



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

Commercial/Investment/Real Estate Services

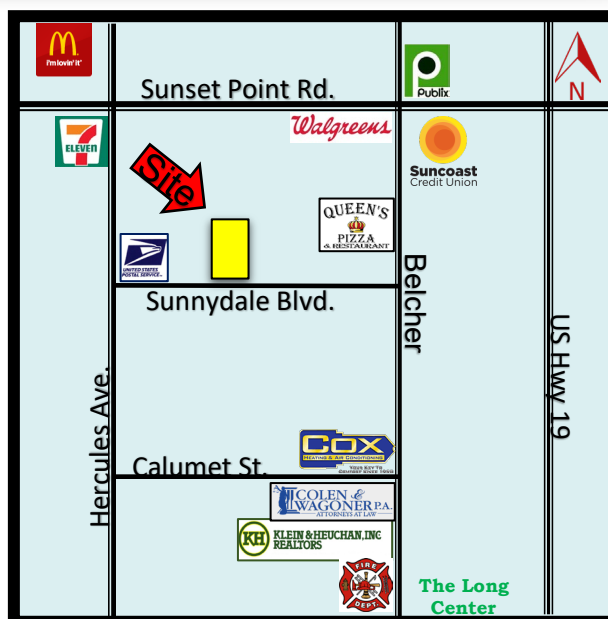
SI-1685

# INDUSTRIAL SINGLE TENANT NET LEASED INVESTMENT PROPERTY FOR SALE



**2090 SUNNYDALE BLVD.**  
**CLEARWATER, FL 33765**

- 100% LEASED SINGLE TENANT INDUSTRIAL INVESTMENT
- HIGH CREDIT QUALITY - PUBLICLY TRADED TENANT
- EXCELLENT NORTH PINELLAS COUNTY LOCATION
- CUSTOM BUILT NEW CONSTRUCTION FACILITY
- ABSOLUTE NNN LEASE STRUCTURE
- ANNUAL FIXED BASE RENT INCREASES
- EXTREMELY DENSE INFILL LOCATION
- FLORIDA HAS NO STATE INCOME TAX
- 6.24% CAP RATE AVERAGE OVER THE TERM



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

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



REVISED: 5/16/25

## PROPERTY OVERVIEW

SI-1685

**ADDRESS:** 2090 Sunnydale Blvd.  
Clearwater, FL 33765

**LOCATION:** Belcher Rd. to Sunnydale Blvd., property is on the North side

**LAND AREA:** 55,770 mol (1.28 ac)  
**DIMENSIONS:** 164' X 320'

**ZONING:** IRT – Industrial Research Technology  
**LAND USE:** IL – Industrial Limited (City of Clearwater)  
**FLOOD ZONE:** X (no flood insurance required)

**IMPROVEMENTS:** 25,940 SF

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**YEAR BUILT:** 2024 / 2023

**UTILITIES:** Electric – Duke Energy  
Water, Sewer & Trash- City of Clearwater

**PARKING:** 40 spaces (ratio of 1.54/1,000 SF)

**PRESENT USE:** Industrial Facility

**TAXES:** \$34,971.35 (2024)  
**PARCEL ID:** 01-19-15-16488-000-0022

**TERMS:** Cash at Closing

**TRAFFIC COUNT:** 34,500 VPD (Belcher Rd.)

**PRICE:** \$5,998,000

**NOTES:** Fully occupied class “A” net leased single tenant industrial facility for sale. Located in the highly desirable Clearwater industrial park area of Clearwater, Florida. This 25,940 square foot building is 100% occupied and purpose built in 2023-2024 for Dosatron International, a wholly owned subsidiary of Ingersoll Rand, Inc. a Fortune 200 NYSE traded public company. Dosatron is the largest provider of non-electric, water-powered, chemical dispenser and dilution equipment in the world. Dosatron’s equipment is designed for a range of industries including irrigation, food safety & sanitation, metal processing, farming & agriculture, and water treatment. Dosatron has occupied this location since 1994 and the current facility was custom built to Dosatron’s specifications in 2023-2024 demonstrating significant commitment to this site. This asset provides an internet & remote work resistant tenant with an absolute NNN lease structure. Fixed annual base rent increases provide a hedge against inflation. The facility is located in the City of Clearwater, FL (Tampa MSA) in northern Pinellas County, an extremely dense market with significant barriers to entry.

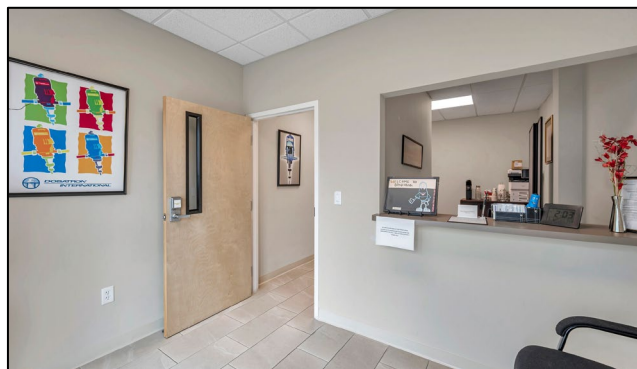
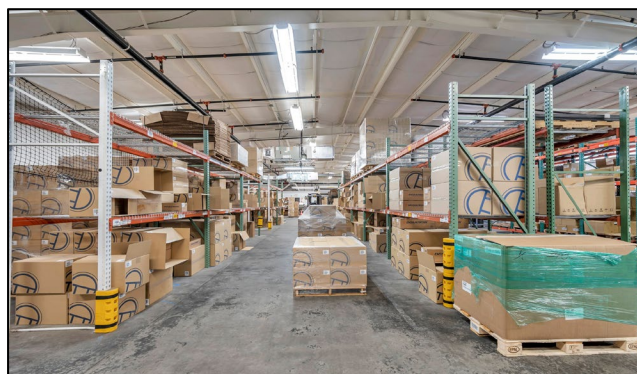
**KEY HOOK #:** N/A

**ASSOCIATE:** Steve Klein

**K&H SIGNAGE:** N/A

**LISTING CODE:** SI-1685-1-27

**SHOWING INFORMATION:** Call listing agent for showing.



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