

ST. PETERSBURG COLLEGE DISTRICT OFFICE & LAND

6021 142nd Avenue North, Clearwater, FL 33760, Pinellas County



FOR SALE – REDUCED PRICE!

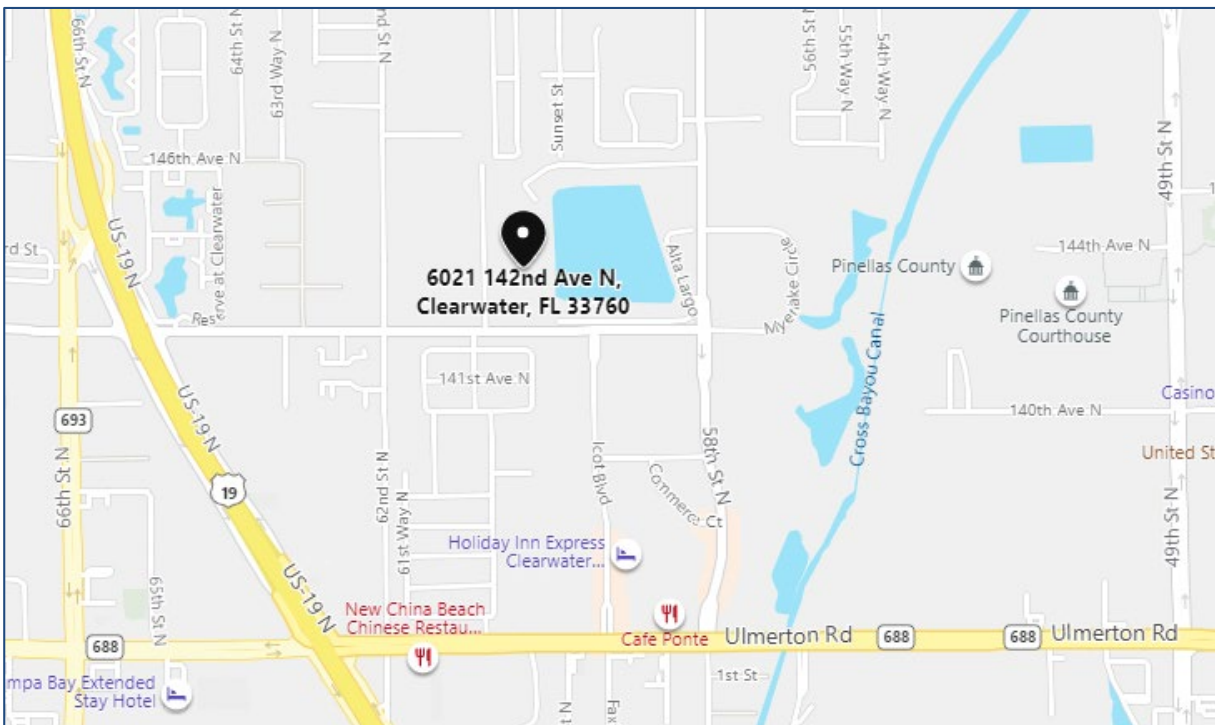
- St. Petersburg College District Office Building & Vacant Land Parcel
- Parcel Size: +/- 7.45 acres; rectangular shaped
- Building Size: +/- 81,258 square feet / two (2) stories
- Asking Price: ~~\$7,800,000~~ **\$7,300,000**
- Land Use: Institutional
- Permitted Uses: Assisted Living Facility, School, Hospital, Medical, Religious Institution

For more information, please contact:

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Location Maps



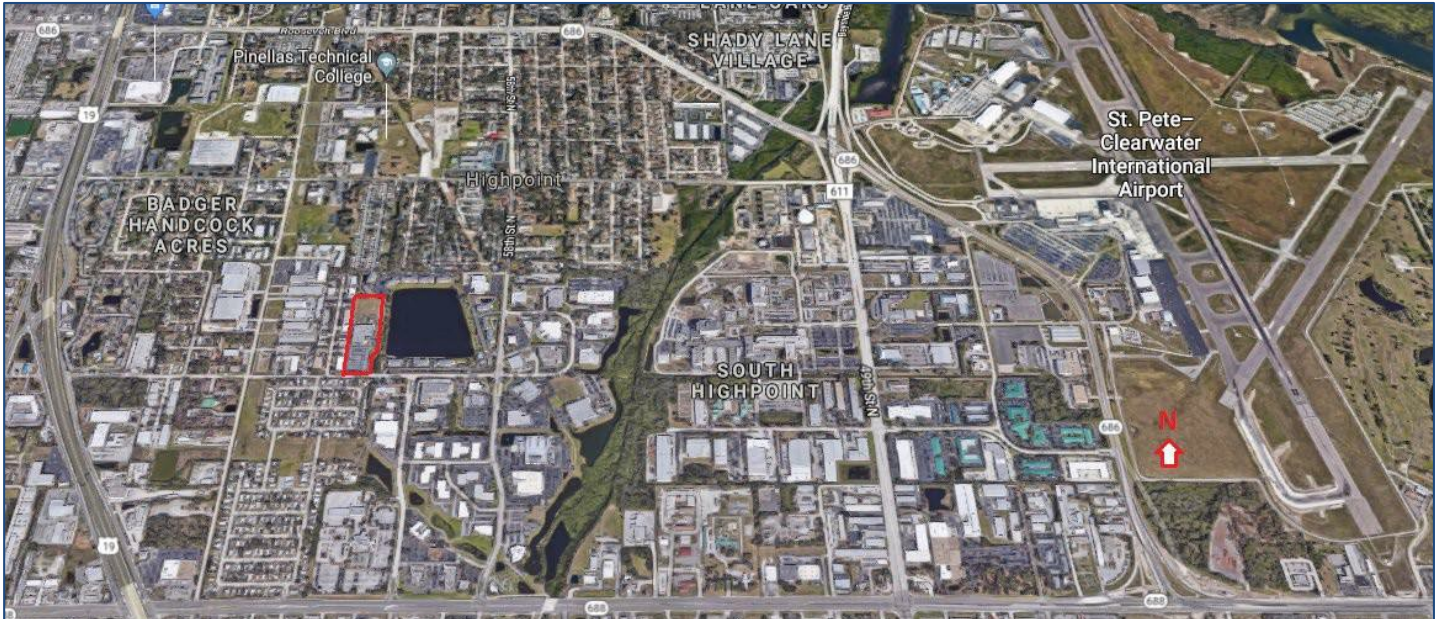
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Aerial Map



Adjacent Parcel (Future Development)



FOR SALE St. Petersburg College District Office & Vacant Adjacent Land Parcel

Property Overview	
Location	6021 142nd Avenue North, Clearwater, FL 33760; Pinellas County
Tax District	City of Largo
Parcel ID	05-30-16-88983-001-0010
Zoning	City of Largo only goes by Land Use, no Zoning overlay
Land Use	Institutional
Land Area	7.45+/- Acres (324,522+/- SF) – Rectangular Shape
Vacant Lot Area	1.85+/- Acres
Building Area	81,258+/- SF (64,382+/- SF – Office / 16,876+/- SF – Warehouse)
Year Built	1997; Effective Year 2000
Building Class	Class B Office / Warehouse
Construction	Tilt-up Masonry
Offices / Rooms	Private Office (82); Open Offices (11); Workrooms (6); Breakrooms (2)
Bathrooms	Men & Women (12)
Elevator	1
Large Rooms	Conference (6); Training (7); Data Center (1); Banquet Room (1) Auditorium (1)
Traffic Counts	3,900 AADT - 142nd Avenue North
Evacuation Zone	Zone C (up to 20')
Flood Zone	Zone X (area of min flood hazard)
Cell Tower Lease	Property includes long term cell tower lease with Verizon
Asking Price	\$7,300,000

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Licensed Real Estate Broker

Market Area & Neighborhood Information:

The subject property is located in the mid-section of Pinellas County, within the incorporated community of Largo. The downtown business district of Largo is five miles to the northwest and downtown Clearwater, the county seat, is eight (8) miles to the northwest. Downtown St. Petersburg, the largest community within Pinellas County, is within a 20-minute drive to the southeast. Downtown Tampa, within Hillsborough County on the east side of Tampa Bay, is a 25-minute drive under normal conditions.

The greater subject neighborhood, is a group of land uses that is delineated by boundaries resulting from social, economic, governmental and environmental forces. The boundaries and their distances from the subject are generally as follows.

- To the North: Tampa Bay; 2 Miles
- To the East: I-275; 2.5 Miles
- To the South: Approximately 110th Avenue North; 1.5 Miles
- To the West: US Highway 19; 1 Mile

The subject is part of the ICOT Business Park, forming the northwestern corner of this project. ICOT is a mixed-use development to include offices, commercial/retail, light industrial and residential properties. The residential component adjoins the subject on its north and east sides as does a lake that it surrounds. This rental apartment complex was built in 2004/2006. Known as Aluna Largo it is comprised of low-rise buildings and a total of 288 units.

ICOT has transitioned from its initial intent primarily oriented to light manufacturing to more office uses.

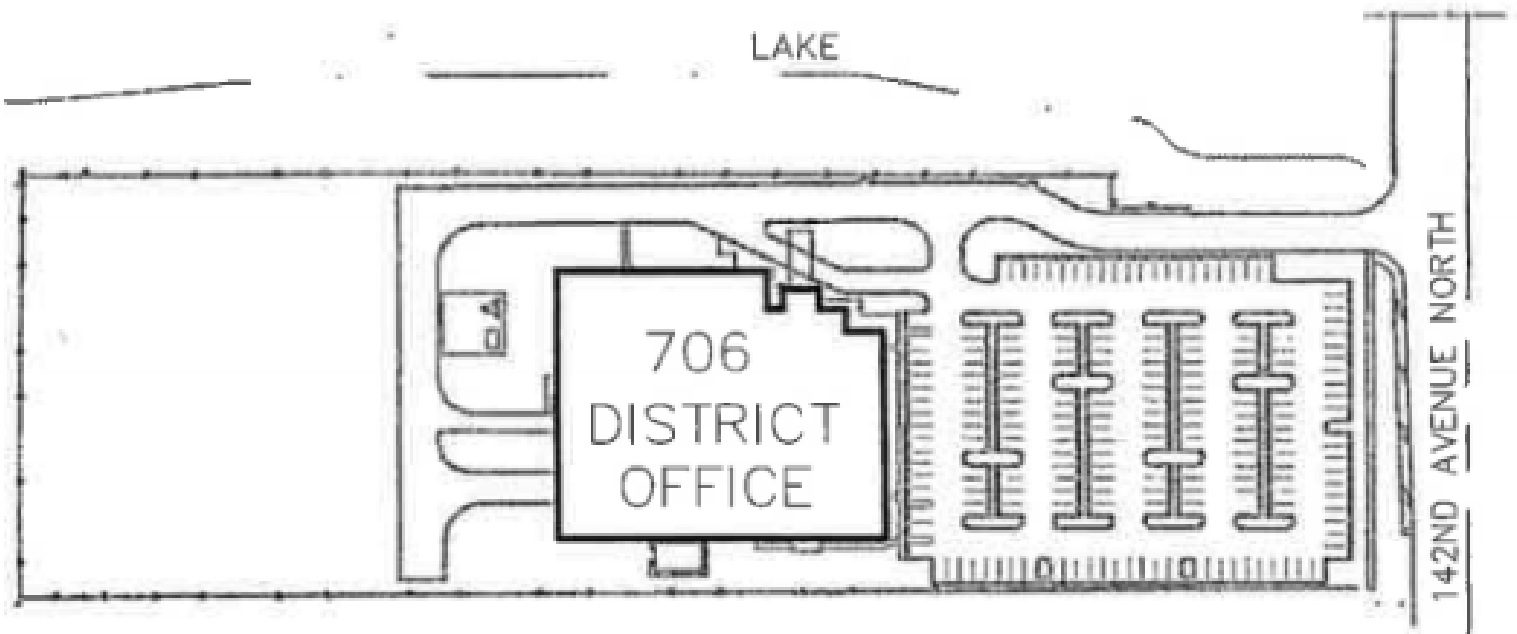
With regard to the local airports, St. Petersburg Clearwater International is within a 5-minute drive to the northeast and Tampa International is 30 minutes to the east. The major shipping ports of Tampa are within a 30 to 40-minute drive.

Utilities & Public Services	
Electricity	Duke Energy
Communications	Frontier, Spectrum & Others
Water / Sewer	City of Largo
Garbage Collections	City of Largo
Police / Fire Protection	City of Largo
Public Transportation	Pinellas Suncoast Transit Authority

Verizon Cell Tower Lease (included)



Site Plan



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Site Improvements	
Parking & Paving	Asphalt paved parking and drive areas around entire facility. Approximately 224 spaces more-or-less, as now designated on site, equals 2.7 spaces per 1,000 SF of total building area. Based on just the office area the ratio is 3.5 spaces per 1,000 SF of office. There is substantial additional room at the rear of the property to add additional parking if needed. Doing so will most likely require some of the land to be used for storm water retention/treatment.
Drainage	There are storm water catch basins within the driveways and the parking lot. These carry storm water, via underground pipes, to the drainage lake, off site, east of the subject. It is probable that if the site were redeveloped or if rights could be obtained to expand the building, that substantial on-site storm water retention would now be required.
Topography	The site generally appears to be level, at street grade.
Landscaping & Irrigation	The entire site is attractively landscaped and irrigated by an on-site underground system that uses reclaimed water.
Fences & Walls	There is 6-foot-high solid vinyl fencing along the west property line and a 6 foot high chain link fence along the north property line.
Signage	There is a monument sign at the entrance. The sign frame is included but the sign faces are not.
Lighting	Throughout the parking lot there are painted metal light poles topped with one or four light fixtures. Additional lights on concrete poles along the entrance drive belong to the power company.
Truck Wells	Doublewide, concrete truck well serving two (2) overhead doors on north elevation.
Other	Additional site improvements include: fire hydrants, a sheltered entry, comprised of painted metal frame and tinted glass roof and pipe bollards by the driveway. The communication tower, equipment and adjacent fence at the rear of the site belong to Verizon and are not included.



Building Construction	
Exterior Walls	Painted tilt-up masonry reinforced around warehouse and between warehouse office sections. Curtain walls adjacent to office vary in finish to include blue-tinted thermal glass in metal frames and (EIFS) a synthetic stucco finish over insulation attached to steel studs. Select areas and columns also have what appears to be a natural/decorative stone facing.
Interior Walls	Painted drywall throughout the offices. Fixed glass panels in certain locations on interior of office. Painted exterior masonry walls in warehouse area.
Floors	Reinforced concrete slab at grade. Not dock high. Original plans show 4" thick for 1st floor office and 5" thick for warehouse. Second floor is 3" concrete over steel pan deck on steel bar joist. Carpet, ceramic tile and composition tile floor covering throughout the office. Sealed concrete floor in warehouse area. Marble in entrance foyer. The phone switching room and server room have raised computer floors.
Roof	Low pitch, single ply membrane covering reported to be over rigid insulation board on top of metal decking supported by steel bar joist. Partial masonry parapets, gutters and downspouts. The roof deck, according to the original plans is 35' high over the entry foyer and ranges from 26' to 28' for most of the structure. According to the College the roof was replaced in June 2006.
Ceiling	Lay-in reveal edge acoustical tile, 2' x 2' generally at 8.6' high in the office; exposed roof deck and steel bar joists in the warehouse area. Generally, 27' from the warehouse floor to the roof deck. Ceiling clearance is approximately 25 ft. to the bottom of most of the bar joists. Some variation due to different bar joist sizes and a slight pitch to the roof. The ceiling in the entrance lobby is two stories high.
Windows	Blue tinted double pane, in white aluminum frame on front elevation of offices only.
Doors: Exterior	Truck service doors serve only the warehouse section of the building, to include two (2) adjacent to a truck well (8'x10' each) plus one (1) at grade (10'x12'). All are electric rollup. The 2 at the truck well have built in dock levelers. Other exterior doors are flush metal clad pedestrian to the warehouse and fixed glass in aluminum frame for office areas.
Doors: Interior	Flush solid core wood (some with windows) in office, with flush metal clad in manufacturing area. Some glass interior doors dividing the office sections.
Interior Lighting	2' x 4' lay-in fluorescent (T-8) and recessed incandescent can lights where acoustic tile exists. The 2nd floor hallway by the elevator and going to the west has newer 2'x2' lay in LED fixtures. Also, some decorative wall sconces in select locations. Strip fluorescent in several production rooms of office area when no ceiling. On/Off motion sensors in most areas. Reported T5 fluorescent in warehouse.



Construction (Continued)	
Restrooms	Total of 12 restrooms serving the office section. Includes 6 on the first floor and 6 on the second floor. Warehouse area has 2 additional handicap restrooms, each with 1 toilet and 1 wall-hung lavatory. The two adjacent locker room areas also have one roll in handicap fiberglass equipped shower each. The typical office restroom finish is mica faced toilet stall partitions and vanities with ceramic tile floors and drywall walls. All have adequate fixtures for their size and the restrooms are properly located throughout the facility. The floor plans at the beginning of the report show their layout. The restrooms generally are all handicap equipped and ADA compliant.
HVAC	Entire facility is 100% heated and air conditioned by central electric units. Most are mounted on the roof and reportedly there are approximately 40 plus units.
Fire Sprinkler	Building is 100% sprinklered with a wet system. The only exception is the large computer/data room plus one small server room that have an “intergen” gas system.
Electrical	The electrical service is reported to be very heavy so it has to accommodate the office and warehouse areas. The service reportedly consist of two 1,600 amp main breakers for a total of 3,200 amp service. There is also a Kohler external backup diesel generator with a 3,200 gallon diesel tank that can power a high percentage of the building. It is a 660 KW 3 phase, 1,000 amp unit.
Breakroom / Wetbar	As shown on the floor plan there are adequate small coffee/wet bar stations throughout the office plus a larger break room and separate noncommercial catering kitchen. There is no commercial type cafeteria.
Elevator / Stairs	Four interior stairwells serving the office, one of which is off the 2-story high entry foyer. Automatic Miami 2,500 lb. hydraulic elevator serving second floor office that was made ADA compliant in 2019 per the facilities manager.
Terrace	Off 2nd floor office area is a non-sheltered 1,307 sq. ft. patio with concrete pavers over part of first floor.
Other	Various other features include: a 2nd floor computer “data room” of approximately 2,500 sq. ft. with raised removable floor tiles connected to a first floor power room with switchgear. There is also a small computer server room on the 1st floor. Other features include an in floor digital freight scale in the warehouse; skylights in select locations of the offices (not warehouse); security system with card readers; built in reception desks for both the 1st and 2nd floor lobbies and a pre- fabricated 1,681 sq. ft. steel loft in the warehouse. There is an auditorium area on the first floor with a riser floor, 10’ ceiling.



Easements / Cell Tower	
Drain Easement	A 70 foot wide drainage easement that runs east-west across the front of the site. It extends approximately 40' into the 142nd Avenue right-of-way with the remaining north 30' of the easement on the south end of the subject site.
Utility Easement	The survey shows a 20 foot wide proposed utility easement that runs north-south the length of the subject across its eastern side.
Ingress/Egress Easements	This is approximately 45 feet wide and is shown on the survey as proposed. In 2005 Mr. Robert Pergolizzi of Gulf Coast Consulting reported that this became finalized and is for emergency vehicles only to access the section of the apartment complex to the north. This is to be an alternate means of access that will be gated and locked at the north property line. Mr. Pergolizzi is an engineer that has been working for St. Petersburg College on the subject and other properties within ICOT. This easement generally follows the subjects existing east side north-south entrance drive and as if extended on north to the north property line. This easement is not a significant encumbrance to the subject but no easement would be more desirable.
Verizon Land Lease	These are referenced in the land lease. There is a 10 foot wide utility easement that runs west from the tower site to the west property line and then south along the west side of the property most likely to a utility connection. There is also an access easement on the north side of the leased site that appears to tie into the existing ingress/egress easement along the east side of the side that connects to 142nd Avenue.
Cell Tower Lease	The subject property has a small pad of land behind the building that is leased to Verizon Wireless Personal Communications, LP for use as a cellular phone tower site. Per the lease this site contains 1,026 square feet and is presently improved with a steel tower and associated equipment. The College transferred ownership of the tower and equipment to Verizon as of March 31, 2016 when the current lease reportedly commenced. Verizon has added additional equipment. At the termination of the lease Verizon is required to convey the tower back to the lessor. The College is allowed to also use the tower for some of their internal communication equipment. The lease also includes a utility easement as well as an ingress/egress easement for Verizon that has 24/7 access to the leased site. The current lease term is for 5 years but they have 4 additional 5 year renewal options. The lease indicates that Verizon essentially has the right to terminate the agreement at any time with little advance notice.

Demographic Summary

Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	11,360	78,996	223,718
2025 Population:	11,764	82,681	233,296
Pop Growth 2020-2025:	3.56%	4.66%	4.28%
Average Age:	37.20	44.10	44.30
Households			
2020 Total Households:	3,030	34,412	99,644
HH Growth 2020-2025:	4.13%	4.70%	4.14%
Median Household Inc:	\$43,144	\$48,570	\$47,919
Avg Household Size:	2.60	2.20	2.20
2020 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$145,275	\$154,490	\$162,916
Median Year Built:	1979	1981	1976

Business Employment By Type	# Businesses			# Employees		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Businesses	759	5,237	11,409	8,735	65,979	153,159
Retail	98	699	1,609	1,346	7,654	26,731
Wholesale	48	357	483	513	7,624	11,353
Hospitality & Food Service	24	249	680	545	4,294	11,346
Real Estate, Renting, Leasing	39	271	655	167	1,528	3,660
Finance & Insurance	58	353	900	348	3,362	14,925
Information	12	79	176	127	1,149	6,544
Scientific & Technology Services	102	550	1,164	1,180	6,294	11,904
Management of Companies	7	33	67	98	219	321
Health Care & Social Assistance	100	695	1,945	595	6,202	15,589
Education Services	11	65	184	316	2,560	6,784
Public Administration & Sales	8	66	154	294	3,399	6,856
Arts, Entertainment, Recreation	14	104	214	106	683	2,253
Utilities	1	5	7	16	432	460
Admin Support & Waste Management	37	248	508	372	2,912	4,220
Construction	70	477	794	958	5,995	7,893
Manufacturing	57	448	631	913	8,611	14,978
Agriculture, Mining, Fishing	1	11	24	3	38	70
Other Services	72	527	1,214	838	3,023	7,272

Source: CoStar

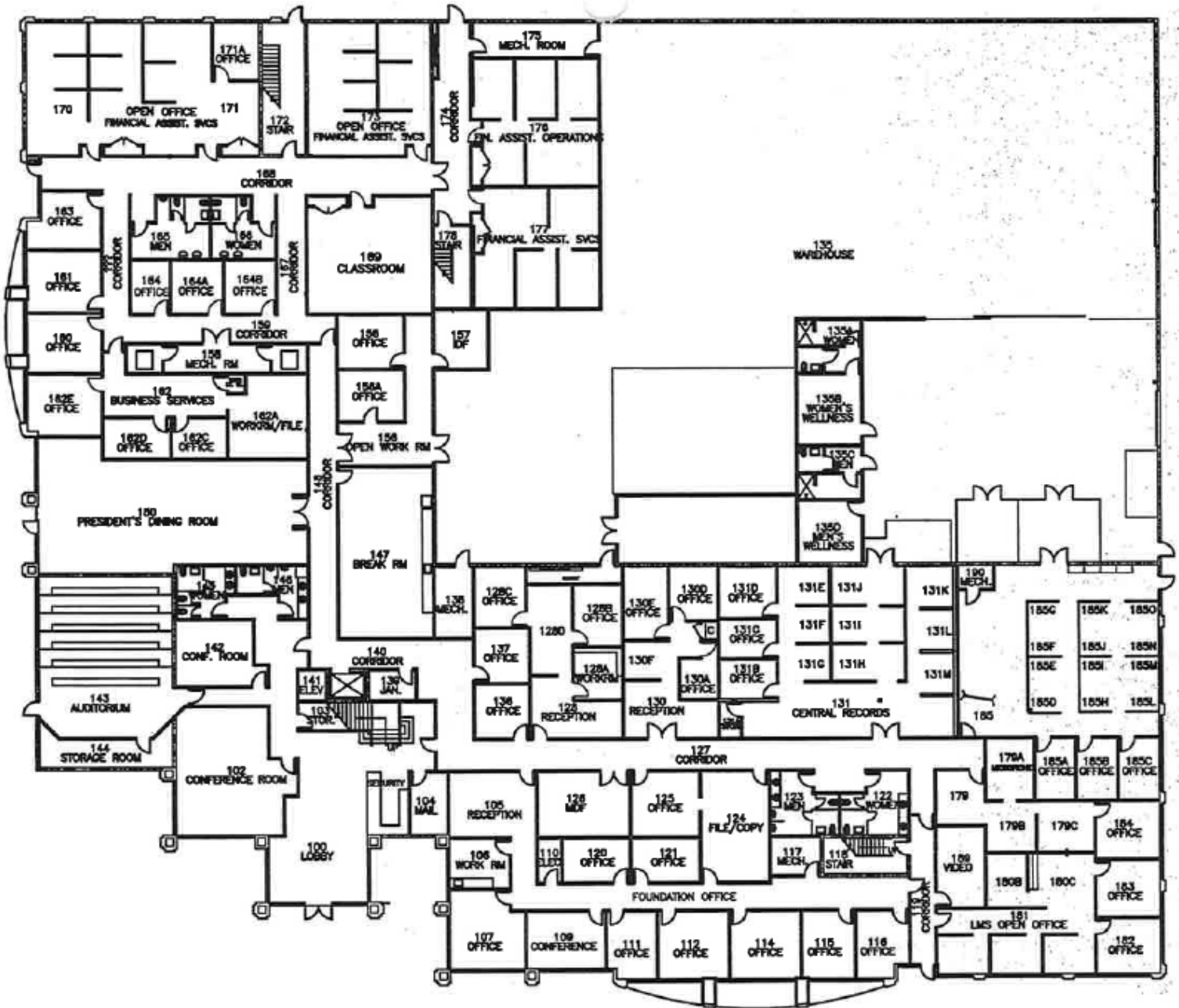
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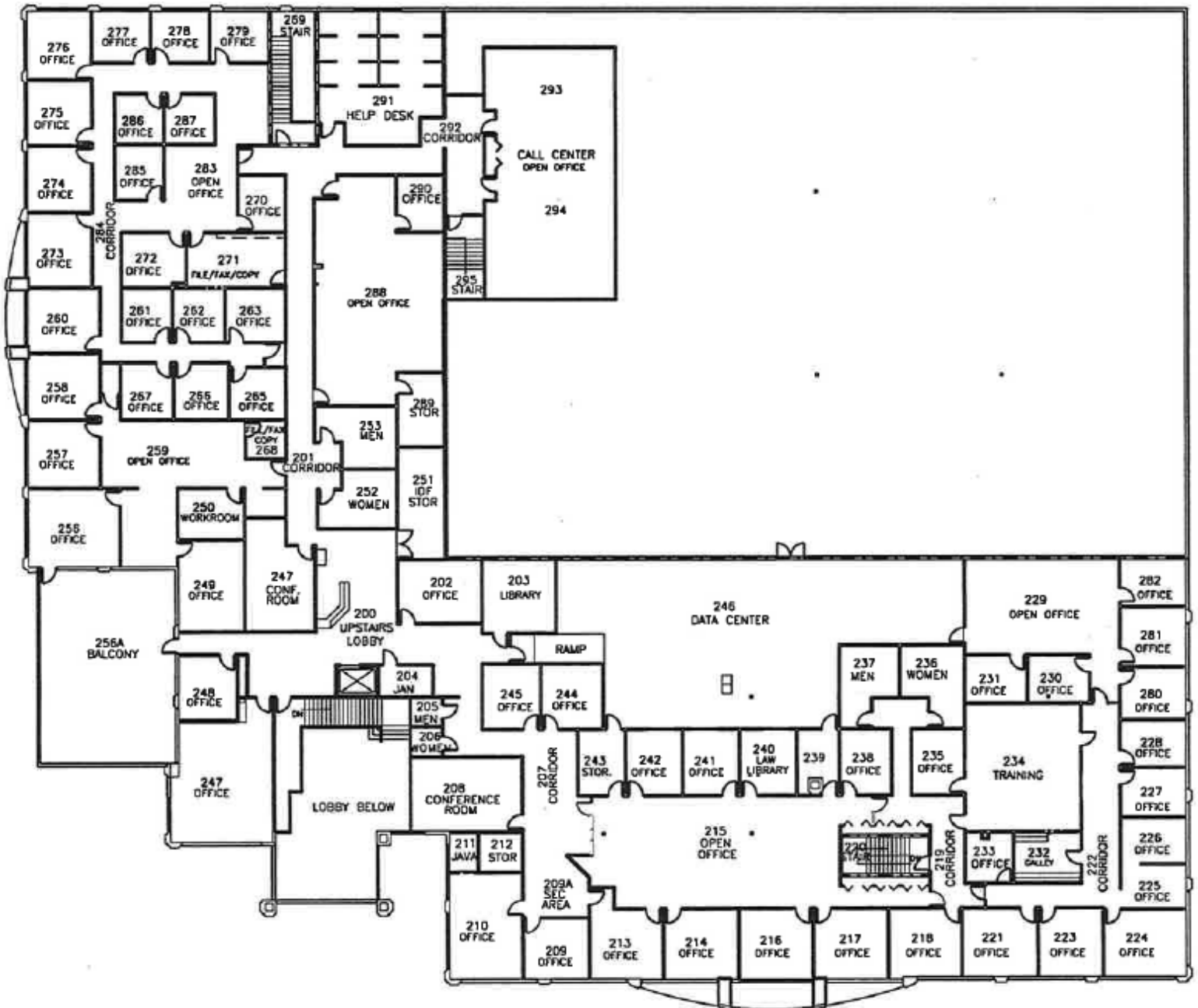
Building Floor Plans – 1st floor



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Building Floor Plans – 2nd floor



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Property Photos



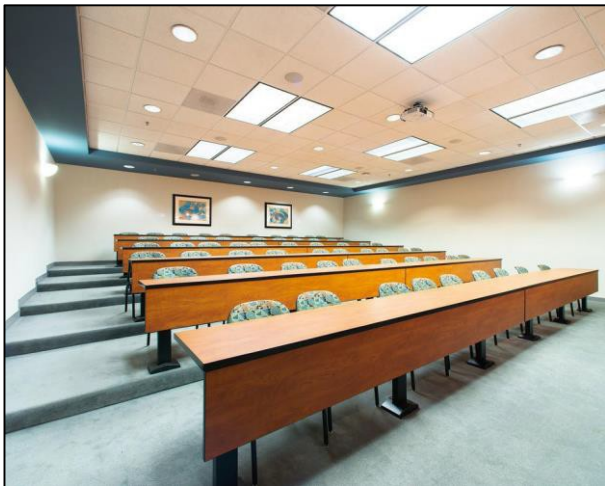
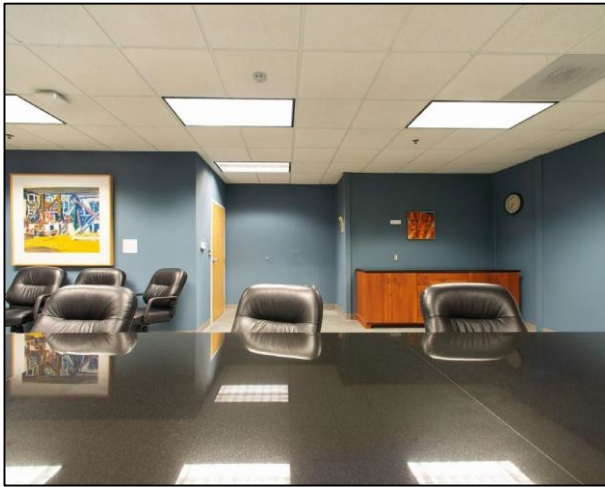
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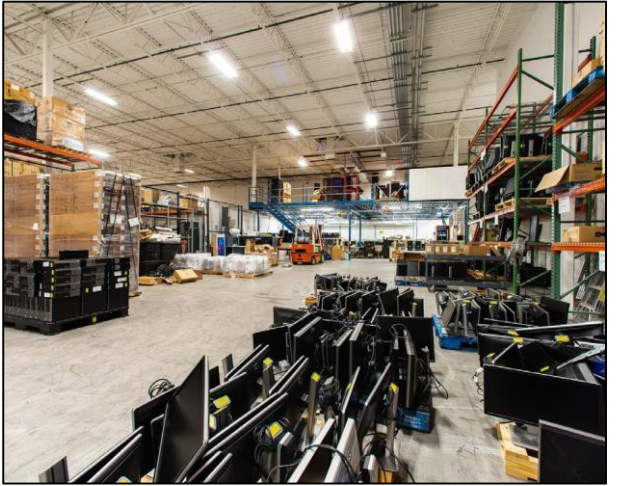
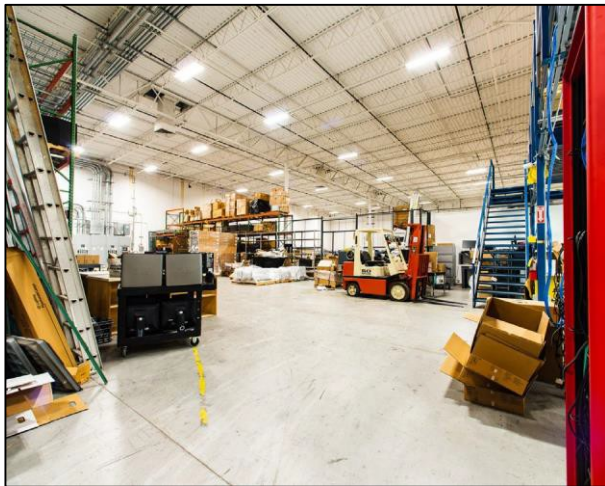
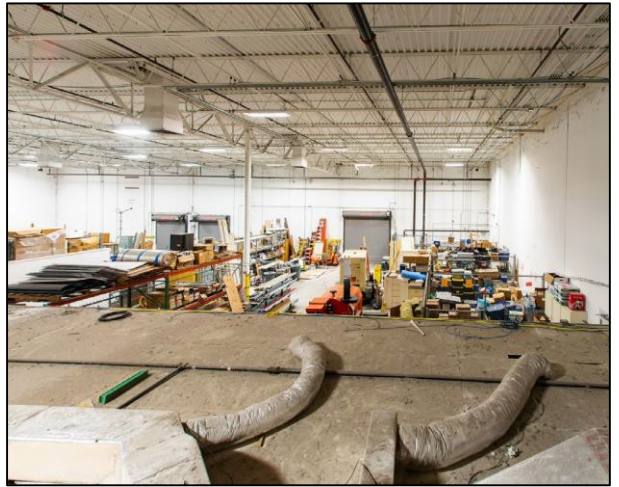
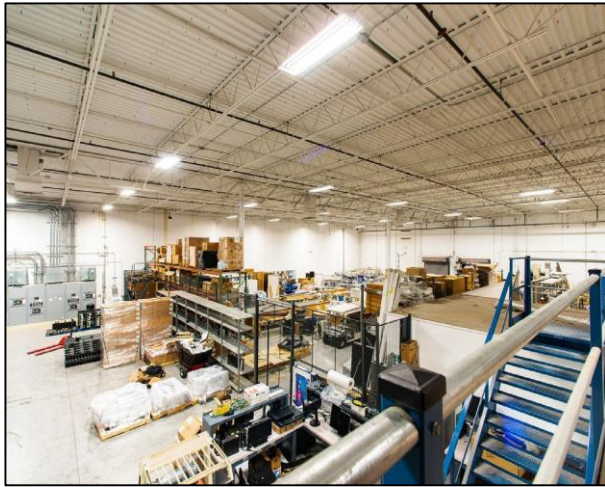
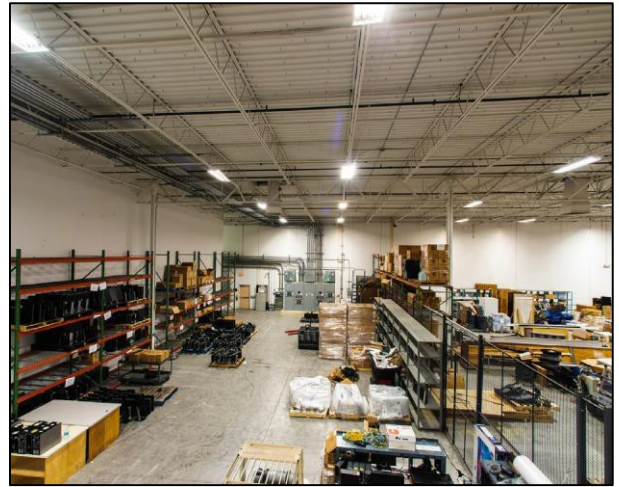
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Summary	
Address	6021 142nd Avenue North, Clearwater, FL 33760
Land Area	7.45+/- Acres (1.85+/- acre pad site available for development)
Building Area	81,258+/- SF (Office / Warehouse)
Land Use	I – Institutional, City of Largo
Permitted Uses	ALF, Medical, Hospital, Religious Institution, School
Conditional Uses	General Office / Industrial (will require land use change)
Cell Tower Lease	Long-term cell tower lease owned by Verizon (included)
Additional Information	Please visit www.myspclands.com for more information on the property, including draft sales contract.
Asking Price	\$7,300,000

For more information, please contact:

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