



KLEIN & HEUCHAN, INC.
REALTORS
Commercial/Investment/Real Estate Services

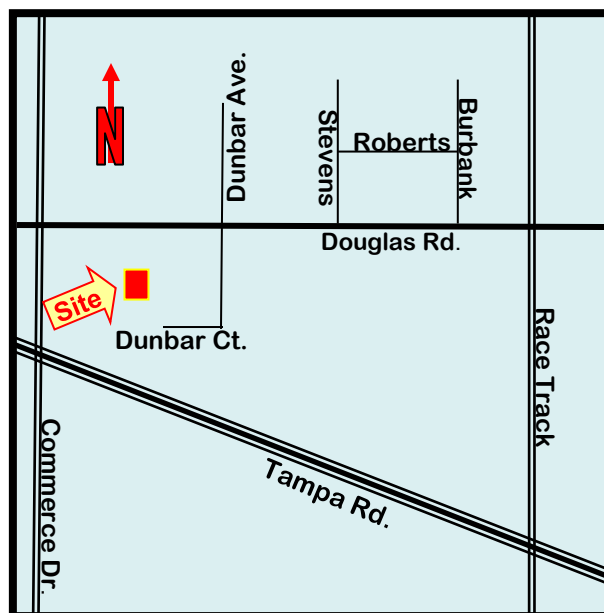
LO-1317

FLEX SPACE FOR LEASE



201 DOUGLAS RD., E., UNITS #5/#6
201 DOUGLAS RD. E., UNIT #9
231 DOUGLAS RD. E., UNIT #4
OLDSMAR, FL 34677

- HIGH CEILINGS - 16.4 FOOT CLEAR
- 3 PHASE POWER
- OVERHEAD ROLL-UP DOOR
- TWO - 2,125 SF UNITS AVAILABLE
- ONE - 4,250 SF UNIT AVAILABLE
- TRI-COUNTY LOCATION
- **LEASE RATE: \$13.00 PSF NNN**
CAM: \$4.83 PSF



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



ADDRESS: 201 Douglas Rd. E. Units #5/# 6
201 Douglas Rd. E. Unit #9
231 Douglas Rd. E. Unit #4
Oldsmar, FL 34677

LOCATION: From Commercial Blvd., east on Douglas Rd., property is on south side.

ZONING: M-1, City of Oldsmar

LAND USE: IL – Industrial Limited – City of Oldsmar

FLOOD ZONE: “AE”, Flood insurance required

LAND AREA: 3 Acres

DIMENSIONS: 206' x 454'

LEGAL DESCRIPTION: Lengthy in file

IMPROVEMENTS: 64,128 SF

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

YEAR BUILT: 1989

TAXES: \$94,699.42 – (2025)

PARKING: 1.5 / 1,000 SF

PARCEL ID#: 24-28-16-00000-210-0800

LEASE RATE: \$13.00 PSF NNN
CAM: \$4.83 PSF

PRESENT USE: Vacant

NOTES: Oldsmar Industrial Space, For Lease. Unit 201 Douglas – Unit #5 / #6 consists of 4,250/SF fully air-conditioned space with 700 SF of office. Unit 201 Douglas – Unit # 9 consists of 2,125 SF with 1,000 SF of office, with a reception area and a small kitchenette. 1,125 SF of air-conditioned warehouse. Unit 231 Douglas - Unit # 4, consists of 2,125 SF with 1,125 SF of office space with a reception area and a small kitchenette. 1,000 SF of un-air-conditioned warehouse. Three-phase power, overhead door and 16'4" clear height in the warehouse. We also recommend tenants have flood insurance for their business/contents. Call today for a showing.

KEY HOOK # None

ASSOCIATE: Larry Gilbert

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1317-03-31

SHOWING INFORMATION: Call listing agent to set appointment.

LEASING INFORMATION

PROJECT SIZE: 64,128 SF

PARKING: 1.5/1,000 SF

OCCUPANCY: Immediate

MINIMUM TERM: Three (3) years

SIGNAGE: Monument

RENT: \$13.00 PSF + \$4.83/SF CAM

SPACE AVAILABLE:

201 Douglas Rd., Unit #5 / #6 – 4,250 SF Total
(700 SF Office)
(3,550 SF Air-Conditioned Warehouse)

201 Douglas Rd., Unit #9 – 2,125 SF Total
(1,000 SF Office)
(1,125 SF Air-Conditioned Warehouse)

231 Douglas Rd., Unit #4 – 2,125 SF Total
(1,125 SF Office)
(1,000 SF Un-Air-Conditioned Warehouse)

OTHER CHARGES	<u>LESSOR</u>	<u>LESSEE</u>
Real Estate Taxes		CAM
Insurance		CAM
Insurance: Personal Property & Liability		X
Trash		CAM
Exterior Maintenance		CAM
Interior Maintenance		X
Water		CAM
Management		CAM
Electric		X