



**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

SI-1620

# NET LEASED INDUSTRIAL INVESTMENT PROPERTY **FOR SALE**



**110-114 DOUGLAS RD. E**  
**OLDSMAR, FL 34677**

- 100% NNN LEASED INDUSTRIAL INVESTMENT
- CREDIT QUALITY SINGLE TENANT
- EXCELLENT NORTH PINELLAS COUNTY LOCATION
- LOCATED IN DYNAMIC TAMPA MSA
- RECENTLY RENOVATED FACILITY
- 62,777 SF MOL BUILDING SITTING ON 3.78 ACRES OF LAND
- **PRICE: \$11,900,000**



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

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



REVISED: 10/3//22

## PROPERTY OVERVIEW

SI-1620

**ADDRESS:** 110-114 Douglas Rd. E  
Oldsmar, FL 34677

**LOCATION:** North East corner of Commerce Blvd.  
and Douglas Rd. East

**LAND AREA:** 104,656 SF (3.78 acres)

**DIMENSIONS:** 445' X 370'

**ZONING:** M-1 (City of Oldsmar)

**LAND USE:** IL (City of Oldsmar)

**FLOOD ZONE:** X (No Flood Insurance Required)

**IMPROVEMENTS:** 62,777 SF

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**YEAR BUILT:** 1978 / 1983/ 1990

**UTILITIES:** Electric – Tampa Electric  
Water, Sewer & Trash- City of Oldsmar

**PARKING:** 169 spaces

**PRESENT USE:** Medical Manufacturing

**TAXES:** \$68,693.92 (2022)

**PARCEL ID:** 23-28-16-63936-271-0020

**MORTGAGE HOLDER:** South State

**TRAFFIC COUNT:** N/A

**PRICE:** \$11,900,000

**TERMS:** Cash at Closing

**NOTES:** Fully occupied NNN leased industrial property for sale. Class "A" manufacturing building located in the highly desirable Tampa, Florida MSA. This 62,777 SF building is 100% leased to a Healthcare manufacturing company, Ultra Clean Systems, Inc. Ultra Clean Systems manufactures mission critical ultrasonic surgical cleaning systems for hospitals, ambulatory surgery centers, and medical centers throughout the world. The Tenant has recently upgraded this mission critical facility showing a strong commitment to the property. Very rare opportunity to acquire a Pinellas County industrial real estate investment. This asset provides an e-commerce resistant Tenant that specializes in the growing field of healthcare manufacturing. The NNN lease structure protects against inflation. The northern Pinellas industrial market is an extremely dense area with significant barriers to entry for new construction. The industrial vacancy rates in north Pinellas County and West Tampa are less than 2% and trending downward.

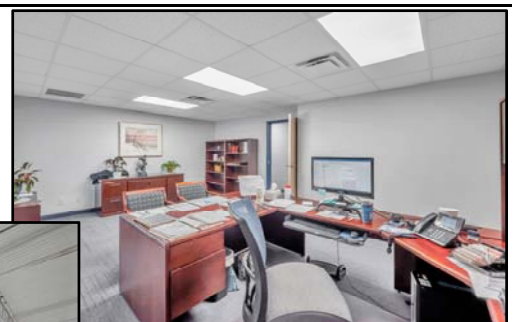
**KEY HOOK #:** N/A

**ASSOCIATE:** Larry Gilbert (727) 580-8446

**K&H SIGNAGE:** N/A

**LISTING CODE:** SI-1620-1-31

**SHOWING INFORMATION:** Call listing agent for showing. 24-hour notice required.



The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.