

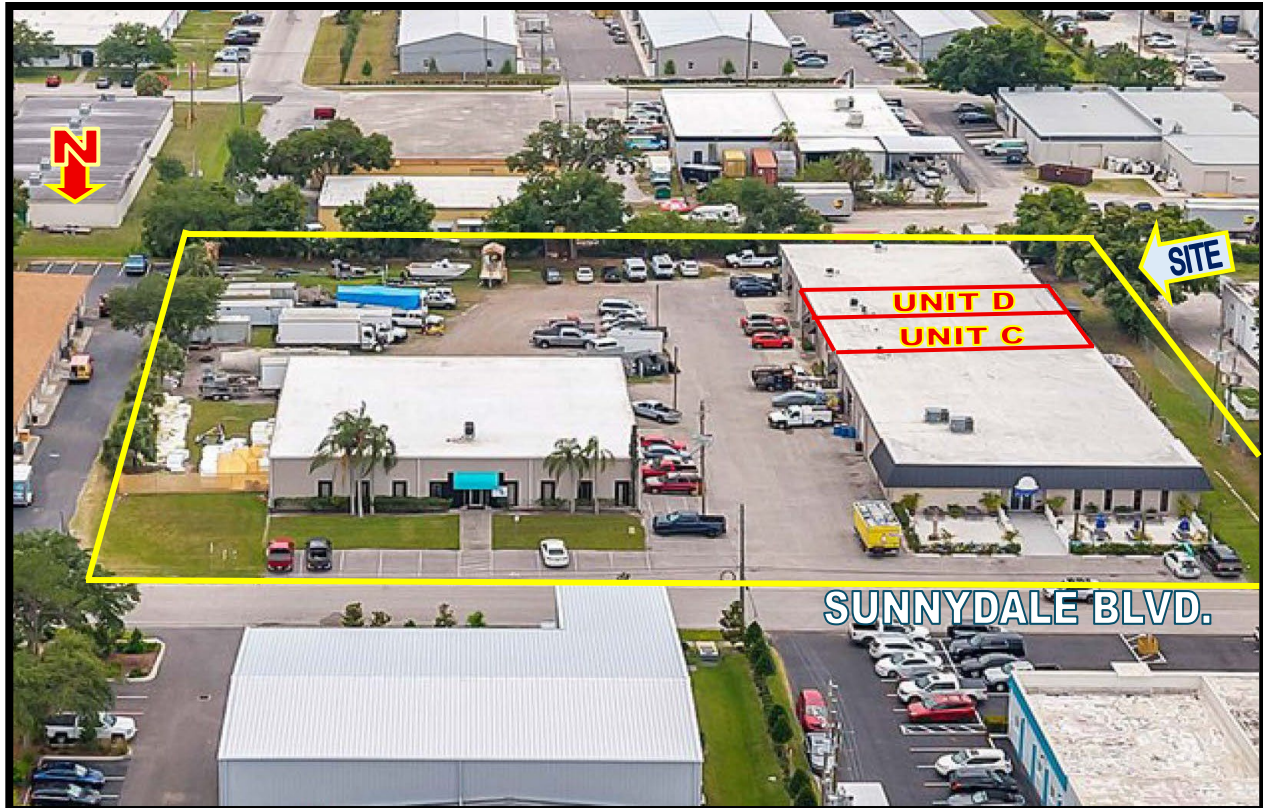


KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

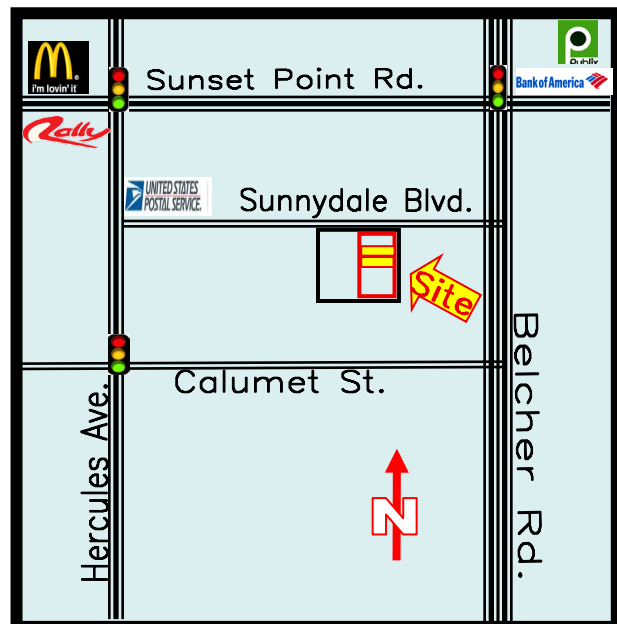
LO-1267

INDUSTRIAL/ WAREHOUSE SPACE FOR LEASE



2075 SUNNYDALE BLVD.
UNITS C & D
CLEARWATER, FL 33765

- TWO UNITS AVAILABLE:
 - ❖ UNIT C – 2,500 SF
 - ❖ UNIT D – 1,950 SF
- 10' X 10' OVERHEAD DOORS
- WAREHOUSE & SMALL OFFICE
- APPROXIMATELY 12' CEILING HEIGHT
- CONCRETE BLOCK CONSTRUCTION
- **LEASE RATE: \$10.00/SF NNN**



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

www.kleinandheuchan.com



Revised: 3/7/2026

PROPERTY OVERVIEW

LO-1267

ADDRESS: 2075 Sunnydale Blvd.
Clearwater, FL 33765

LOCATION: From Drew St., north on Belcher Rd.,
west on Sunnydale Blvd., building is on the left.

LAND AREA: 1.19 ± acres

DIMENSIONS: 157' x 330'

ZONING: IRT - City of Clearwater

LAND USE: IL

FLOOD ZONE: "X" – Non - Flood

IMPROVEMENTS: Total - 20,800 SF

LEGAL DESCRIPTION: Lengthy, in listing office.

YEAR BUILT: 1969 renovated in 2020

UTILITIES: Water & Sewer – City of Clearwater
Natural Gas Avail. Electric – Duke Energy

PRESENT USE: Multi-Tenant

LEASE RATE: \$10/SF, NNN
NNN - \$3.97/SF

PARCEL ID #: 01/29/15/16488/000/0060
TRAFFIC COUNT: N/A

NOTES: Extremely well-located building in Clearwater Industrial Park between Hercules Ave. & Belcher Rd. Two units available, **Unit C - 2,500 SF** & **Unit D - 1,950 SF** both units have 12' ceilings, 10' x 10' grade level overhead door, office area and are 100% HVAC. Units can be combined. Small amount of outside storage also can be available.

KEY HOOK #: N/A

ASSOCIATE: Steve Klein

SIGNAGE: 3' x 4'

LISTING CODE: LO-1267-3-27

SHOWING INFORMATION: Call listing agent to set appointment.

LEASING INFORMATION

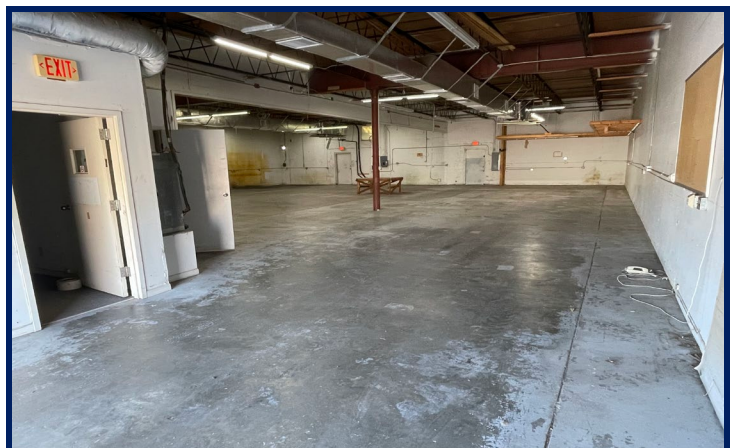
PROJECT SIZE: Total 20,800 SF

PARKING: Adequate

ESCALATION: 4%

MINIMUM TERM: 3 years

SPACE AVAILABLE: Unit C – 2,500 SF
Unit D – 1,950 SF



UNITS C & D



OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes		X
Insurance		X
Insurance: Personal Property & Liability		X
Trash		X
Exterior Maintenance		X
Interior Maintenance		X
Water		X
Management		X
Electric		X

The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.