

# FOR SALE

## WEST PHARMACEUTICALS BUILDING

11600 53<sup>RD</sup> STREET NORTH | CLEARWATER, FL 33760



Light-Industrial/Manufacturing building situated on 8.11 acres

Built in 1981, this concrete building features 10.5% office, warehouse/manufacturing area, eat-in break room and outdoor gazebo, a clean room, dock high and drive-in loading, 9 restrooms, mezzanine storage and is predominantly air conditioned. Drop ceiling is located throughout most of the western manufacturing portion of the building. Site allows for additional employee parking if manufacturing area is converted to office.

AVAILABLE SPACE:

**66,882 SF**

PARKING:

**4.50/1,000 SF**  
(129 striped spaces)

ASKING PRICE:

**Please call Broker**



## LOCATION FEATURES

- In the Gateway/Mid Pinellas market within the Mid County Industrial Center
- 623' frontage on 118<sup>th</sup> Avenue N (Bryan Dairy Rd) [AADT: 31,500]
- 60' frontage on 53<sup>rd</sup> St N
- Just east of US Hwy 19 N
- ±3 miles to I-275
- 4.5 miles to Gandy Boulevard
- 3.3 miles to St. Pete/Clearwater International Airport
- 15.1 miles to Tampa Int'l Airport
- 19 miles to Port of Tampa



## BUILDING AMENITIES

- Building & Monument signage
- Substantially air conditioned
- Fully sprinklered
- 10.5% office space
- 4 dock-high truck wells
- 1 dock-high door
- 2 drive-in doors
- 16' and 26' clear heights
- 700 SF stand up mezzanine and a 480 SF 5' high mezzanine storage
- 1,912 SF clean room
- Zoned M-1 (Pinellas County)
- Ample parking

**JOHN B. JACKSON, CCIM**  
Director  
+1 813 424 3202  
[john.jackson@cushwake.com](mailto:john.jackson@cushwake.com)

**JOSH TARKOW, SIOR**  
Senior Director  
+1 813 349 8549  
[josh.tarkow@cushwake.com](mailto:josh.tarkow@cushwake.com)

**JT FAIRCLOTH**  
Associate  
+1 813 204 5362  
[jt.faircloth@cushwake.com](mailto:jt.faircloth@cushwake.com)  
  
cushmanwakefield.com

