



**KLEIN & HEUCHAN, INC.  
REALTORS**

Commercial / Investment / Real Estate Services

SI-1620

# INDUSTRIAL MANUFACTURING PROPERTY FOR SALE



**110-114 DOUGLAS RD. E  
OLDSMAR, FL 34677**

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



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

**LAND AREA:** 104,656 SF (3.78 acres)  
**DIMENSIONS:** 445' X 370'

**IMPROVEMENTS:** 61,295 SF

**YEAR BUILT:** 1978 / 1983/ 1990

**PARKING:** 169 spaces

**PRESENT USE:** Medical Manufacturing

**MORTGAGE HOLDER:** South State

**PRICE:** \$11,000,000

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

**ZONING:** M-1 (City of Oldsmar)  
**LAND USE:** IL (City of Oldsmar)

**FLOOD ZONE:** X (No Flood Insurance Required)

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

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

**TAXES:** \$89,542.38 (2025)

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

**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. New roof installed in 2024, sitting on 3.78 acres in highly desirable North Pinellas County. 44,862 SF high tech manufacturing space was completely renovated in 2020 and can be divided. This fully air-conditioned space includes over 6,000 SF of 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. Existing tenant currently leases 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. Tenant has 8 years remaining and provides substantial income. Call today to schedule a private tour of the facility. Also available For Lease.

**KEY HOOK #:** N/A

**K&H SIGNAGE:** 3'X4'

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

**ASSOCIATE:** Larry Gilbert (727) 580-8446

**LISTING CODE:** SI-1620-1-31

