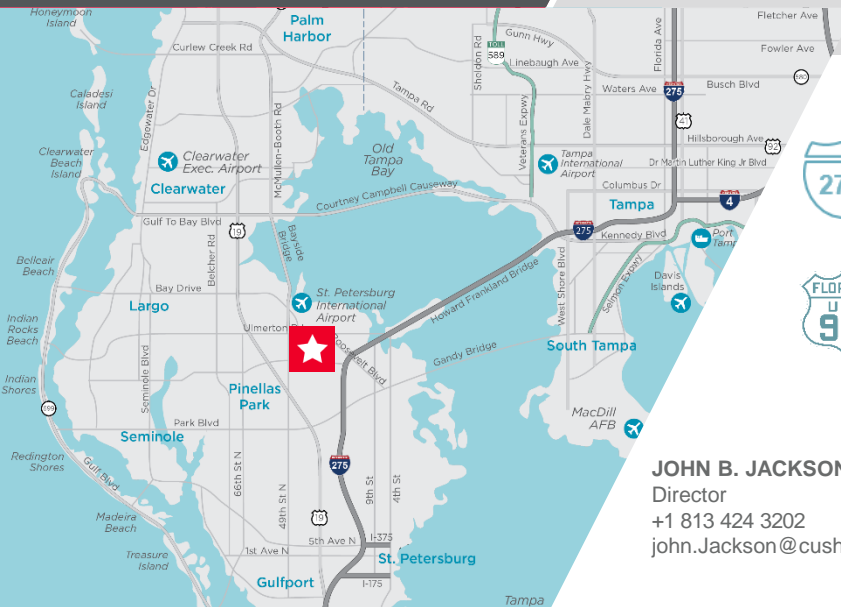
**FOR SALE**

## PROPERTY HIGHLIGHTS

The site will accommodate close to 650,000 SF of industrial buildings

Zoning: IH  
FLU: IG

3 Existing Buildings  
 Building 1 6,000 SF  
 Building 2 9,000 SF  
 Building 3 30,723 SF



**Access to (2) I-275 Interchanges**  
1.71 Miles / 2.75 Miles



**Access to (2) US 92 Interchanges**  
3.26 Miles / 4.24 Miles



**St. Pete-Clearwater Int'l Airport (PIE)**  
2.4 Miles  
**Tampa Int'l Airport (TPA)**  
13.9 Miles

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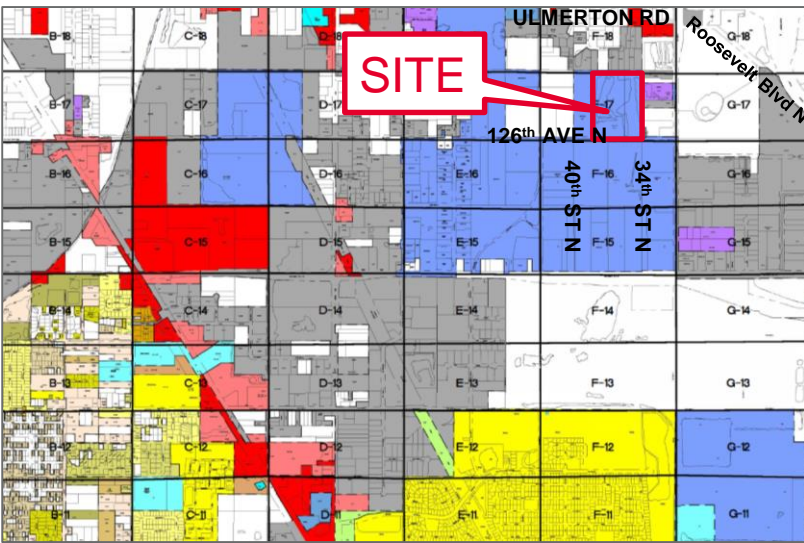
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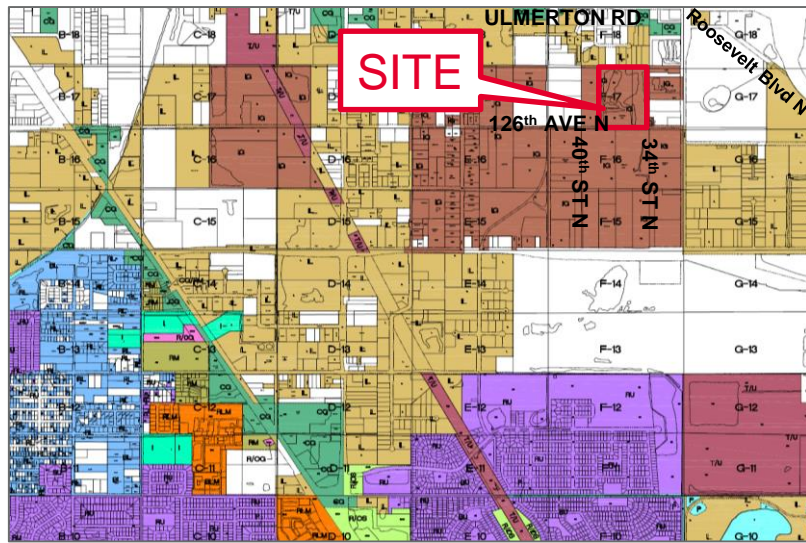
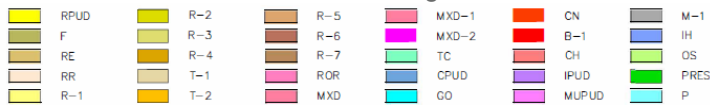
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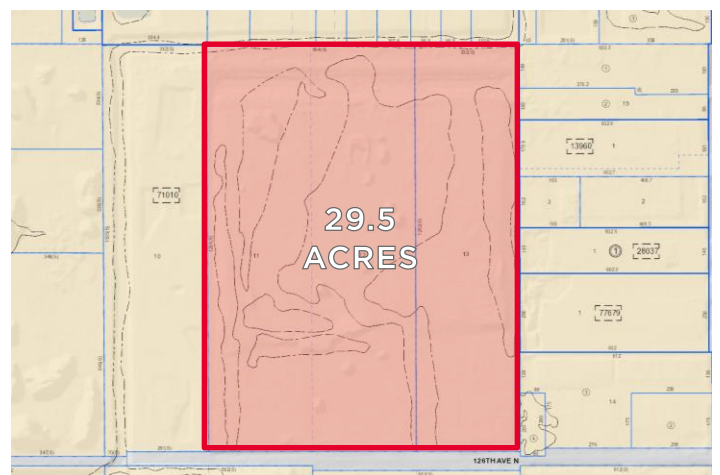
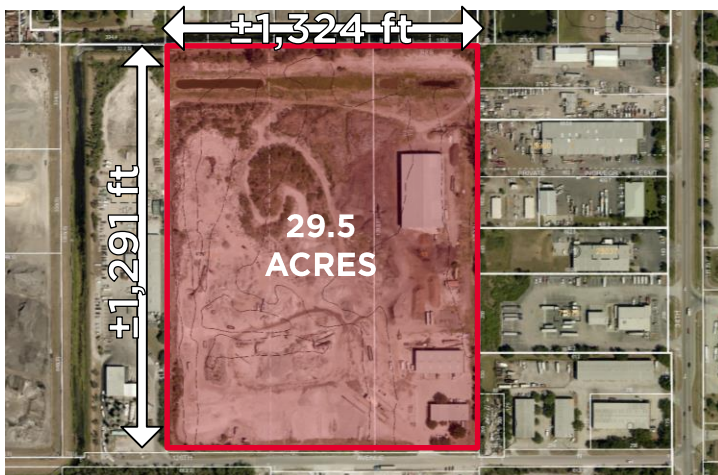
The Gateway Expressway: a new 4-lane expressway from US 19 to West of I-275 providing traffic light-free connection to Interstate system



Current Zoning



Future Land Use (FLU)



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