



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

Commercial/Investment/Real Estate Services

LO-1059

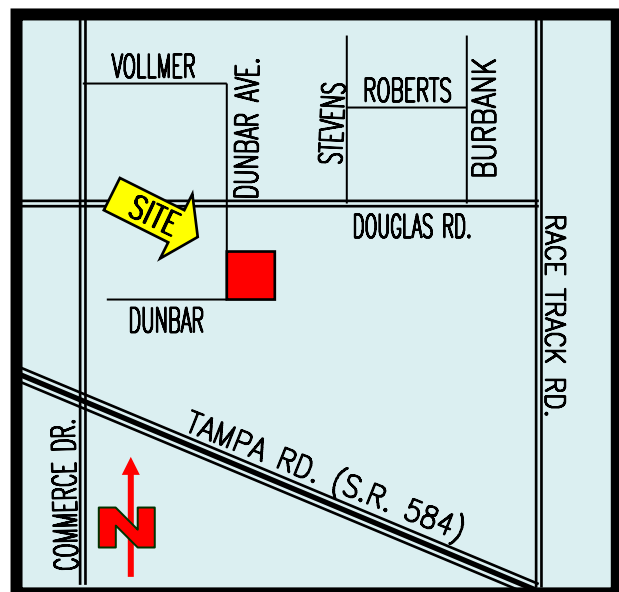
# 1,000 SF OFFICE/WAREHOUSE

## FOR LEASE



**109 DUNBAR AVE., UNIT "A"**  
**OLDSMAR, FL 34677**

- 1,000 SF MOL AVAILABLE
- CLOSE TO PASCO & HILLSBOROUGH
- ZONED: INDUSTRIAL
- **LEASE RATE: \$12.75/SF**  
**PLUS \$4.44/SF CAM**



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Rev. 9/30/25

## PROPERTY OVERVIEW

LO-1059

**ADDRESS:** 109 Dunbar Ave.  
Unit "A"  
Oldsmar, FL 34677

**LOCATION:** Tampa Rd. east to Commerce Blvd.,  
north to Douglas, east to Dunbar property on left  
hand side at the end of the block.

**LAND AREA:** 7.29 acres  
**DIMENSIONS:** 270' X 700'

**ZONING:** M1 – City of Oldsmar  
**LAND USE:** IL – Industrial Limited  
**FLOOD ZONE:** X – No flood insurance required

**IMPROVEMENTS:** 89,200 SF

**LEGAL DESCRIPTION:** Lengthy - in listing folder

**YEAR BUILT:** 1982-1984

**UTILITIES:** Water & Sewer - City of Oldsmar  
Electric - TECO

**PARKING:** 181 spaces w/ cross  
easements for parking

**TAXES:** \$16,559.34 (2024)

**PRESENT USE:** Office / Warehouse

**PARCEL ID #:** 24/28/16/91246/000/1090

**LEASE RATE:** \$12.75/SF Industrial Gross

**NOTES:** Hard to find 1,000 SF flex unit. Includes small office, restroom, open work space with decked storage and double door entry. Property is conveniently located at the top of the bay in Pinellas County near Hillsborough and Pasco County.

**KEY HOOK#:** T.B.D

**ASSOCIATE:** Larry Gilbert

**SIGNAGE:** 3' X 4'

**LISTING CODE:** LO-1059-03-31

**SHOWING INFORMATION:** Listing associate must accompany.

## LEASING INFORMATION

**PROJECT SIZE:** 13,300 SF

**SPACE AVAILABLE:** Unit 'A'– 1,000 SF MOL

**PARKING:** 181 spaces w/ cross  
easements for parking

**OCCUPANCY:** December 1, 2025

**ESCALATION:** 5%

**RENT:** \$12.75/SF Industrial Gross

**CAM:** \$4.44/SF CAM

### **OTHER CHARGES**

### **LESSOR**

### **LESSEE**

Real Estate Taxes  
Insurance  
Insurance: Personal Property & Liability  
Trash  
Exterior Maintenance  
Interior Maintenance  
Water  
Management  
Electric

CAM  
CAM  
X  
X  
CAM  
X  
CAM  
CAM  
X

**MINIMUM TERM:** 3 years

