



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-902

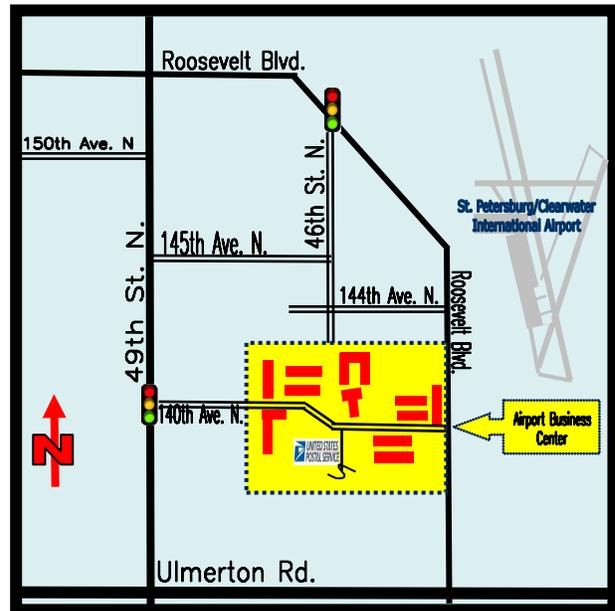
AIRPORT BUSINESS CENTER FOR LEASE



AIRPORT BUSINESS CENTER

LOCATED ACROSS FROM
ST. PETE/CLEARWATER AIRPORT
CLEARWATER, FL 33762

- PARK LIKE SETTING
- PROFESSIONAL OFFICE
- FLEX SPACE
- ON SITE DELI
- FROM 625 RSF – 3,850 RSF
- **LEASE RATE: \$18.00 PSF - \$22.00 PSF
MODIFIED GROSS**



1744 N Belcher Rd., Suite #200, Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



ADDRESS: 140th Ave. N., 46th Street
& Roosevelt Blvd.
Clearwater, FL 33762

LOCATION: Between Roosevelt Blvd. & 49th St.
north of Ulmerton Rd., Multiple street address
within park.

IMPROVEMENTS: concrete block over steel

ZONING: IPD - Pinellas County

YEAR BUILT: 1994

LAND USE: IL

PARKING: Up to 5/1,000 +

FLOOD ZONE: X – Non-Flood

PRESENT USE: Professional Office

LEGAL DESCRIPTION: Lengthy, in listing file.

UTILITIES: Electric (Duke Energy) FiOS (Frontier)
Cable (Spectrum) Water & Sewer (Pinellas County)

LEASE RATE: \$18.00 PSF - \$22.00 PSF Modified Gross
Floor plans available

TAXES: \$204,304.35 (2024)

TRAFFIC COUNT: 51,000 v.p.d. on Roosevelt Blvd. **PARCEL ID #:** 03-30-16-00118-000-0050,
28,000 v.p.d. on 49th St. 0030, 0100, 0080 & 0070

NOTES: This unique business park offers many amenities from on-site post office, drop boxes for Fed Ex and UPS, and a deli. There are flex spaces and a variety of professional office spaces for lease. Airport Business Center is located directly across the street from the St. Pete Clearwater Airport, with less than 20 minutes to Tampa International Airport and upon the completion of the new Gateway Expressway immediate access to I-275. This park is located within a Foreign Trade Zone. There are no occupational fees and no City “add-on” taxes on utilities. Floor plans available.

KEY HOOK #: N/A

ASSOCIATE: Marilyn Stuelke / (727) 851-3155

K&H SIGNAGE: (2) 3' x 4'

LISTING CODE: LO-902-3-23

SHOWING INFORMATION: Call associate for an appointment.

