



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

Commercial/Investment/Real Estate Services

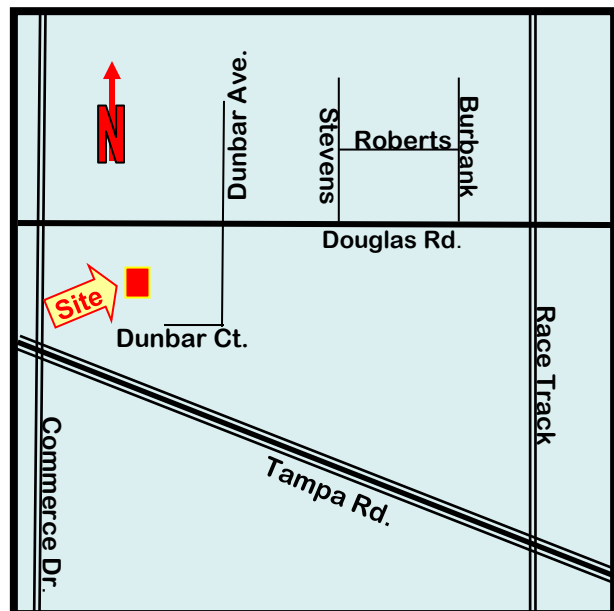
LO-1317

# **FLEX SPACE** **FOR LEASE**



**201 DOUGLAS RD. E., UNIT #1**  
**231 DOUGLAS RD. E., UNIT # 9**  
**OLDSMAR, FL 34677**

- HIGH CEILINGS – 16.4 FOOT CLEAR
- 3 PHASE POWER
- OVERHEAD ROLL-UP DOORS
- FROM 2,125 SF TO 4,590 SF AVAILABLE
- TRI-COUNTY LOCATION
- **LEASE RATE: \$12.75 PSF NNN**  
**CAM: \$5.20 PSF**



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

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



**ADDRESS:** 201 Douglas Rd. E. Unit #1,  
231 Douglas Rd. E. Unit #9

**LOCATION:** From Commercial Blvd., east on  
Douglas Rd., property is on south side.

**LAND AREA:** 3 Acres

**DIMENSIONS:** 206' x 454'

**ZONING:** M-1, City of Oldsmar

**LAND USE:** IL – Industrial Limited – City of Oldsmar

**FLOOD ZONE:** “AE”, Flood insurance required

**IMPROVEMENTS:** 64,128 SF

**LEGAL DESCRIPTION:** Lengthy in file

**YEAR BUILT:** 1989

**UTILITIES:** Electric – Duke Energy

Water & Sewer – City of Oldsmar

**PARKING:** 1.5 / 1,000 SF

**PRESENT USE:** Vacant

**TAXES:** \$82,954.28 – (2024)

**LEASE RATE:** \$12.75 PSF NNN  
CAM: \$5.20 PSF

**PARCEL ID#:** 24-28-16-00000-210-0800

**NOTES:** Oldsmar Industrial Space, For Lease. 201 Douglas, Unit #1 - 4,590/SF end cap with 2,000/SF of office and 2,590/SF of showroom and warehouse. 231 Douglas Unit #9 is 2,125 SF with 1,000 SF of open office space that can be reconfigured into 3 offices with a reception area and a small kitchenette. 1,125 SF of un-air-conditioned warehouse. All units have, three phase power, overhead door and 16'4" clear height in the warehouse. We also recommend tenants have flood insurance for their business/contents. Call today for a showing.

**KEY HOOK #38**

**ASSOCIATE:** Larry Gilbert

**K&H SIGNAGE:** 3' x 4'

**LISTING CODE:** LO-1317-03-31

**SHOWING INFORMATION:** Call listing agent to set appointment.

### LEASING INFORMATION

**PROJECT SIZE:** 64,128 SF

**PARKING:** 1.5/1,000 SF

**OCCUPANCY:** Immediate

**MINIMUM TERM:** Three (3) years

**SIGNAGE:** Monument

**RENT:** \$12.75 PSF + \$5.20/SF CAM

#### **SPACE AVAILABLE:**

**201 Douglas Rd., Unit #1 – 4,590 SF Total**

(2,000 SF Open Office)

(2,690 SF Warehouse)

**201 Douglas Rd., Units #5 & #6 – 4,250 SF Total**

(700 SF Open Office)

(3,550 SF Warehouse)

**231 Douglas Rd., Unit #6 – 2,125 SF Total**

(1,125 SF Open Office)

(1,000 SF Warehouse)

**231 Douglas Rd., Unit #9 – 2,125 SF Total**

(1,000 SF Open Office)

(1,125 SF Warehouse)

#### **OTHER CHARGES**

#### LESSOR

#### LESSEE

Real Estate Taxes

CAM

Insurance

CAM

Insurance: Personal Property & Liability

X

Trash

CAM

Exterior Maintenance

CAM

Interior Maintenance

X

Water

CAM

Management

CAM

Electric

X