



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

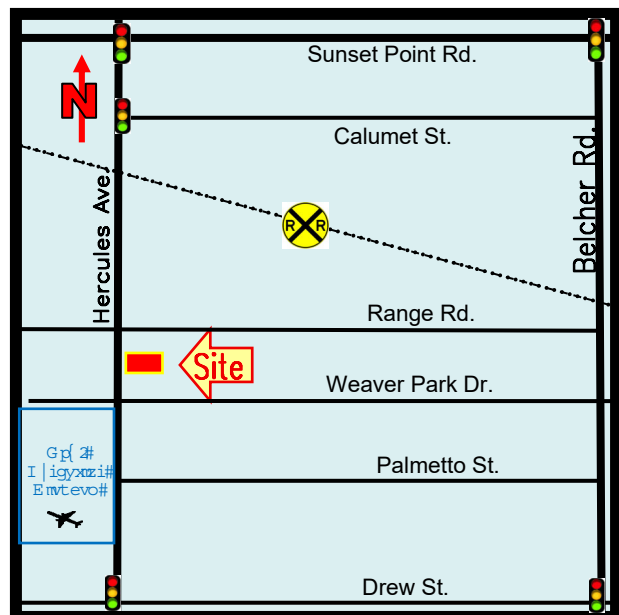
LO-1337

INDUSTRIAL WAREHOUSE / SHOWROOM FOR LEASE



1223 N. HERCULES AVE.
BUILDING "A"
CLEARWATER, FL 33765

- FULLY RENOVATED 2026
- OUTSTANDING VISIBILITY
- THREE-PHASE ELECTRIC
- 17' CLEAR HEIGHT
- MULTIPLE ROLL-UP DOORS
- 1,600 SF NEW OFFICE / SHOWROOM
- **LEASE RATE: \$16/SF**
+ \$3.10/SF CAM



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



Revised 6/29/26

PROPERTY OVERVIEW

LO-1337

ADDRESS: 1223 Hercules Ave., Bldg. "A"
Clearwater, FL 33765

LOCATION: East side of N. Hercules Ave., between
Sunset Point Rd., & Drew St.

LAND AREA: 12,075 SF
DIMENSIONS: 81' X 150'

ZONING: E-1-Employment & Industrial District, Pinellas County
LAND USE: E - Employment
FLOOD ZONE: "X" Non-Flood, No insurance Req.

IMPROVEMENTS: 6,960 SF
YEAR BUILT: 1974

LEGAL DESCRIPTION: In listing folder
UTILITIES: Water/Sewer – Pinellas County
Electric - Duke Energy & Trash, Private

CLEAR CEILING HEIGHT: 17'

PARKING: 10 spaces

TAXES: \$27,285 Est. (2026)

PRESENT USE: Vacant

PARCEL ID #: 12/29/15/00000/130/0710

LEASE PRICE: \$16/SF + \$3.10/SF CAM **TERMS:** 3 years

NOTES: New to the market!!! 6,960/SF highly visible Industrial/Showroom/Warehouse with 1,600 SF of office, available for lease. Concrete block construction. Includes new facade, office and open area. Fenced area for outside storage, two (2) overhead roll-up doors. One door is 10' X 12' and the second door is 12' x 14'. Three-phase power with a 208-volt high-leg, 17' clear height in the warehouse. Call today to schedule a showing!!!

KEY HOOK #: None

ASSOCIATE: Larry Gilbert

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1337-3-31

SHOWING INFORMATION: Call Listing Associate to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 6,960 SF

SPACE AVAILABLE: 6,960 SF

PARKING: 10 spaces

OCCUPANCY: August 1, 2026

LEASE RATE: \$16.00/SF

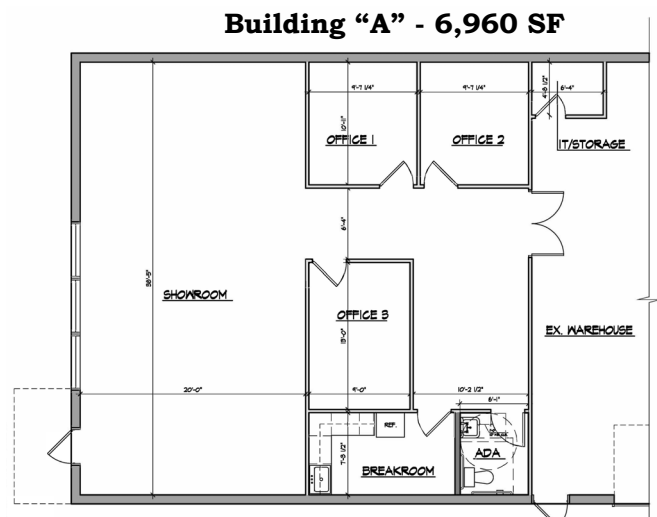
ESCALATION: 5% per year

NNN: \$3.10/SF

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

MINIMUM TERM: 3 years

SIGNAGE: Building & pylon



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