



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

Commercial/Investment/Real Estate Services

LO-1272

# WAREHOUSE/ MANUFACTURING FOR LEASE



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

- 17,381 SF MOL AVAILABLE
- 12,443 SF PRODUCTION SPACE
- HEAVY 3-PHASE POWER
- 100% HVAC
- ZONED: M-1
- TWO LOADING DOCKS & ONE GRADE LEVEL
- 18'8" CLEAR HEIGHT IN WAREHOUSE
- **LEASE RATE: \$10.50/SF NNN**



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REVISED: 2-13-23

**PROPERTY OVERVIEW**

LO-1272

**ADDRESS:** 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:** 62,243 SF**LEGAL DESCRIPTION:** Lengthy (in listing folder)**YEAR BUILT:** 1990**UTILITIES:** Electric – (TECO)**PARKING:** 2.5/1000

Water, Sewer &amp; Trash- (City of Oldsmar)

**PRESENT USE:** Vacant**TAXES:** \$68,693.92 (2022)**LEASE RATE:** \$10.50/SF NNN**PARCEL ID:** 23-28-16-63936-271-0020

**NOTES:** Now Available 17,381 SF Industrial Warehouse space in the Oldsmar Industrial market. Centrally located with easy access to Tampa, Pasco and Pinellas County. 12,443 SF production space with 18'8" clear height in this fully air-conditioned warehouse, heavy three phase power, 2 dock high doors, and one grade level door. Space includes 3,990 SF of 2 story office, men's and women's restrooms and more. Zoned M-1 with lots of potential uses including light manufacturing, assembly, distribution, storage and more. Call today to schedule your showing!

**KEY HOOK #:** 24**ASSOCIATE:** Larry Gilbert (727) 580-8446**K&H SIGNAGE:** 3'X4'**LISTING CODE:** LO-1272-3-31**SHOWING INFORMATION:** Must contact associate for showing.**LEASING INFORMATION****PROJECT SIZE:** 17,381 SF**SPACE AVAILABLE:** 17,381 SF**PARKING:** 2.5/1000**OCCUPANCY:** Immediate**RENT:** \$15,208.38 Per Month + CAM**ESCALATION:** 5% Annually**OTHER CHARGES****LESSOR****LESSEE**

Real Estate Taxes

CAM

Insurance

CAM

Insurance: Personal Property &amp; Liability

X

Trash

X

Exterior Maintenance

CAM

Interior Maintenance

X

Water

X

Management

CAM

Electric

X

**ESTIMATED CAM:** \$2.30/ SF**MINIMUM TERM:** 3 years**SIGNAGE:** on door