

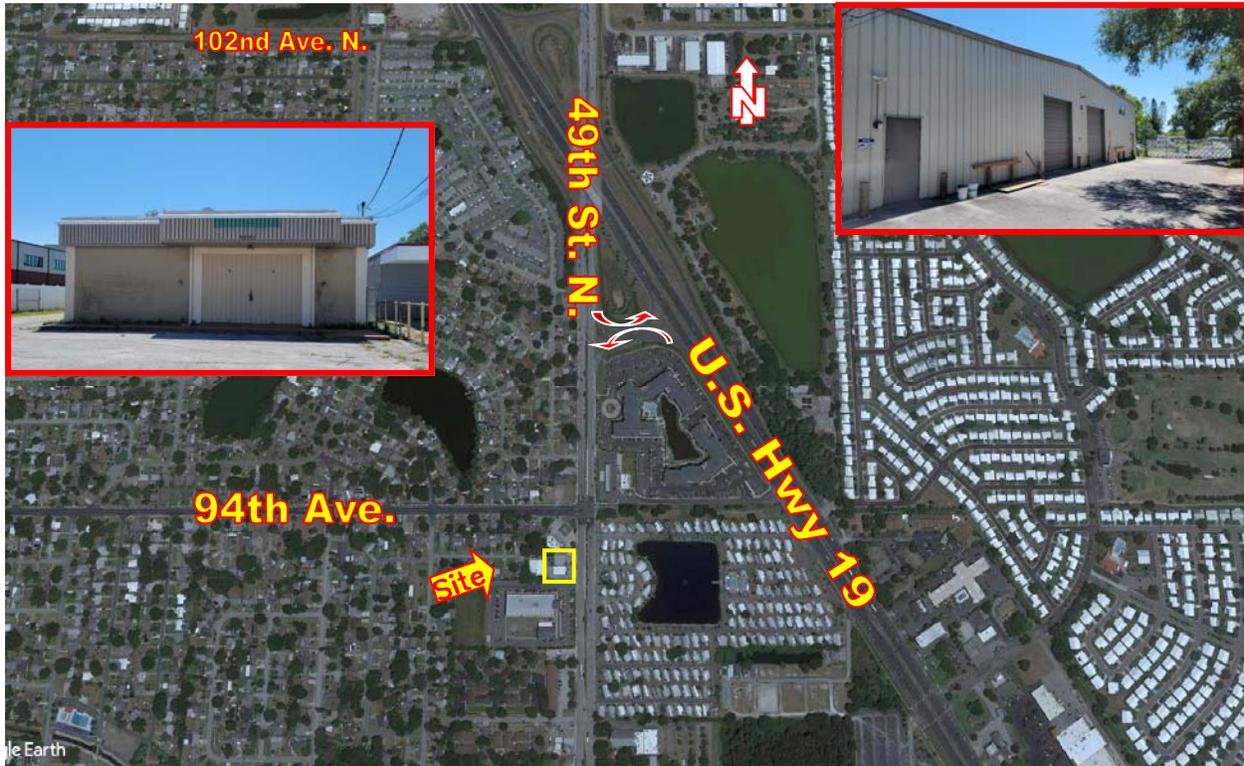


KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1241

FREE STANDING COMMERCIAL BUILDING OR WAREHOUSE FOR LEASE



**9292-A & 9292-B 49TH STREET N
PINELLAS PARK, FL 33782**

- 2,400 SF - COMMERCIAL BUILDING
- 6,400 SF - WAREHOUSE
- HIGH PROFILE
- EXCELLENT SIGNAGE
- CLOSE TO US HWY. 19 ON RAMP
- **LEASE RATE: FROM \$10.75/SF NNN - \$14.25/SF NNN**



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

www.kleinandheuchan.com



ADDRESS: 9292-A & 9292-B 49TH St. N.
Pinellas Park, FL 33782

LOCATION: Just South of 94th Ave. N. & 49 St. N.

LAND AREA: 25,819 SF

ZONING: B-1, General Commercial, City of Pinellas Park

DIMENSIONS: 139.9 x 130 x 75 x 130 x 64 x 250

LAND USE: CG

FLOOD ZONE: AE – Flood Insurance Required

IMPROVEMENTS: 9292-A – 2,400 SF
9292-B – 6,400 SF

LEGAL DESCRIPTION: Lengthy, in listing file.

YEAR BUILT: 1975 and 1983

UTILITIES: Electric - Duke Energy
Water, Sewer & Trash – Pinellas County

PARKING: 27 spaces

TAXES: \$11,630 (2021) (3 Building total)

PRESENT USE: Vacant

PARCEL ID #: 21-30-16-69822-400-3502

TRAFFIC COUNT: 40,000 v.p.d

LEASE RATE: From \$10.75/SF NNN - \$14.25/SF NNN

NOTES: Wonderful opportunity to lease a high profile free standing 2,400 SF commercial building or a 6,400 SF warehouse. Easy access with excellent signage and approximately 40,000/cars per day just south of the intersection of 49th St. N and 94th Ave. 9292-A recently updated with an overhead roll-up door and is fully air conditioned. 9292-B is a high bay warehouse with three 12' roll-up doors and is partially air conditioned.

KEY HOOK#: 15

ASSOCIATE: Larry Gilbert

SIGNAGE: 3 x 4

LISTING CODE: LO-1241-3-31

SHOWING INFORMATION: Call listing office to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 8,800 SF

SPACE AVAILABLE: 9292-A- 2,400 SF @ \$14.25/SF
9292-B- 6,400 SF @ \$10.75/SF

PARKING: 27 spaces

OCCUPANCY: Immediately

RENT: From: \$10.75/SF NNN - \$14.25/SF NNN

ESCALATION: 5%

OTHER CHARGES

LESSOR

LESSEE

Real Estate Taxes

CAM*

Insurance

CAM*

Insurance: Personal Property & Liability

X

Trash

X

Exterior Maintenance

CAM*

Interior Maintenance

X

Water

CAM*

Management

CAM*

Electric

X

*CAM \$3.75/PSF. Est.

MINIMUM TERM: 3 Years

SIGNAGE: Pylon / Building