



MULTI-TENANT INDUSTRIAL INVESTMENT PROPERTY FOR SALE



110-114 DOUGLAS RD. E
 OLDSMAR, FL 34677

- 100% OCCUPIED
- 44,862 SF MEDICAL MANUFACTURE
- 16,433 SF DIGITAL PRINT COMPANY
- EXCELLENT N. PINELLAS COUNTY LOCATION
- LOCATED IN DYNAMIC TAMPA MSA
- RECENTLY RENOVATED FACILITY
- 61,295 SF MOL BUILDING SITTING ON 3.78 ACRES OF LAND
- PRICE: \$9,975,000



REVISED: 5/4/23

PROPERTY OVERVIEW

SI-1620

ADDRESS: 110-114 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)

IMPROVEMENTS: 61,295 SF

FLOOD ZONE: X (No Flood Insurance Required)

YEAR BUILT: 1978 / 1983/ 1990

LEGAL DESCRIPTION: Lengthy (in listing folder)

PARKING: 169 spaces

UTILITIES: Electric – Tampa Electric
Water, Sewer & Trash- City of Oldsmar

PRESENT USE: Medical Manufacturing

TAXES: \$68,693.92 (2022)

MORTGAGE HOLDER: South State

PARCEL ID: 23-28-16-63936-271-0020

PRICE: \$9,975,000

TERMS: Cash at Closing

NOTES: Don't miss this opportunity to purchase a 3.78 acre multi-tenant industrial investment property in highly desirable North Pinellas County. Two high quality Tenants occupying the building as follows: **Unit #110:** Building 110 Douglas Rd E is 44,862/SF and is leased to the Healthcare manufacturing company, Ultra Clean Systems, Inc. which manufactures mission critical ultrasonic surgical cleaning systems for hospitals, ambulatory surgery centers, and medical centers throughout the world. The Tenant has recently upgraded this mission critical facility showing a strong commitment to the property. This asset provides an e-commerce resistant Tenant that specializes in the growing field of healthcare manufacturing. **Unit #114:** Leased to RME 360 which specializes in targeted digital print marketing and advertising. This space is 16,433 SF 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. Call today to schedule a private tour of the facility.

KEY HOOK #: N/A

ASSOCIATE: Larry Gilbert (727) 580-8446

K&H SIGNAGE: 3'X4'

LISTING CODE: SI-1620-1-31

SHOWING INFORMATION: Call listing agent for showing. 24-hour notice required.

ACTUAL RENTAL INCOME

TENANT 1:	\$491,238.90
TENANT 1 CAM:	\$103,182.60
TENANT 2:	\$172,546.50
TENANT 2 CAM:	\$ 37,795.90
TOTAL RENTAL INCOME:	\$804,763.90

<u>INCOME:</u>	<u>MONTHLY</u>	<u>ANNUAL</u>
TENANT 1 (44,862 SF)	\$40,936.57	\$491,238.90
TENANT 2 (16,433 SF)	\$14,378.88	\$172,546.50
	\$55,315.45	\$663,785.40

<u>CAM (Additional Expenses):</u>	<u>MONTHLY</u>	<u>ANNUAL</u>
TENANT 1	\$ 8,598.55	\$103,182.60
TENANT 2	\$ 3,149.66	\$ 37,795.90
	\$11,748.21	\$140,978.50