



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1202

FREE STANDING FLEX BUILDING

FOR LEASE



5767 157TH AVE N.
CLEARWATER, FL 33760

- TWO - 12' GRADE LEVEL OVERHEAD DOORS
- 18' CEILING HEIGHT IN WAREHOUSE AREA
- BLOCK BUILDING
- 4,672 SF TOTAL
- 1,153 SF OFFICE
- **LEASE RATE: \$12.50/SF**
MODIFIED GROSS



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

www.kleinandheuchan.com



ADDRESS: 5767 157th Ave., N.
Clearwater, FL 33760

LOCATION: One block south of Roosevelt Blvd., at lighted corner of 58th Street.

LAND AREA: 7,716 SF
DIMENSIONS: Irregular

ZONING: N/A - City of Largo
LAND USE: Commercial Neighborhood, City of Largo
FLOOD ZONE: "X" Non-Flood

IMPROVEMENTS: 4,672 SF

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: 1983

UTILITIES: Electric - Duke Energy
Water - Pinellas County / Sewer – City of Largo

PARKING: 6 spaces

PRESENT USE: Vacant

TAXES: \$6,228.99 (2024)
PARCEL ID #: 32-29-16-15156-007-0080

LEASE RATE: \$12.50/SF Modified Gross

NOTES: Hard to find freestanding flex building for lease! In the Gateway area near Clearwater/St. Pete Airport, close to Tampa. There is 3,520 SF of warehouse and about 1,152 SF of office with lots of natural light. There is a bathroom off the first story office and one off the warehouse section. Two 12 foot roll up doors grade level into warehouse, ceiling height of 18 feet.

KEY HOOK #: 44

ASSOCIATE: Marilyn Stuelke (727) 851-3155

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1202-3-23

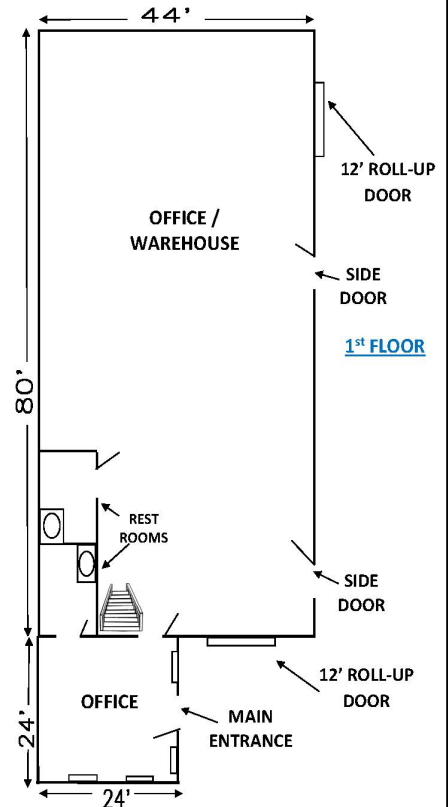
SHOWING INFORMATION: Call listing agent to set appointment.

LEASING INFORMATION

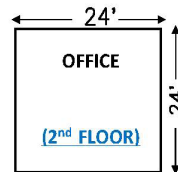
PROJECT SIZE: 4,672 SF
SPACE AVAILABLE: 4,672 SF
PARKING: 6 spaces
OCCUPANCY: Immediate
RENT: \$4,866.67/ Month + FL Sales Tax
ESCALATION: 4% annually



FLOOR PLAN



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



MINIMUM TERM: 3 Years

SIGNAGE: On building