

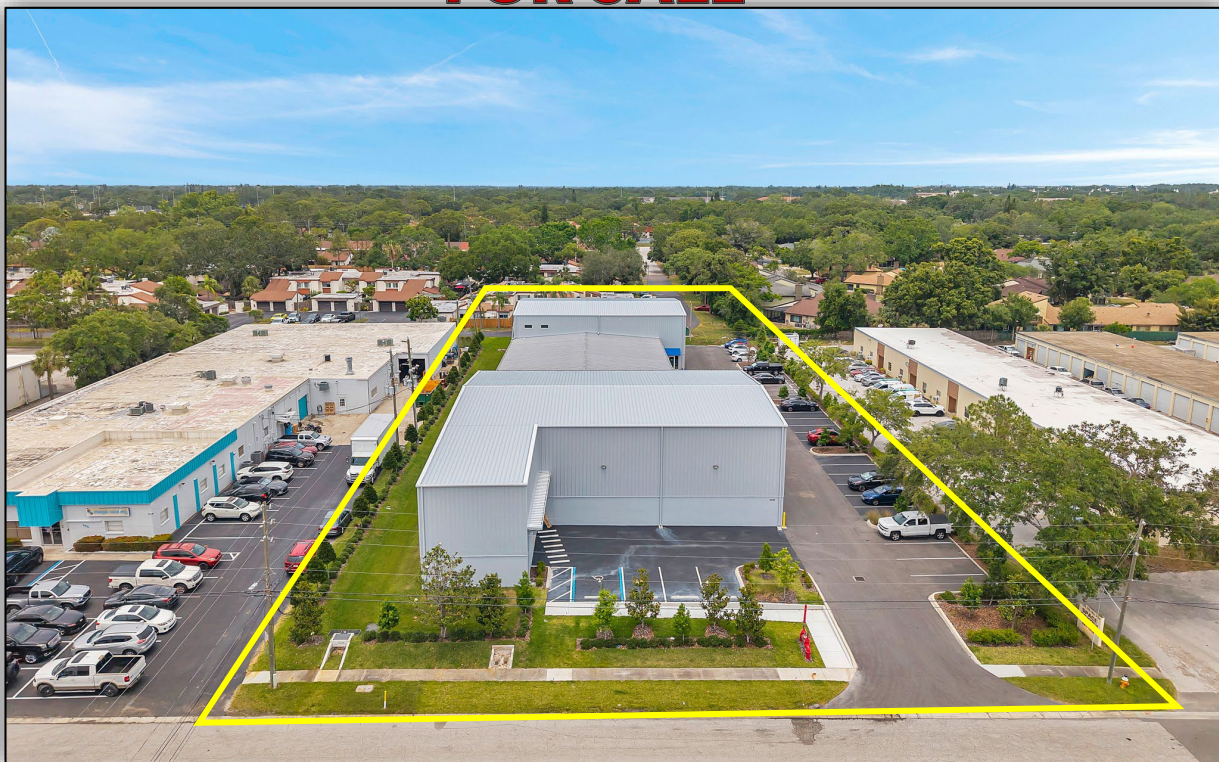


KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

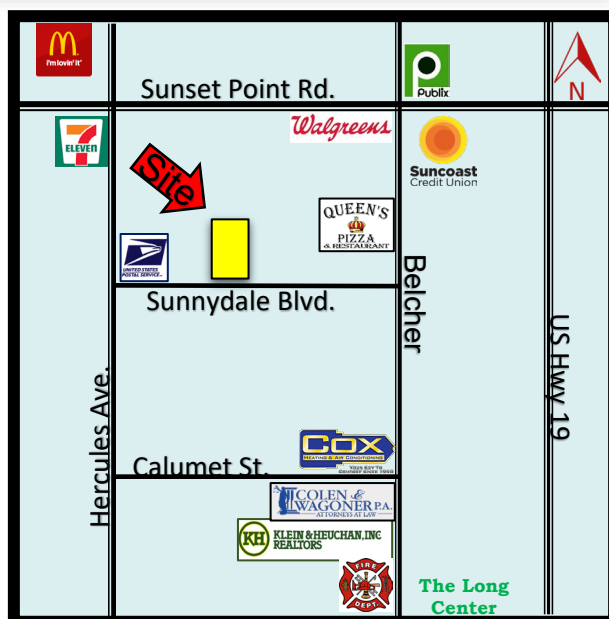
SI-1685

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
- 7.07% CAP RATE AVERAGE OVER THE TERM
- **PRICE: \$5,298,000**



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

www.kleinandheuchan.com



REVISED: 9/19/2025

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: \$5,298,000

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.

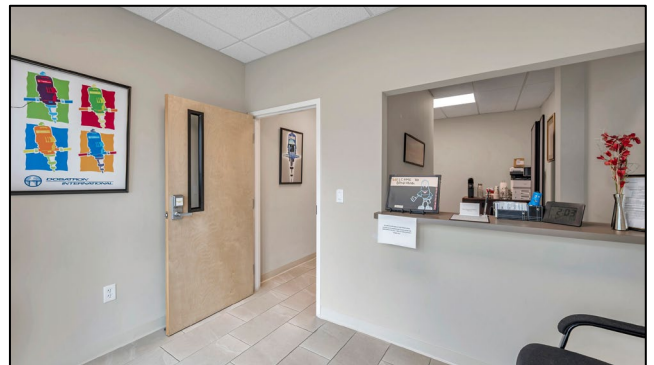
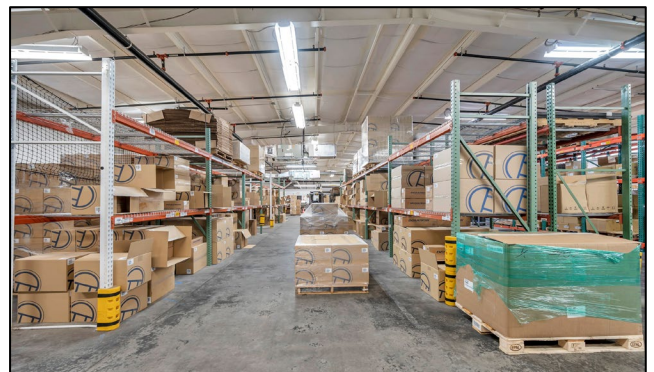
KEY HOOK #: N/A

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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