



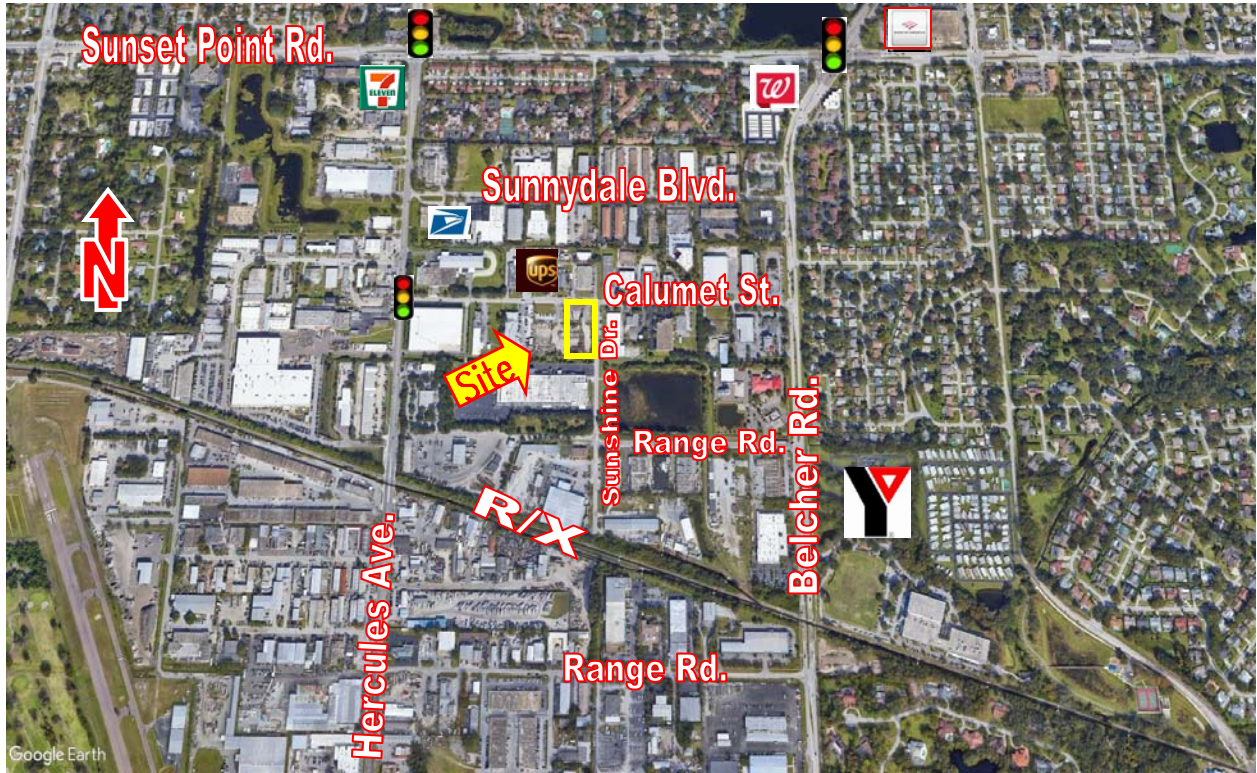
KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1255

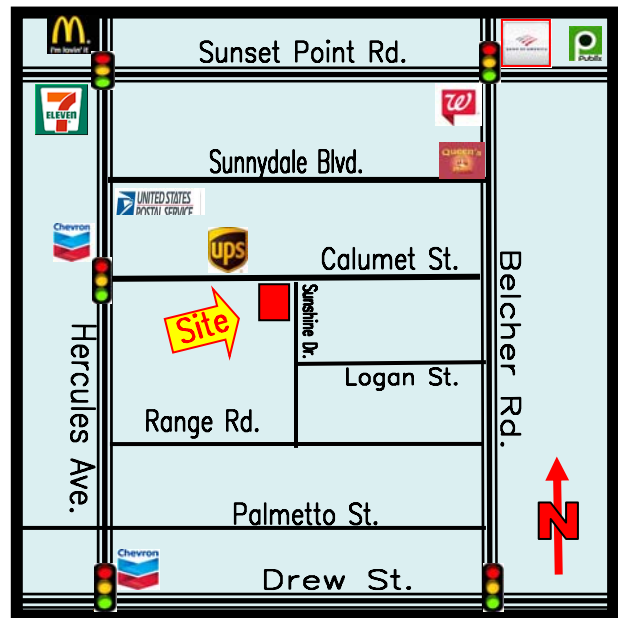
FLEX SPACE

FOR LEASE



2073 & 2079 CALUMET ST.
CLEARWATER, FL 33765

- UNITS FROM **1,224 SF TO 2,176 SF**
- CLEARWATER INDUSTRIAL AREA
- BUILT IN **2025**
- LEASE RATE: **\$14/SF - \$14.70/SF**
PLUS CAM & TAX



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

www.kleinandheuchan.com



ADDRESS: 2073 & 2079 Calumet St.
Clearwater, FL 33765

LOCATION: South side of Calumet St., between
Belcher Rd. & Hercules Ave., south of Sunset
Point Rd.

LAND AREA: 3.31 Acres
DIMENSIONS: 397.8' x 380'

ZONING: IRT – City of Clearwater
LAND USE: IL – Industrial Limited
FLOOD ZONE: “X” No Flood Insurance Required

IMPROVEMENTS: Building 1 - 8,000 SF
Building 2 – 13,680 SF
Building 3 – 15,500 SF

LEGAL DESCRIPTION: Lengthy, in file.

YEAR BUILT: 2022

PARCEL ID #: 01/29/15/16488/000/0180

PARKING: 2.5 spaces/1,000

UTILITIES: Electric - Duke Energy
Water/Sewer/Trash - City of Clearwater
Internet - Frontier

PRESENT USE: Vacant

LEASE RATE: \$14/SF - **\$14.70/SF**
Plus CAM & Tax

TAXES: \$44,565.95 (2024)
TRAFFIC COUNT: N/A

NOTES: Flex space now available in the Hercules Industrial area. All units include a restroom and overhead (10' x 14') roll-up door in the un-air conditioned warehouse, which includes spray foam insulation, 15' clear height, and single phase 120/240 volt power.

KEY HOOK #: N/A
K&H SIGNAGE: 3' x 4'

ASSOCIATE: Larry Gilbert
LISTING CODE: LO-1255-3-31

SHOWING INFORMATION: Call listing associate, to make appointment.

LEASING INFORMATION

SPACE AVAILABLE:

PROJECT SIZE: Building 1 – 8,000 SF
Building 2 – 13,680 SF
Building 3 – 15,500 SF

2073 CALUMET
UNITS # 3 & 4 - 2,176/SF EACH @ \$14/SF*

PARKING: 2.5/1,000

2079 CALUMET
UNITS # 1,2,5 & 6 - 2,176/SF EACH @ \$14/SF*

OCCUPANCY: April 1, 2025

ESCALATION: 5%

2079 CALUMET
UNIT # 8 - 1,224 SF @ \$14.70/SF*

OTHER CHARGES

LESSOR LESSEE

* PLUS \$3.00/SF CAM & TAX

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

SIGNAGE: 2' x 3' Decal on door
MINIMUM TERM: 3 years

