



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

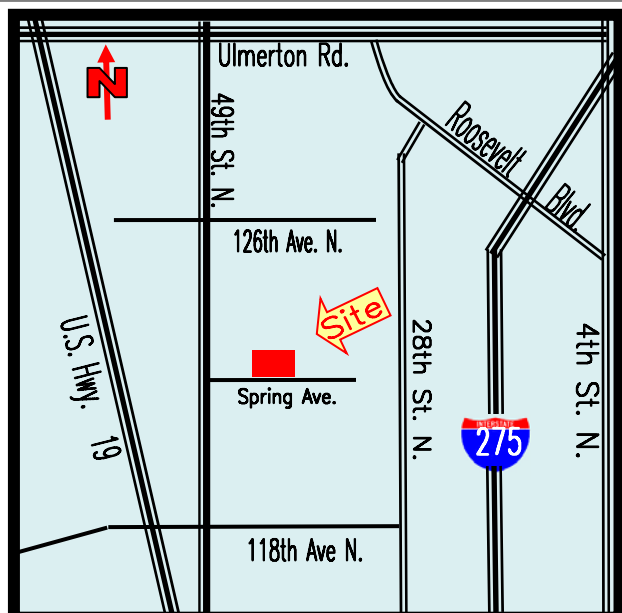
SI-1625/LO-1245

CONTRACTOR'S YARD & BUILDING IN MID-PINELLAS COUNTY FOR SALE OR LEASE



**4765 SPRING AVE.
CLEARWATER, FL 33762**

- 0.46 ACRES FENCED SITE
- 16' FT CLEAR HEIGHT POLE BARN
- 12' FT X 12' FT OVERHEAD DOOR TO WAREHOUSE
- MID PINELLAS COUNTY LOCATION
- **LEASE RATE: \$5,100/MONTH**
- **SALE PRICE: \$525,000**



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



ADDRESS: 4765 Spring Ave.
Clearwater, FL 33762

LAND AREA: 20,000 SF

DIMENSIONS: 200' x 100'

IMPROVEMENTS: 2,000 SF Office/Warehouse
2,600 SF Pole Barn

YEAR BUILT: 1983

POLE BARN CLEAR HEIGHT: 16' FT

PRESENT USE: Vacant

LOCATION: 0.6 miles south of Ulmerton Road & 400' feet east of 49th St., N. on the north side of Spring Ave.

ZONING: M-1, Light Industrial, City of Pinellas Park

LAND USE: IL – Industrial Limited

FLOOD ZONE: X – No Insurance Required

LEGAL DESCRIPTION: Lengthy, in listing file.

UTILITIES: Electric - Duke Energy

Water / Sewer & Trash – City of Pinellas Park

TAXES: \$4,213.90 (2021)

SALE PRICE: \$525,000

PARCEL ID #: 09-30-16-93564-000-0200

NOTES: This well located property is perfect for a Contractor/Sub-Contractor. Site is 0.46 acres and fenced. The office/warehouse is 2,000 SF with approx. 500 SF of office and 1,500 SF of warehouse. The warehouse is 14 ft. to the eaves and has a 12 ft. grade level power roll-up door. The adjacent pole barn is approximately 2,600 SF and has a clear height of 16 ft.

KEY HOOK#: None

SIGNAGE: 3 x 4

SHOWING INFORMATION: Contact Listing Associate to arrange showing

ASSOCIATE: Don Russell – cell (727) 709-2158

LISTING CODE: SI-1625/LO-1245-3-20

LEASING INFORMATION

PROJECT SIZE: 4,600 SF (20,000 SF Land)

SPACE AVAILABLE: 2,000 SF Office/Warehouse
2,600 SF Pole Barn

OCCUPANCY: Immediate

MINIMUM TERM: 3-5 year

SIGNAGE: As permitted by the City of Pinellas Park Sign Code

ESCALATION: 4% per year

RENT: \$5,100/Month



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