



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1604

NEW 5,775 SF MULTI-PURPOSE BUILDING

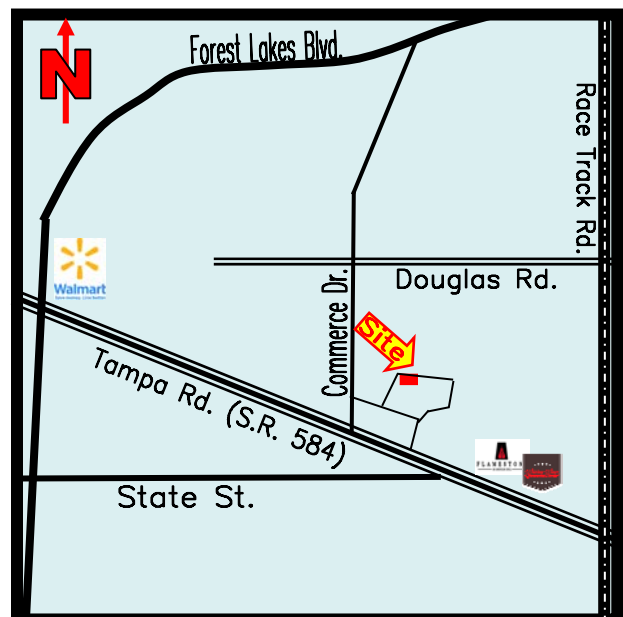
3955 TAMPA ROAD, OLDSMAR, FLORIDA

FOR SALE



3955 TAMPA ROAD.
OLDSMAR, FL 34677

- NEW 5,775 SF MULTI-PURPOSE BUILDING
 - 540 ± SF OFFICE
 - 5,235 SF WAREHOUSE
- 18-22 FT EAVE HEIGHT
- 400 AMPS / 3 PHASE POWER
- ESTIMATED COMPLETION DATE:
OCTOBER 2022
- SALE PRICE: \$1,125,900



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



ADDRESS: 3955 Tampa Road
Oldsmar, FL 34677

IMPROVEMENTS: 5,775 SF

YEAR BUILT: October – 2022 (estimate)

EAVE HEIGHT: 18 Ft. to 22 Ft.

PARKING: Open parking – 108 spaces
Approx. 3.5 per 1,000 SF

PRESENT USE: Vacant Land

SALE PRICE: \$1,125,900

LOCATION: North side of Tampa Road,
approximately 300 feet East of Commerce Boulevard.

ZONING: M-1 Limited Mfg., District, City of Oldsmar
LAND USE: IL – Industrial Limited – City of Oldsmar
FLOOD ZONE: “AE”, Flood insurance required

CONDO ASSOCIATION FEE: 2022 Annual: \$1,386.59

LEGAL DESCRIPTION: To be determined

UTILITIES: Electric - TECO Energy
Water & Sewer – City of Oldsmar

TAXES: \$9,950.92 (2021) March Gross - Lot 4 Land Only
PARCEL ID #: 24-28-16-19689-000-0040
TERMS: Cash at Closing

FEATURES:

- 5,775 SF Clear Span Building
- 4” 3000 psi Concrete Slab
- 18 Ft. – 22 Ft Eave Height
- 3’ Vinyl Faced Insulation on Exterior Walls and Roof
- 16 Skylights
- 400 Amp 3 Phase 240 Volt Electrical Service Panel
- LED Warehouse Lighting
- 2 - 12 Ft. by 14 Ft. Grade Level Overhead Doors
- Water, Sewer and Reclaimed Water provided by the City of Oldsmar
- Natural Gas is available in the right of way of Tampa Road
- 540 SF Office Area
- 2- ADA Compliant Restrooms
- ADA Compliant Eye Wash Station
- Mop Sink
- Hot Water Heater
- Building Pad Size: 7,475 SF



KEY HOOK # None

K&H SIGNAGE: 3’ x 4’

LISTING CODE: SI-1604-3-20

ASSOCIATE: Don Russell
(727) 709-2158

SHOWING INFORMATION: Call
listing Associate.