



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

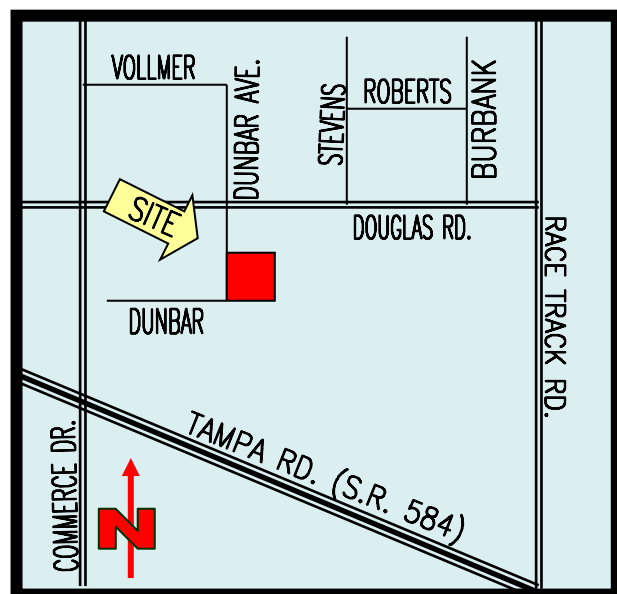
LO-1263

OFFICE / WAREHOUSE FOR LEASE



107 DUNBAR AVE. UNIT C
OLDSMAR, FL 34677

- 4,500 SF MOL AVAILABLE
- GREAT NORTH PINELLAS LOCATION
- CLOSE TO PASCO & HILLSBOROUGH
- ZONED: INDUSTRIAL
- LARGE OVERHEAD ROLL UP DOOR IN WAREHOUSE – GRADE LEVEL
- 16' CLEAR HEIGHT IN WAREHOUSE
- **LEASE RATE: \$13.00/SF NNN**



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

www.kleinandheuchan.com



ADDRESS: 107 Dunbar Ave., Unit C
Oldsmar, FL 34677

LOCATION: Tampa Rd. east to Commerce Blvd., north to Douglas Rd., east to Dunbar Ave., property is on the left hand side at the end of the block.

LAND AREA: 7.29 acres

DIMENSIONS: 270' X 700'

ZONING: M1 – Limited Manufacturing (City of Oldsmar)

LAND USE: IL-Industrial Limited

IMPROVEMENTS: 89,200 SF

FLOOD ZONE: B – Flood Insurance Required

YEAR BUILT: 1981-1983

LEGAL DESCRIPTION: Lengthy, in listing file

PARKING: 1/1000 (Warehouse)
1.5/1000 (Office)

UTILITIES: Water & sewer (City of Oldsmar)
Electric (TECO)

PRESENT USE: Vacant

TAXES: \$36,824.14 (2025)

LEASE RATE: \$13.00/SF NNN

PARCEL ID #: 24/28/16/91246/000/1070

NOTES: Hard to find 4,500 SF Industrial Flex space in Oldsmar, FL. Ideal location for businesses working in North Pinellas, Pasco or Hillsborough Counties. Easy access to the Veterans Expressway, I-275, I-75 and I-4. The space has 5 private offices, multiple restrooms and entrances. The 2,000 SF fully air-conditioned warehouse has over 16' clear height with a 14' overhead rollup door, 400 amp 3-phase power and more. Call today to schedule your visit.

KEY HOOK#: TBD

ASSOCIATE: Larry Gilbert

SIGNAGE: 3' X 4'

LISTING CODE: LO-1263-3-31

SHOWING INFORMATION: Must contact associate for showing.

LEASING INFORMATION

PROJECT SIZE: 22,620 SF

SPACE AVAILABLE: Unit C – 4,500 SF

PARKING: 1/1000 (Warehouse)
1.5/1000 (Office)

OCCUPANCY: 30 days from lease execution

LEASE RATE: \$13.00/SF NNN

ESCALATION: 5% Annually

OTHER CHARGES	<u>LESSOR</u>	<u>LESSEE</u>
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

ESTIMATED CAM: \$5.06/SF

MINIMUM TERM: 3 years

SIGNAGE: on door