



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

Commercial/Investment/Real Estate Services

LO-1260

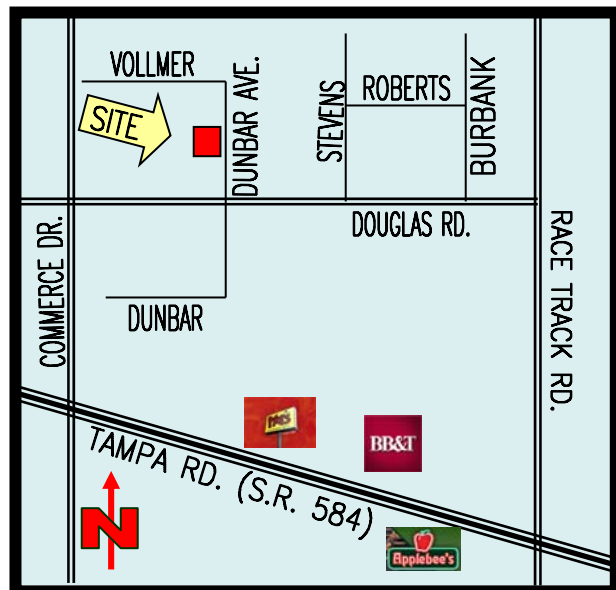
## **DOCK HIGH FLEX SPACE**

### **FOR LEASE**



**146-C DUNBAR AVE.**  
**OLDSMAR, FL 34677**

- UNIT C – 5,000 SF MOL
- NORTH COUNTY LOCATION
- CLOSE TO HILLSBOROUGH & PASCO
- **LEASE RATE: \$14.00/SF**  
**INDUSTRIAL GROSS**



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



**ADDRESS:** 146-C Dunbar Ave.  
Oldsmar, FL 34677

**LOCATION:** From Tampa Rd. north of Commerce Dr., east on Douglas Rd., north on Dunbar Ave., property is located on east side.

**LAND AREA:** 2.85 acres (124,521 SF)  
**DIMENSIONS:** 187' X 590'

**ZONING:** M1 – City of Oldsmar  
**LAND USE:** IL  
**FLOOD ZONE:** "X" No Insurance Required

**IMPROVEMENTS:** 48,000 SF

**LEGAL DESCRIPTION:** Lengthy, in file

**YEAR BUILT:** 1999

**UTILITIES:** Water & sewer, City of Oldsmar  
Electric - TECO

**PARKING:** 3/1,000

**PRESENT USE:** Industrial Flex space

**TAXES:** \$ 47,735.83 (2021)  
**PARCEL ID #:** 13-28-16-00000-340-0300

**LEASE RATE:** \$14.00/SF Industrial Gross

**NOTES:** Great Oldsmar Industrial location!!! Rare opportunity to lease a 5,000 SF flex space with a loading dock in Oldsmar, FL. This unit has approximately 2,232 SF of office and a fully air conditioned warehouse. 10' x 12' overhead rollup door in the warehouse, 16' foot clear height and more. Office includes a reception, kitchen, 4 private offices, conference room and a large bullpen.

**KEY HOOK#:** 14

**ASSOCIATE:** Lawrence D. Gilbert

**SIGNAGE:** 3 X 4

**LISTING CODE:** LO-1260-03-31

**SHOWING INFORMATION:** Call listing associate to arrange showing.

### LEASING INFORMATION

**PROJECT SIZE:** 48,000 SF

**SPACE AVAILABLE:**  
Unit 146-C – 5,000 SF MOL

**PARKING:** 3/1,000

**OCCUPANCY:** January 1, 2023

**RENT:** \$14.00/SF Industrial Gross

**ESCALATION:** 5%

#### **OTHER CHARGES**

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

#### **LESSOR LESSEE**

X	
X	
	X
	X
X	
	X
	X * Pro-Rata (.45 PSF)
X	
	X

**MINIMUM TERM:** 3 years

**SIGNAGE:** Pylon Sign