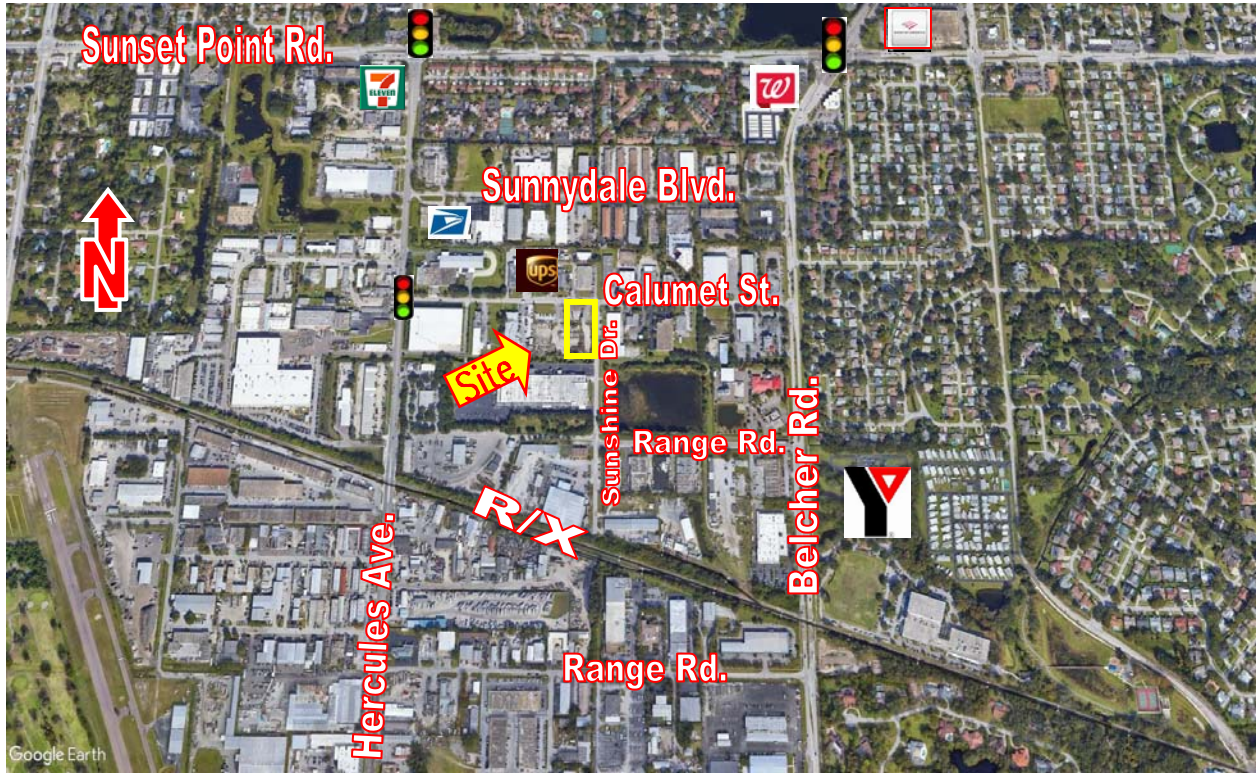




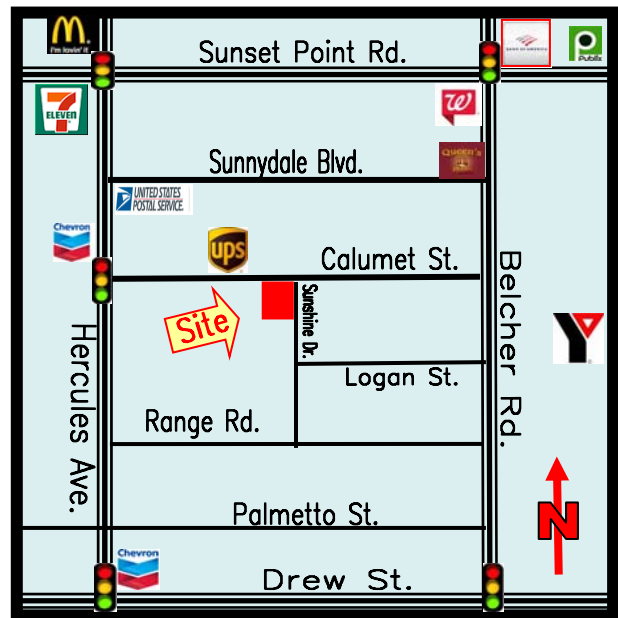
FLEX SPACE

FOR SUB-LEASE



2085 CALUMET ST., UNITS #5 & #6
CLEARWATER, FL 33765

- CLEARWATER INDUSTRIAL AREA
- NEW CONSTRUCTION 2023
- 3, 800 SF UNIT AVAILABLE
- AVAILABLE: IMMEDIATELY
- **LEASE RATE: \$5,826/MONTH**
INCLUDES TAX



ADDRESS: 2085 Calumet St., Units #5 & #6
Clearwater, FL 33765

LOCATION: South side of Calumet St., between
Belcher Rd. & Hercules Ave., south of Sunset
Point Rd.

LAND AREA: 3.31 Acres
DIMENSIONS: 397.8' x 380'

ZONING: IRT – City of Clearwater
LAND USE: IL – Industrial Limited
FLOOD ZONE: "X" No Flood Insurance Required

IMPROVEMENTS: 13,860 SF

LEGAL DESCRIPTION: Lengthy, in file.

YEAR BUILT: 2023

PARCEL ID #: 01/29/15/16488/000/0180

PARKING: 2.5 spaces/1,000

UTILITIES: Electric - Duke Energy
Water/Sewer/Trash - City of Clearwater
Internet - Frontier

PRESENT USE: Vacant

LEASE RATE: \$5,826.75/Month
Includes Tax

TAXES: \$32,939.16 (2023)
TRAFFIC COUNT: N/A

NOTES: New construction flex space available in the Hercules Industrial area. Units have a restroom and overhead (10' x 14') overhead roll-up door in the warehouse, 16' clear height and single phase 120/240 volt power, with a small (8' x 17') A/C office.

KEY HOOK #: 30

ASSOCIATE: Larry Gilbert

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1308-3-31

SHOWING INFORMATION: Call Listing Associate to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 13,860 SF

SPACE AVAILABLE: 3,800 SF

PARKING: 2.5/1,000

OCCUPANCY: Immediate

RENT: \$5,826.75/Month
Includes Tax

ESCALATION: 5%

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

** Pro-Rata Share \$2.21/SF

SIGNAGE: 2' x 3' Decal on door

MINIMUM TERM: 3 years

