

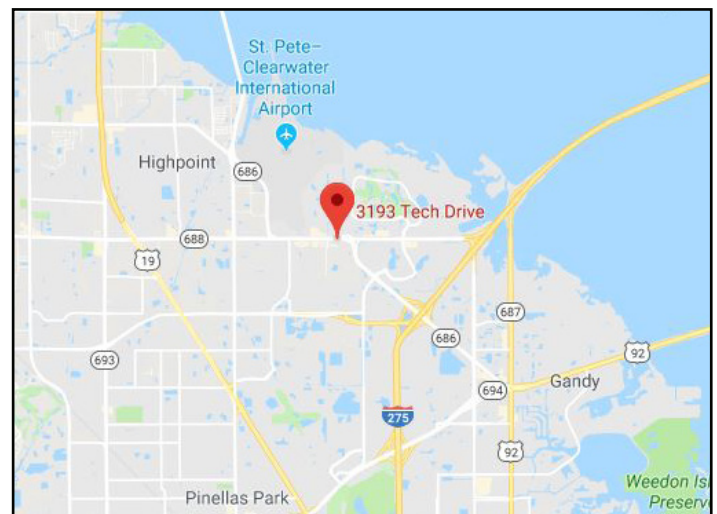


## 5,000 SF AVAILABLE WITH WAREHOUSE & MULTIPLE OFFICES

### Property Information

- Safe, exclusive office space with 24/7 access
- Tenant-controlled HVAC
- Surface parking
- No need for shared elevators
- Two ADA-compliant bathrooms and one shower
- Conveniently located east of US 19 and west of I-275, just 1 mile from the St. Pete – Clearwater Airport
- Easy access to Tampa, St. Pete, and Clearwater
- Property fronts Ulmerton Road, just west of Raymond James Financial, with road access off of Tech Drive
- Space offers office infrastructure for distribution, including roll top door at rear entrance
- Ample parking & traffic signaled intersection
- Spectrum/Verizon internet capability
- 2022 Traffic: 39,842 AADT Ulmerton Rd & Roosevelt Blvd N

Demographics	1-mile	3-mile	5-mile
2022 Population	2,468	35,221	149,405
Daytime Employment	16,372	75,239	134,300
Average HH Income	\$124,028	\$75,132	\$70,918
Median Age	45.8	43.1	45.1



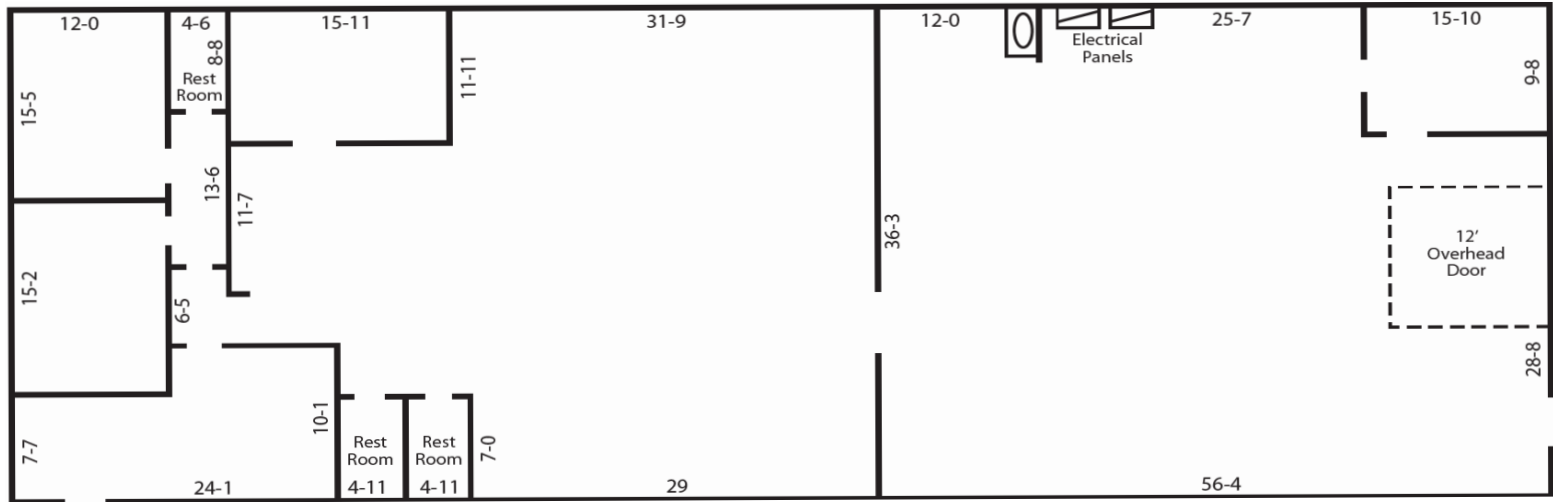
### Leasing Contact:

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# 5,000 SF Flex- Office/Warehouse Space

3193 Tech Dr., St. Petersburg, FL 33716



The information contained herein was obtained from sources believed reliable; however, RPM Realty Management, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

RPM Realty Management, LLC | 14502 N Dale Mabry Hwy, #333 | Tampa, FL 33618 | rpm-realty.com | Licensed Real Estate Broker





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