



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

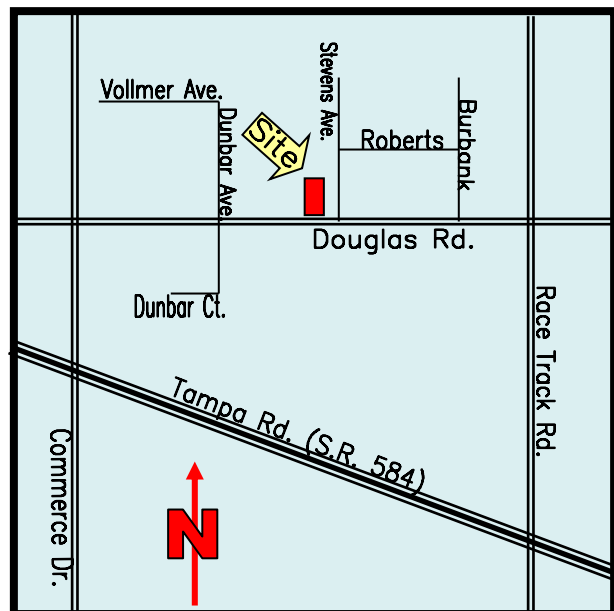
LO-1102

12,680 SF INDUSTRIAL FLEX BUILDING FOR LEASE



**350 DOUGLAS RD. E.
OLDSMAR, FL 34677**

- 12,680 SF
- COMPLETELY FENCED
- LARGE YARD FOR ADD'L STORAGE
- OVER 18' CLEAR HEIGHT
- \$20,000 TENANT IMPROVEMENT ALLOWANCE
- **LEASE RATE: \$7.25/SF - NNN
EXPENSES EST. \$1.60/SF**



1744 N Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



Revised 4/23/18

PROPERTY OVERVIEW

LO-1102

ADDRESS: 350 Douglas Rd. E.
Oldsmar, FL 34677

LOCATION: North side of Douglas Rd., E. between
Commerce Dr. & Race Track Rd.

LAND AREA: 52,706 SF
DIMENSIONS: 146' x 361'

ZONING: M-1, City of Oldsmar
LAND USE: IL – Industrial Limited – City of Oldsmar
FLOOD ZONE: “B”, Flood insurance required

IMPROVEMENTS: 12,680 SF MOL

LEGAL DESCRIPTION: Lengthy in file

YEAR BUILT: 1985

UTILITIES: Electric - Duke Energy
Water & Sewer – City of Oldsmar

PARKING: 22 space + yard

TAXES: \$12,939.24 – (2017)

PRESENT USE: Construction Company

PARCEL ID #: 13 28 16 00000 340 0410

LEASE RATE: \$7.25/SF NNN

NOTES: Outstanding opportunity to Buy or Lease “hard to find” 12,680 SF Industrial building situated on 52,706 SF of land. Completely fenced with additional yard space. Includes 1,880 SF office 1st Floor and 290 SF conference/office on 2nd Floor and 1,280 SF decked storage. Building offers 3 electrical services, 250 AMP & (2) 400 AMP, 3 phase power along with 18' ceiling height in warehouse and six 10'x14' overhead roll-up doors in the warehouse. Overflow yard space is approximately 15,000 SF.

KEY HOOK # 35

ASSOCIATE: Lawrence D. Gilbert

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1102-03-31

SHOWING INFORMATION: Call listing agent to set appointment.

LEASING INFORMATION

PROJECT SIZE: 12,680 SF

SPACE AVAILABLE: 12,680 SF

PARKING: 22 + yard

OCCUPANCY: Immediate

RENT: \$7.25/SF, NNN
Expenses Est. \$1.60/SF

ESCALATION: 5%

OTHER CHARGES

LESSOR LESSEE

Real Estate Taxes		X
Insurance		X
Insurance: Personal Property & Liability		X
Trash		X
Exterior Maintenance		X
Interior Maintenance		X
Water		X
Management	X	
Electric		X

MINIMUM TERM: 5 Years

SIGNAGE: Monument & Building

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