FOR LEASE

Warehouse / Flex



1331 22nd Street N.
St. Petersburg, Florida 33713



Blakemore Kearney
BKearney@Vectorrealty.com
727-455-5150

VECTOR
COMMERCIAL REAL ESTATE

www.VectorRealty.com
125 5th Street South, Suite 201
Saint Petersburg, Florida 33701
727-823-1230

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Prime warehouse campus available in one of St. Pete's most sought-after industrial corridors

1331 22nd Street North — 5,600 SF clear-span warehouse, fully insulated and air-conditioned, with eight (8) 14' grade-level roll-up doors and full drive-through capability.

Includes a newly built-out 600 SF office with reception, conference room, two private offices, and a work/break area.

15'6" clear height (20' at peak), 400 amp single-phase electric.

A 7,500 SF fenced yard with direct access to 13th Avenue North provides secure outdoor storage, plus a separate shared lot with a dedicated parking pad.

Lease Rates: $20.00/SF NNN + $1,500/mo for yard.

Quick access to I-275, Downtown St. Pete, and US-19.

LEASE RATE

Warehouse: $20.00 SF NNN
+1,500/mo (yard)

LOCATION

1331 22nd St. N.
St. Petersburg, FL 33713

SIZE

Warehouse: 5,600 SF
Office: 600 SF
Yard: 7,500 SF

USE

Warehouse/ flex Space

FEATURES

- Eight (8) 14' grade-level roll-up doors
- 15'6" Clear Height
- 400 amp Single-Phase Electric
- Fully Air-Conditioned Warehouse
- 600 SF Newly Built-Out Office space with 2 Private Offices, Conference and Reception Area

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