



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1316

INDUSTRIAL SPACE

FOR LEASE



11838 & 11870 62ND ST., N.
LARGO, FL 33773

2 SPACES AVAILABLE:

- 5,340 SF OFFICE/SHOWROOM/WAREHOUSE/MANUFACTURING
- 7,032 SF OFFICE/SHOWROOM/WAREHOUSE/MANUFACTURING
- MID-PINELLAS COUNTY LOCATION
- **LEASE RATE: \$12.00/SF MODIFIED GROSS**



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

www.kleinandheuchan.com



ADDRESS: 11838 & 11870 62ND St., N.
Largo, FL 33773

LOCATION: West side of 62nd St., N.,
approximately 100 ft. north of 118th Ave.

LAND AREA: 51,315 SF
DIMENSIONS: 165' x 311'

ZONING: M-1, City of Pinellas Park
LAND USE: IL – City of Pinellas Park
FLOOD ZONE: X – No Flood Insurance Required

IMPROVEMENTS: 22,300 SF

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: 1998

UTILITIES: Electric – Duke Energy
Water & Sewer – City of Pinellas Park

PARKING: 35 spaces total

TAXES: \$24,214.19 (2023) Gross Tax
PARCEL ID #: 08-30-16-70974-300-1401

PRESENT USE: Office/Warehouse/
Showroom/ Manufacturing

LEASE RATE: \$12.00/SF, Modified Gross

NOTES: **#11838 - 5,340 SF** This space consists of 2,150± sq. ft. of office/showroom space which includes, 2 offices, showroom area, open work area, 2 bathrooms and a break room; and 3,190± of warehouse/manufacturing area with 1 bathroom and 2– 10 ft. by 10 ft. grade level overhead doors and 16 ft. eave height. Also, there is a 230± sq. ft. mezzanine.
#11870 - 7,032 SF This space consists of: 2,650± sq. ft. of office/showroom which includes 3 bathrooms (1 with shower), kitchen area and a break room; 480± sq. ft. of mezzanine space; and 4,382± sq. ft. of warehouse/manufacturing area with 1– 16 ft. by 12 ft. grade level overhead door, 2 exhaust fans and floor drains. 1,350± sq. ft. of the warehouse/manufacturing area has 22 ft. eave height. Eave height in the rest of the space is between 16 ft. and 14 ft.

KEY HOOK #: 33
K&H SIGNAGE: 3' x 4'

ASSOCIATE: Don Russell, cell (727) 709-2158
LISTING CODE: LO-1316-3-19

SHOWING INFORMATION: Contact listing associate, to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 22,300 SF

SPACE AVAILABLE:

PARKING: 35 spaces total

11838 - 5,340 SF \$5,340.00/Month
11870 - 7,032 SF \$7,032.00/Month

ESCALATION: 4%

OCCUPANCY: Immediate

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

MINIMUM TERM: 3-5 years

SIGNAGE: On door

