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## **Kelly and Dutton of Franklin Street broker 20,000 s/f lease to White Cap, LP at Sunshine Industrial Park**

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Clearwater, FL Franklin Street negotiated the lease of a 20,000 s/f indoor building space coupled with 1.5 acres of industrial outdoor storage at Sunshine Industrial Park.

Franklin Street's office and industrial services team of Pat Kelly and Brad Hutton arranged the lease on behalf of the landlord, Zenith Industrial Outdoor Storage (IOS). The tenant, White Cap, L.P., was represented by Trey Carswell and Sam Arthur of Cushman & Wakefield. The move represents White Cap's expansion plans within the park as they relocate and scale up their operations.

"This transaction exemplifies the kind of constructive collaboration between tenants and landlords that we look for with every deal we broker," said Kelly. "White Cap's need for both indoor and outdoor storage aligns perfectly with the offerings of Sunshine Industrial Park and property management expertise of Zenith IOS. We are proud to have played a role in fostering this partnership".

White Cap is a vendor of construction tools, materials, and supplies to professional contractors across the United States. Expanding its Tampa operations to the Sunshine Industrial Park reflects the city's recent building boom and will provide greater accessibility to vital transportation networks. Situated at 5303 126th Ave. N., it is located near St. Pete-Clearwater Airport and connected to major roadways including U.S. Rte. 19 and I-275

"Construction suppliers need the space to store a wide variety of materials and equipment, and the connectivity to deliver them to job sites throughout the area," said Daniel Laub, COO of Zenith IOS. "Our tenants, like White Cap, choose to work with us because we understand their needs and know how to collaborate with local partners like Franklin Street to meet them."

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