



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1620

INDUSTRIAL MANUFACTURING PROPERTY FOR SALE



110-114 DOUGLAS RD. E
OLDSMAR, FL 34677

- 61,295 SF +/- BUILDING ON 3.78 ACRES OF LAND
- UP TO 44,862 SF MANUFACTURING SPACE AVAILABLE FOR OWNER/USER EARLY 2026
- 16,433 SF WITH 8 +/- YEARS REMAINING
- LOCATED IN DYNAMIC TAMPA MSA
- CONCRETE BLOCK CONSTRUCTION
- NEW ROOF 2024
- **PRICE: \$11,000,000**



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REVISED: 10/2/2025

PROPERTY OVERVIEW

SI-1620

ADDRESS: 110-114 Douglas Rd. E
Oldsmar, FL 34677

LOCATION: North East corner of Commerce Blvd.
and Douglas Rd. East

LAND AREA: 104,656 SF (3.78 acres)

ZONING: M-1 (City of Oldsmar)

DIMENSIONS: 445' X 370'

LAND USE: IL (City of Oldsmar)

IMPROVEMENTS: 61,295 SF

FLOOD ZONE: X (No Flood Insurance Required)

YEAR BUILT: 1978 / 1983/ 1990

LEGAL DESCRIPTION: Lengthy (in listing folder)

PARKING: 169 spaces

UTILITIES: Electric – Tampa Electric
Water, Sewer & Trash- City of Oldsmar

PRESENT USE: Medical Manufacturing

TAXES: \$80,297.42 (2024)

MORTGAGE HOLDER: South State

PARCEL ID: 23-28-16-63936-271-0020

PRICE: \$11,000,000

TERMS: Cash at Closing

NOTES: Don't miss this opportunity to purchase a 61,295 SF industrial building, great for owner/user who wants current income or future expansion. with a new roof installed in 2024, sitting on 3.78 acres in highly desirable North Pinellas County. **Unit #110:** This 44,862 SF high tech medical manufacturing space was completely renovated in 2020. The current tenant is scheduled to vacate early 2026. This fully air-conditioned space includes over 6,000 SF of new office space, 25 KVA three-phase transformer, 2" water main, painted epoxy floors in the workspace, 1 loading dock and 2 grade level overhead doors. **Unit #114:** Currently leased (8 years remaining) to a company that specializes in targeted digital print marketing and advertising. This space is 16,433 SF with 18'8" clear height in fully air-conditioned warehouse, 3,000 amps of three-phase power, 2 dock high doors and one grade level door. Call today to schedule a private tour of the facility.

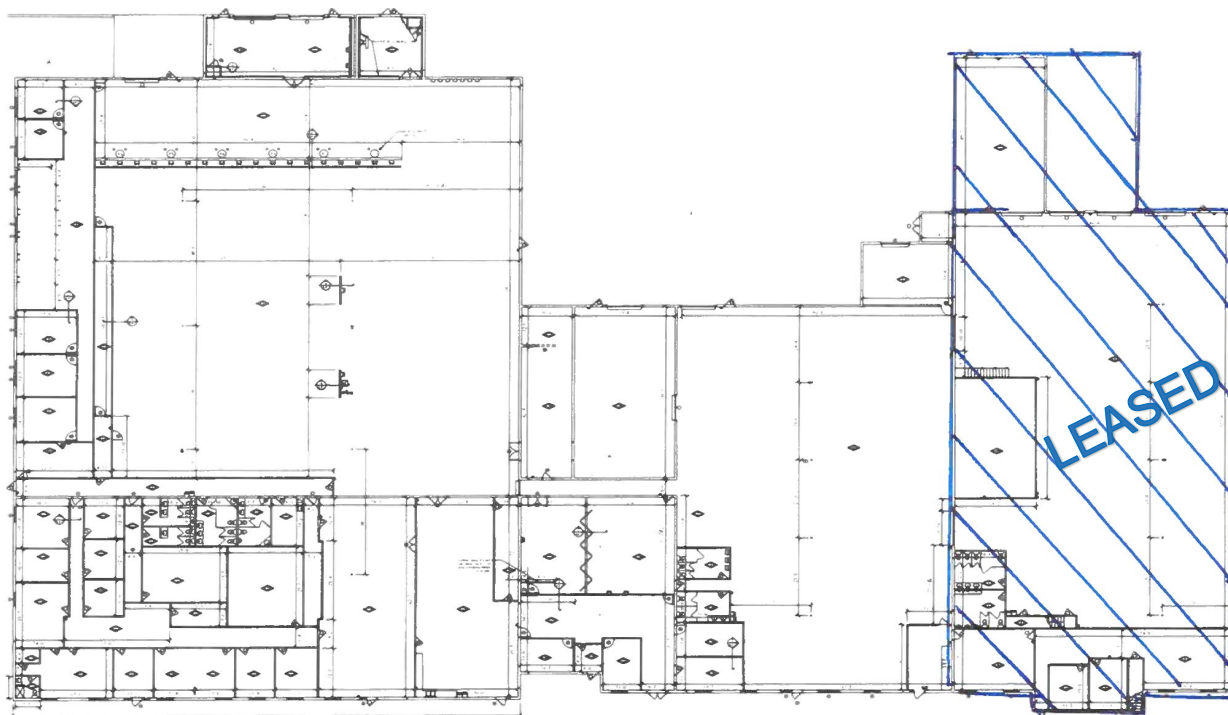
KEY HOOK #: N/A

ASSOCIATE: Larry Gilbert (727) 580-8446

K&H SIGNAGE: 3'X4'

LISTING CODE: SI-1620-1-31

SHOWING INFORMATION: Call listing agent for showing. 24-hour notice required.



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