



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

Commercial/Investment/Real Estate Services

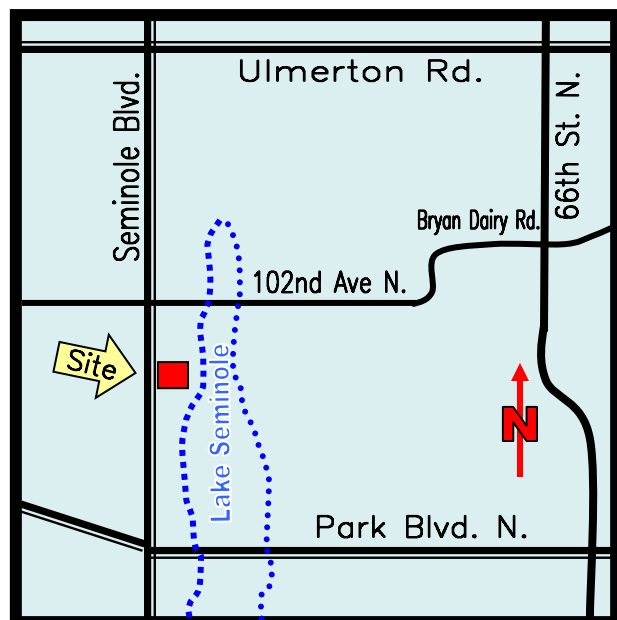
SI-1560

# FLEX BUILDING FOR SALE



**10055 SEMINOLE BLVD**  
**SEMINOLE, FL 33772**

- MID COUNTY LOCATION
- 60,000 SF FLEX BUILDING
- 281 PARKING SPACES
- FULL BUILDING EMERGENCY GENERATOR
- DIRECT ACCESS TO I-275
- 100% HVAC
- GRADE & DOCK HIGH LOADING
- SIGNAGE ON AND DIRECT ACCESS FROM SEMINOLE BLVD.
- **SALE PRICE: \$5,580,000**



1744 N Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 10055 Seminole Blvd.  
Seminole, FL 33772

**LAND AREA:** 13 acres

**DIMENSIONS:** Irregular

**IMPROVEMENTS:** 60,000 SF  
Office Building

**YEAR BUILT:** 1979

**PARKING:** 281 spaces

**PRESENT USE:** Office/Warehouse

**SALE PRICE:** \$5,580,000

**LOCATION:** Entrance on Seminole Blvd., east side of street, just north of 102<sup>nd</sup> (Bryan Dairy Rd. extension).

**ZONING:** GO, General Office – Pinellas County

**LAND USE:** ROG – Pinellas County

**FLOOD ZONE:** AE-10 – Flood Insurance Required

**LEGAL DESCRIPTION:** In listing folder

**UTILITIES:** Water – Pinellas County  
Sewer – City of Seminole; Electric – Duke Energy  
& Trash – Private

**PARCEL ID #:** 22 30 15 00000 120 0200

**TAXES:** \$72,763.78 (2020)

**TRAFFIC COUNT:** N/A

**NOTES:** The building is air conditioned, sprinklered and has an emergency generator with enough power to keep the entire building on line. The building has approximately 11,000 SF of warehouse with ground level loading and a dock. Ceiling height of 14 feet. Executive area is first class, perimeter offices with a water view and executive dining room. Covered Executive parking.

**KEY HOOK #:** None

**K&H SIGNAGE:** 3' x 4'

**SHOWING INFORMATION:** Call listing associate to schedule appointment.

**ASSOCIATE:** Mark S. Klein, CCIM & Steve Klein

**LISTING CODE:** SI-1560-2-13/27

