

27,784 SF BUILDING WITH 1,591 SF OF OFFICE

6850 CROSS BAYOU DRIVE



FEATURES

Great 27,784 sf building with 1,591 sf of office located on 6850 Cross Bayou Drive. The property has 5,000 sf of storage, large yard for outside storage, and large parking lot with 68 spaces.

- Large yard for outside storage
- Large parking (68 spaces)
- Heavy power service
- 3 grade level doors
- 1 oversized grade level door
- Ample room to add truck well
- 5,000 SF covered shed not counted in building SF



AERIAL & TRAFFIC COUNT

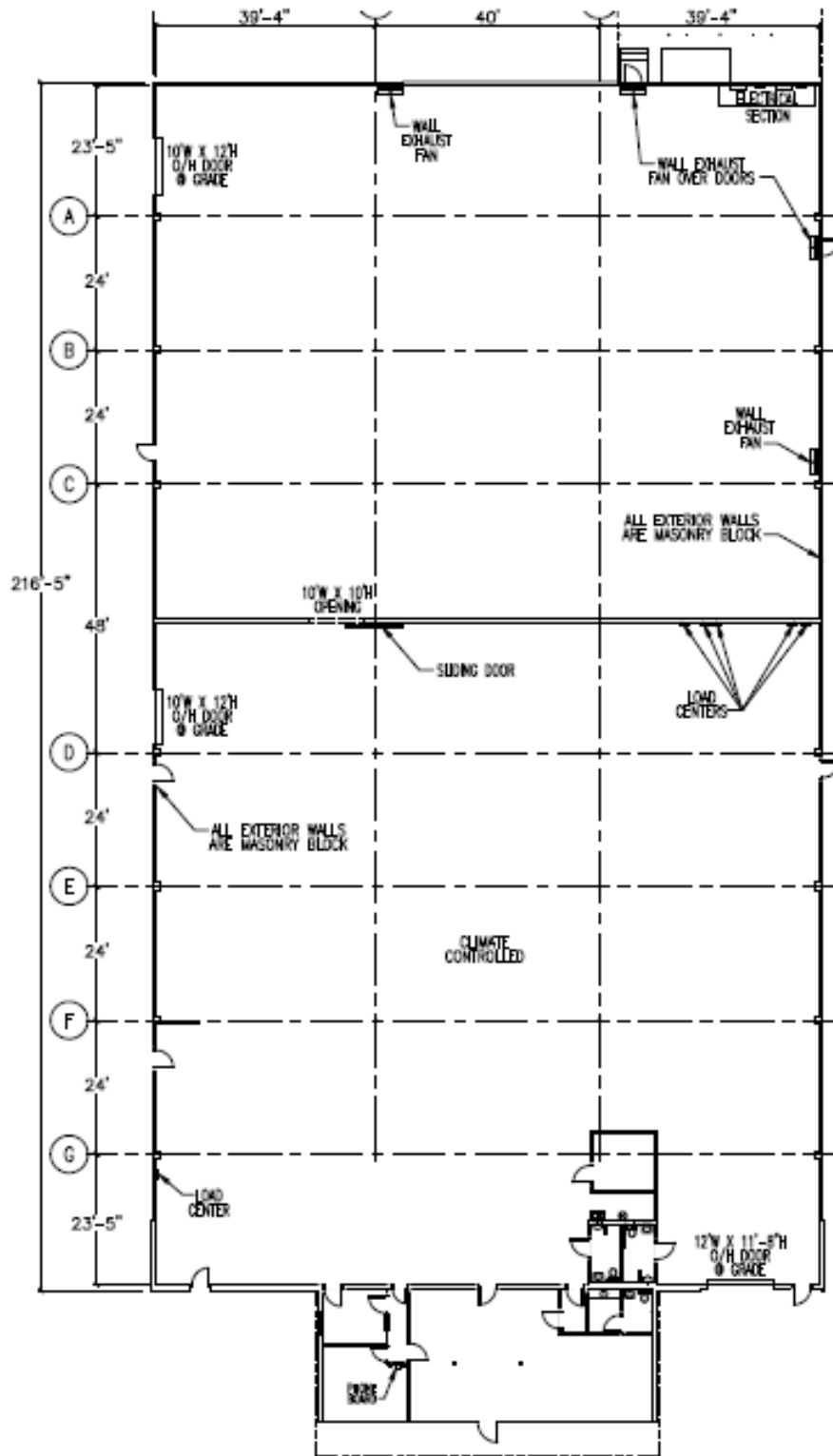


**Newmark
Knight Frank**



6850 CROSS BAYOU DRIVE

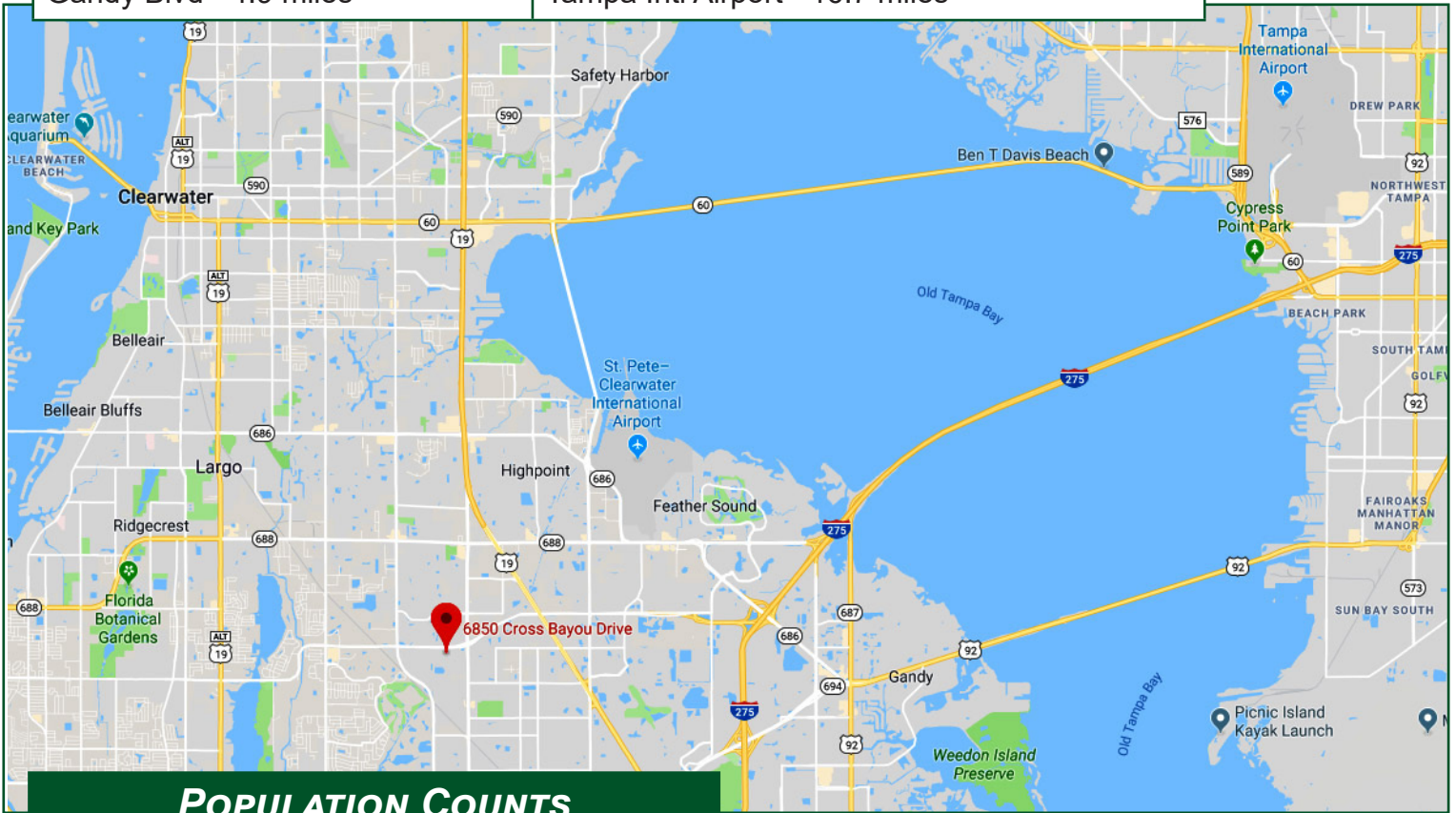
SITE PLANS



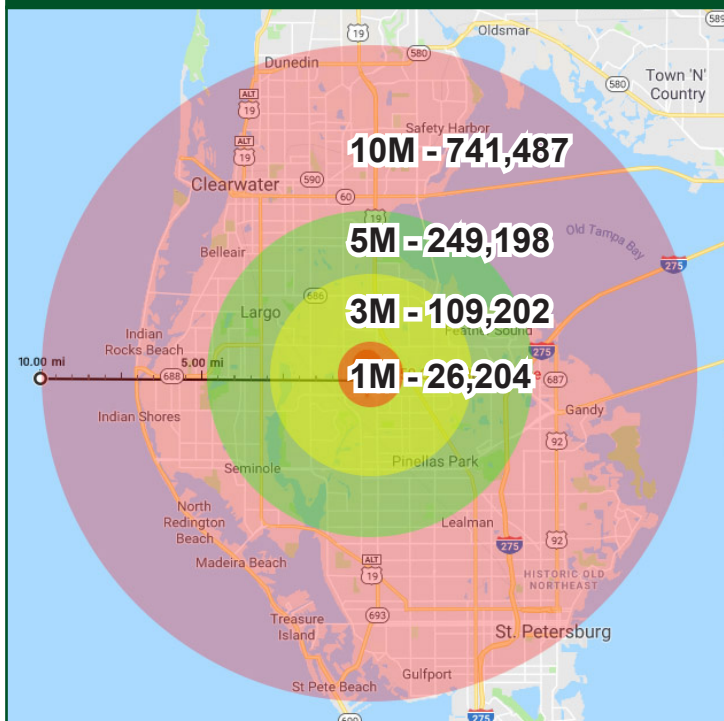
EASY ACCESS TO I-275, US 19, AND HWY 60

Distance to Major Highways

US 19 - 1.5 miles	Hwy 60 - 7.5 miles
I-275 - 4.7 miles	St. Pete/ Clearwater Intl Airport - 5.2 Miles
Gandy Blvd - 4.9 miles	Tampa Intl Airport - 16.7 miles



POPULATION COUNTS 1 to 10 Mile Radius



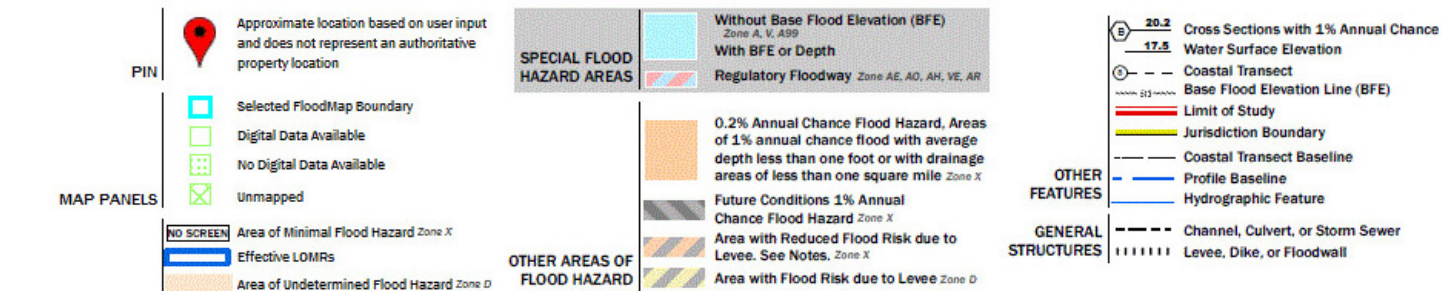
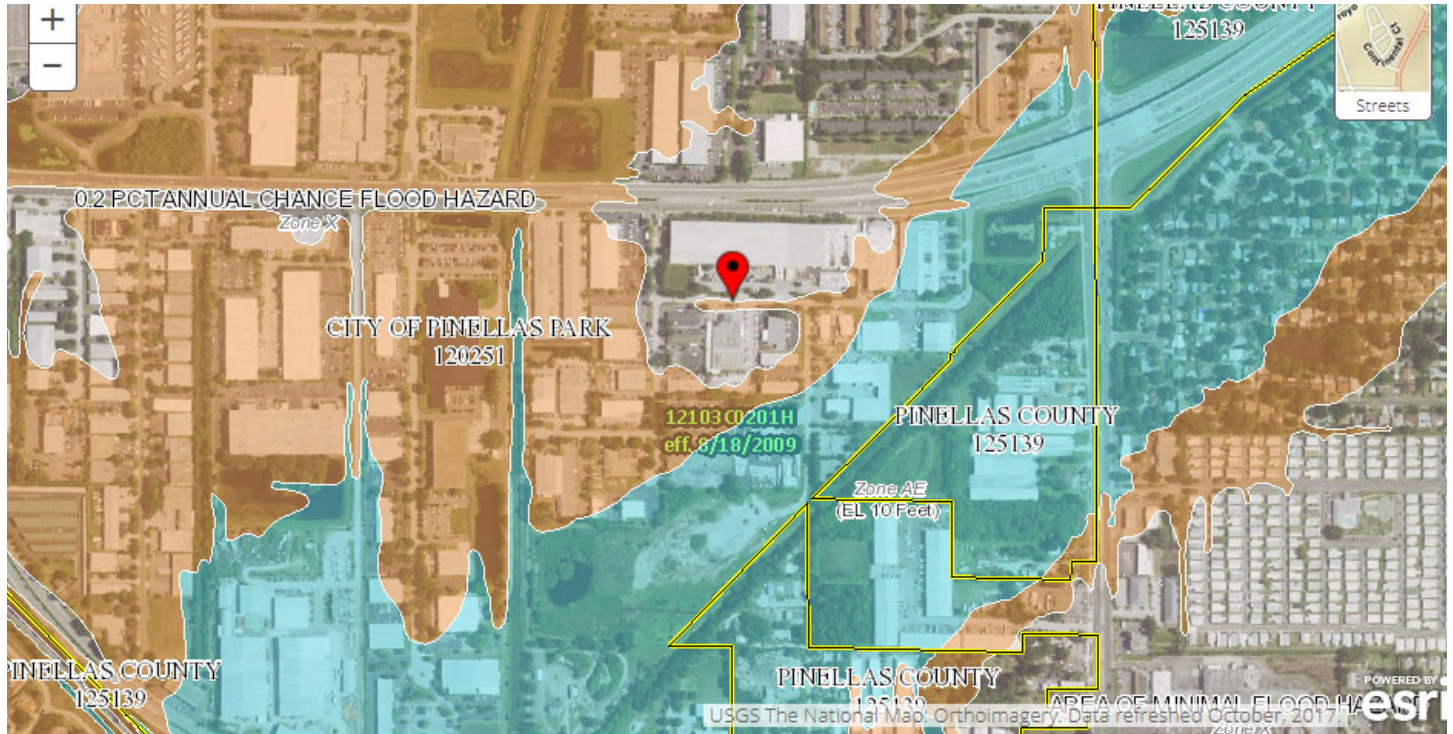
FOR MORE INFORMATION CONTACT

Rick Narkiewicz, SIOR,
Sr. Managing Director
813.453.0797
RNarkiewicz@ngkf.com
www.ngkf.com



John Jenkins, President
813.760.3355
jjenkins@jpafla.com
www.jpafla.com





Glossary of terms

Zone A: The Special Flood Hazard Area (SFHA), except coastal V Zones, shown on a community's Flood Insurance Rate Map (FIRM). There are five types of A Zones:

- **A:** SFHA where no base flood elevation is provided.
- **A#:** Numbered A Zones (e.g., A7 or A14), SFHA where the FIRM shows a base flood elevation in relation to NAVD.
- **AE:** SFHA where base flood elevations are provided. AE Zone delineations are now used on new FIRMs instead of A# Zones.
- **AO:** SFHA with sheet flow, ponding, or shallow flooding. Base flood depths (feet above grade) are provided.
- **AH:** Shallow flooding SFHA. Base flood elevations in relation to NAVD are provided.

Zone B: Area of moderate flood hazard, usually depicted on Flood Insurance Rate Maps as between the limits of the base and 500-year floods. B Zones are also used to designate base floodplains of little hazard, such as those with average depths of less than 1 foot.

Zone C: Area of minimal flood hazard, usually depicted on Flood Insurance Rate Maps as above the 500-year flood level. B and C Zones may have flooding that does not meet the criteria to be mapped as a Special Flood Hazard Area, especially ponding and local drainage problems.

Zone D: Area of undetermined but possible flood hazard.

Zone V: The Special Flood Hazard Area subject to coastal high hazard flooding. There are three types of V Zones: V, V#, and VE, and they correspond to the A Zone designations.

Zone X: Newer Flood Insurance Rate Maps show Zones B and C (see above) as Zone X

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18-30-16-21582-003-0020

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Ownership/Mailing Address Change Mailing Address	Site Address
ZYGAL LTD TAMPA PARK LLC 159 20TH ST BROOKLYN NY 11232-1253	6850 CROSS BAYOU DR PINELLAS PARK



Property Use: 4120 (Light Manufacturing, Small Equipment Mfg. Plant, Electronic, Small Machine Shop, Instrument Mfg., Pr)

Total Heated SF: 32,974 Total Gross SF: 34,386

[\[click here to hide\] Legal Description](#)

DIVERSIFIED INDUSTRIAL PARK UNIT 1 BLK 3, W 116FT OF LOT 2, & ALL LOT 3, & PT OF FARM 46 PINELLAS FARMS, BEING 240 FT X 200FT ADJ ON S OF LOTS 2 & 3

File for Homestead Exemption			2019 Parcel Use	
Exemption	2019	2020		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
20351/1060	Sales Query	121030250092	D	Compare Preliminary to Current FEMA Maps	62/40

2018 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	\$1,075,000	\$986,700	\$986,700	\$1,075,000	\$986,700

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	No	\$897,000	\$897,000	\$897,000	\$897,000	\$897,000
2016	No	\$893,000	\$893,000	\$893,000	\$893,000	\$893,000
2015	No	\$890,000	\$890,000	\$890,000	\$890,000	\$890,000
2014	No	\$907,500	\$907,500	\$907,500	\$907,500	\$907,500
2013	No	\$840,000	\$840,000	\$840,000	\$840,000	\$840,000
2012	No	\$810,000	\$810,000	\$810,000	\$810,000	\$810,000
2011	No	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000
2010	No	\$1,165,000	\$1,165,000	\$1,165,000	\$1,165,000	\$1,165,000
2009	No	\$1,380,000	\$1,380,000	\$1,380,000	\$1,380,000	\$1,380,000
2008	No	\$1,440,000	\$1,440,000	\$1,440,000	\$1,440,000	\$1,440,000
2007	No	\$1,360,000	\$1,360,000	\$1,360,000	N/A	\$1,360,000
2006	No	\$1,058,300	\$1,058,300	\$1,058,300	N/A	\$1,058,300
2005	No	\$1,000,000	\$1,000,000	\$1,000,000	N/A	\$1,000,000
2004	No	\$850,000	\$850,000	\$850,000	N/A	\$850,000
2003	No	\$775,000	\$775,000	\$775,000	N/A	\$775,000
2002	No	\$714,600	\$714,600	\$714,600	N/A	\$714,600
2001	No	\$681,500	\$681,500	\$681,500	N/A	\$681,500
2000	No	\$683,500	\$683,500	\$683,500	N/A	\$683,500
1999	No	\$621,800	\$621,800	\$621,800	N/A	\$621,800
1998	No	\$608,100	\$608,100	\$608,100	N/A	\$608,100
1997	No	\$583,100	\$583,100	\$583,100	N/A	\$583,100
1996	No	\$0	\$0	\$0	N/A	\$0

2018 Tax Information

[2018 Tax Bill](#) Tax District: [PP](#)

2018 Final Millage Rate 20.4504

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Ranked Sales [\(What are Ranked Sales?\)](#) [See all transactions](#)

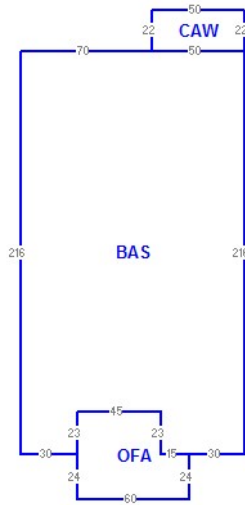
Sale Date	Book/Page	Price	Q/U	V/I
28 Nov 2018	20351 / 1060	\$7,250,000	M	I
10 Apr 2018	20011 / 0239	\$16,200,000	M	I
26 Dec 2006	15549 / 2006	\$22,050,000	U	I
26 May 2000	10925 / 0715	\$687,500	Q	I

2018 Land Information

Seawall: No	Frontage: None	View:				
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Light Manufacture (41)	240x393	6.25	94312.0000	1.0000	\$589,450	SF

[click here to hide] 2019 Building 1 Structural Elements [Back to Top](#)
 Site Address: 6850 CROSS BAYOU DR

Building Type: **Warehouses**
 Quality: **Average**
 Foundation: **Spread/Mono Footing**
 Floor System: **Slab On Grade**
 Exterior Wall: **Concrete Block**
 Roof Frame: **Bar Joint/Rigid Frame**
 Roof Cover: **Blt Up Metal/Gypsum**
 Stories: **1**
 Living units: **0**
 Floor Finish: **Concrete Finish**
 Interior Finish: **Masonry**
 Fixtures: **6**
 Year Built: **1963**
 Effective Age: **40**
 Cooling: **None**
 Functional Depreciation: **5%**



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Building 1 Sub Area Information

Description	Building Heated SF	Gross Area SF
Office Average	2,475	2,475
Canopy(only or loading platform)	0	1,100
Base	24,885	24,885
Total Building Heated SF: 27,360		Total Gross SF: 28,460

[click here to hide] 2019 Building 2 Structural Elements [Back to Top](#)
 Site Address:

Building Type: **Pre-Engineered Metal**
 Quality: **Average**
 Foundation: **Spread/Mono Footing**
 Floor System: **Slab On Grade**
 Exterior Wall: **Prefinished Metal**
 Roof Frame: **Steel Truss & Purlins**
 Roof Cover: **Corrugated Metal**
 Stories: **1**
 Living units: **0**
 Floor Finish: **Concrete Finish**
 Interior Finish: **Ceiling Fin Only (Min)**
 Fixtures: **2**
 Year Built: **1974**
 Effective Age: **40**
 Cooling: **None**
 Functional Depreciation: **5%**



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Building 2 Sub Area Information

Description	Building Heated SF	Gross Area SF
Canopy(only or loading platform)	0	312
Base	5,614	5,614
Total Building Heated SF: 5,614		Total Gross SF: 5,926

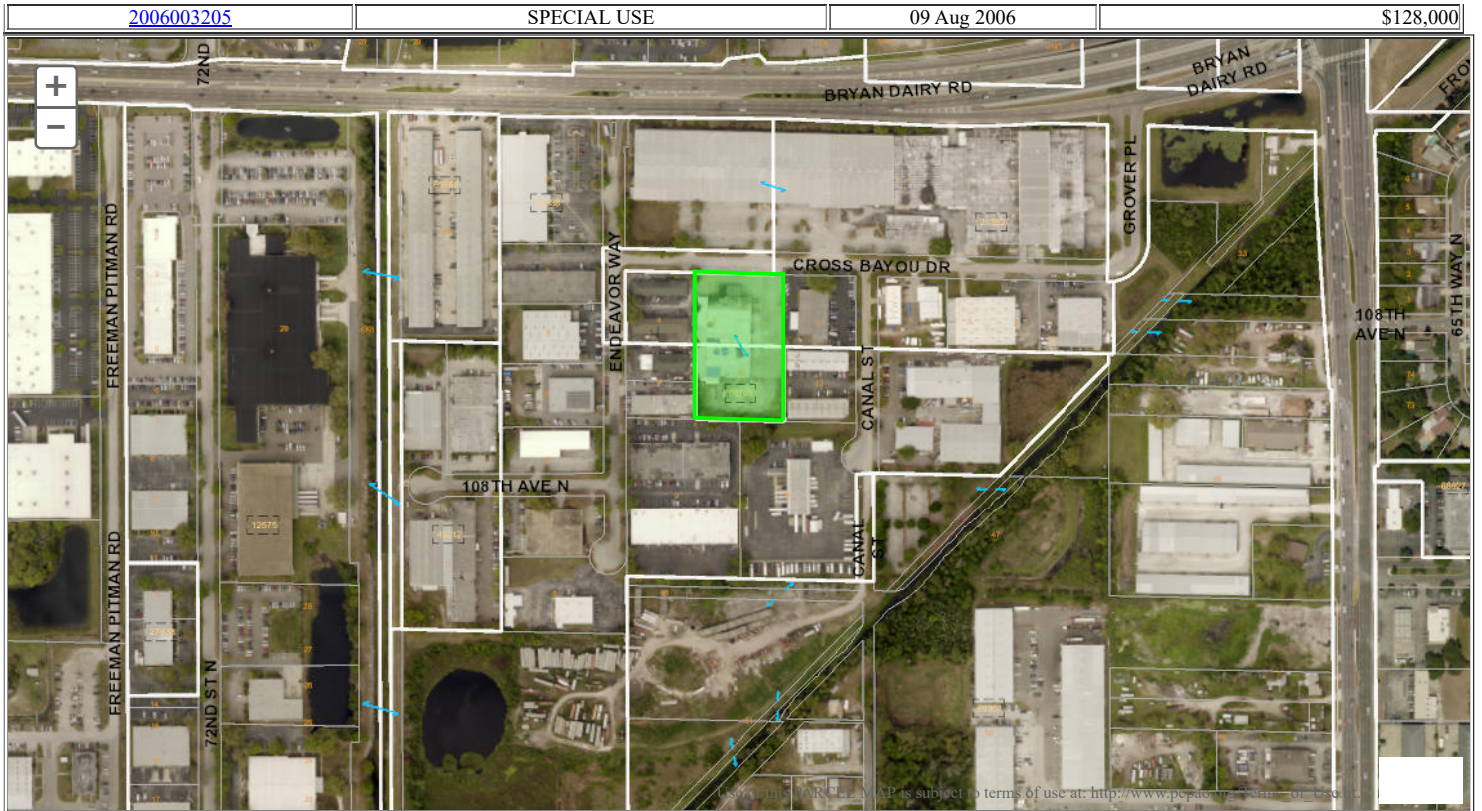
[click here to hide] 2019 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$1.75	36,870.00	\$64,522.50	\$64,523.00	0
FENCE	\$12.00	680.00	\$8,160.00	\$3,264.00	1965

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2018001297	ROOF	19 Jan 2018	\$361,340
2006003347	COMMERCIAL ADD	29 Sep 2006	\$105,457



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