



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

Commercial/Investment/Real Estate Services

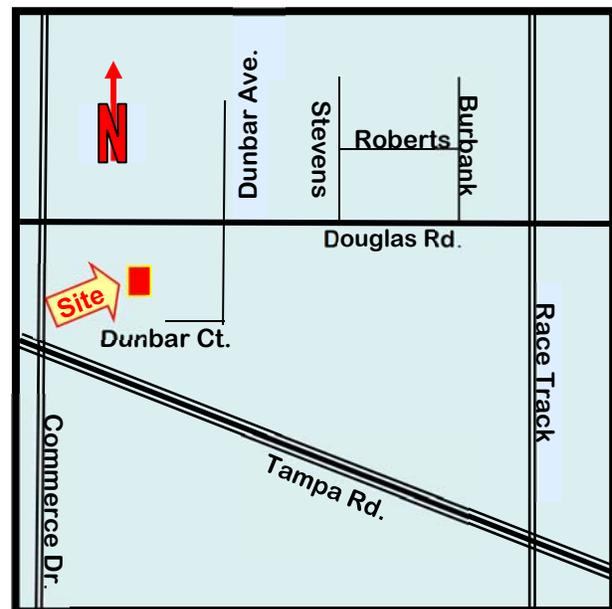
LO-1317-A

# FLEX SPACE FOR LEASE



**201 DOUGLAS RD. E., UNIT #4**  
**241 DOUGLAS RD. E., UNIT # 2**  
**OLDSMAR, FL 34677**

- HIGH CEILINGS – 16.4 FOOT CLEAR
- 3 PHASE POWER
- OVERHEAD ROLL-UP DOORS
- 2 UNITS AVAILABLE
  - ❖ 2,400 SF
  - ❖ 2,125 SF
- TRI-COUNTY LOCATION
- **LEASE RATE: \$12.75 PSF NNN**  
**CAM: \$5.20 PSF**



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[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 201 Douglas Rd. E., Unit #4  
 241 Douglas Rd., E., Unit #2  
 Oldsmar, FL 34677

**LOCATION:** From Commercial Blvd., east on  
 & Douglas Rd., property is on south side.

**LAND AREA:** 3 Acres  
**DIMENSIONS:** 206' x 454'

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

**IMPROVEMENTS:** 64,128 SF

**LEGAL DESCRIPTION:** Lengthy in file

**YEAR BUILT:** 1989

**UTILITIES:** Electric – Duke Energy  
 Water & Sewer – City of Oldsmar

**PARKING:** 1.5 /1,000 SF

**TAXES:** \$82,954.28 – (2024)

**PRESENT USE:** Vacant

**PARCEL ID'S #:** 24-28-16-00000-210-0820

**LEASE RATE:** \$12.75 PSF NNN  
 CAM: \$5.20 PSF

**NOTES:** Now Available! Oldsmar Industrial Space For Lease. **Unit # 2** - 2,400 SF. Three-phase power; overhead rollup door, 16'.4” ft. clear height. **Unit # 4** – 2,125 SF with 1,000 SF of office and the balance is all A/C warehouse, 3 phase power, overhead roll-up door, 16'4” clear height. We also recommend tenants have flood insurance for their business/contents. Call today for a showing.

**KEY HOOK #** 38

**ASSOCIATE:** Larry Gilbert

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

**LISTING CODE:** LO-1317-A-03-31

**SHOWING INFORMATION:** Call listing agent to set appointment.

**LEASING INFORMATION**

**PROJECT SIZE:** 64,128 SF

**SPACE AVAILABLE**

**SPACE AVAILABLE:** 2,400 SF

201 Douglas Rd. - Unit #4 – 2,125 SF Total  
 (1,000 SF Office / 1,125 SF A/C Warehouse)

**PARKING:** 1.5/1,000 SF

241 Douglas Rd. - Unit #2 – 2,400 SF Total  
 (120 SF Office / 2,280 SF, A/C Warehouse)

**OCCUPANCY:** Immediate

**RENT:** \$12.75 PSF + \$5.20/SF CAM

**MINIMUM TERM:** Three (3) years

**SIGNAGE:** Monument

<b>OTHER CHARGES</b>	<b><u>LESSOR</u></b>	<b><u>LESSEE</u></b>
Real Estate Taxes		CAM
Insurance		CAM
Insurance: Personal Property & Liability		X
Trash		CAM
Exterior Maintenance		CAM
Interior Maintenance		X
Water		CAM
Management		CAM
Electric		X