



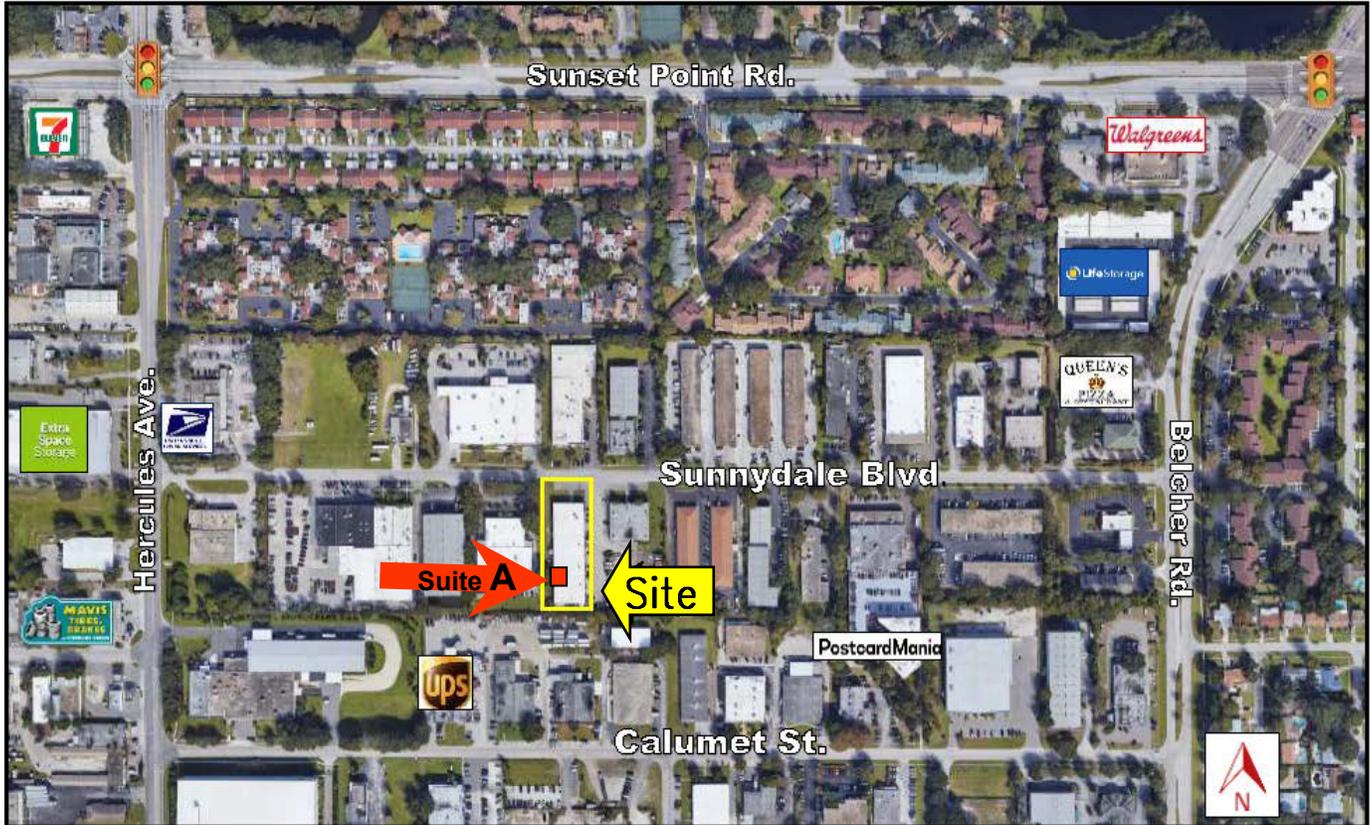
KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1267

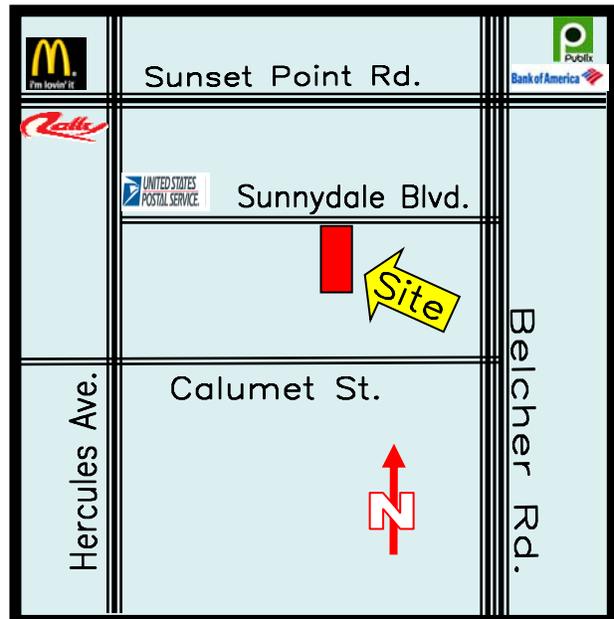
INDUSTRIAL/ WAREHOUSE SPACE

FOR LEASE



2075 SUNNYDALE BLVD. SUITE A CLEARWATER, FL 33765

- 2,800 SF INDUSTRIAL
- END UNIT
- ONE OVERHEAD 10' X 10' DOOR
- WAREHOUSE AREA
- SMALL OFFICE AREA
- APPROXIMATELY 12' CEILING HEIGHT
- CONCRETE BLOCK CONSTRUCTION
- **LEASE RATE: \$2,950/MONTH
MODIFIED GROSS**



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

www.kleinandheuchan.com



Revised 2/1/23

PROPERTY OVERVIEW

LO-1267

ADDRESS: 2075 Sunnydale Blvd., Suite A
Clearwater, FL 33765

LOCATION: From Drew St., north on Belcher Rd.,
west on Sunnydale Blvd., building is on the left.

LAND AREA: 1.19 ± acres

ZONING: IRT - City of Clearwater

DIMENSIONS: 157' x 330'

LAND USE: IL

FLOOD ZONE: "X" – Non Flood

IMPROVEMENTS: 20,800 SF

LEGAL DESCRIPTION: Lengthy, in listing office.

YEAR BUILT: 1969

UTILITIES: Water & Sewer – City of Clearwater
Natural Gas Avail. Electric – Duke Energy

PRESENT USE: Multi-Tenant

LEASE RATE: \$2,950/Month
Modified Gross

PARCEL ID #: 01/29/15/16488/000/0060
TRAFFIC COUNT: N/A

NOTES: Extremely well located building in Clearwater. Unit A consists of 2,850 SF warehouse with 12' high ceilings. Good parking, one 10' x 10' overhead door and small office area. Available July 1, 2023.

KEY HOOK #: N/A

ASSOCIATE: Steve Klein

SIGNAGE: 3' x 4'

LISTING CODE: LO-1267-3-27

SHOWING INFORMATION: Call listing agent to set appointment.

LEASING INFORMATION

PROJECT SIZE: 20,800 SF

SPACE AVAILABLE: Suite A – 2,800 SF

RENT: Suite A - \$2,950 Per Month

PARKING: Adequate

MINIMUM TERM: 3 years

ESCALATION: CPI

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



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