



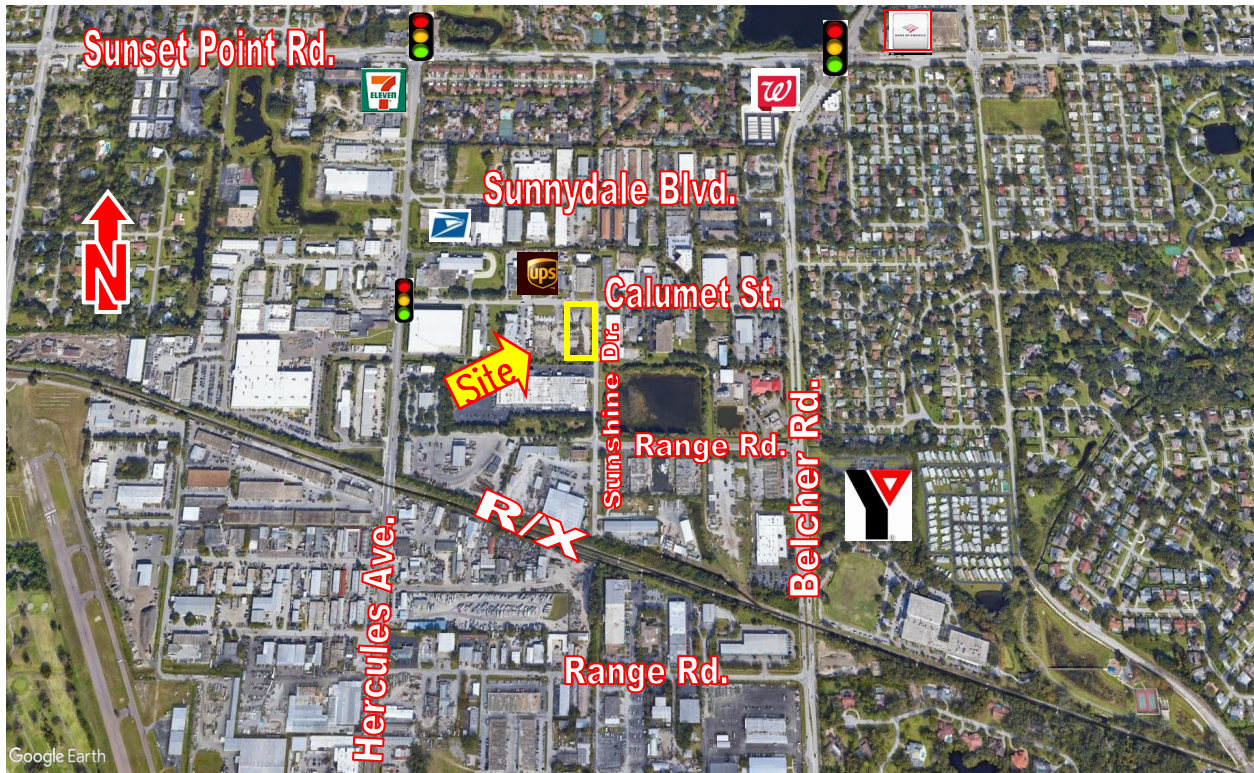
**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1255

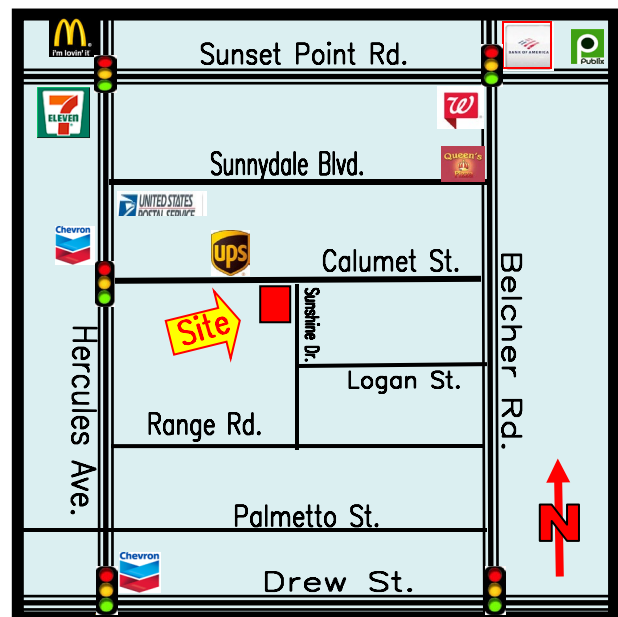
# FLEX SPACE

## FOR LEASE



**2073 & 2079 CALUMET ST.**  
**CLEARWATER, FL 33765**

- 6 UNITS AT 2,176 SF EACH
- CLEARWATER INDUSTRIAL AREA
- BUILT IN 2025
- **LEASE RATE: \$14/SF**  
**PLUS CAM & TAX**



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

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 2073 & 2079 Calumet St.  
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:** Building 1 - 8,000 SF  
Building 2 - 13,680 SF  
Building 3 - 15,500 SF

**LEGAL DESCRIPTION:** Lengthy, in file.

**YEAR BUILT:** 2022

**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:** \$14/SF  
Plus CAM & Tax

**TAXES:** \$44,565.95 (2024)  
**TRAFFIC COUNT:** N/A

**NOTES:** Flex space now available in the Hercules Industrial area. All units include a restroom and overhead (10' x 14') roll-up door in the un-air conditioned warehouse, which includes spray foam insulation, 15' clear height, and single phase 120/240 volt power.

**KEY HOOK #:** N/A

**ASSOCIATE:** Larry Gilbert

**K&H SIGNAGE:** 3' x 4'

**LISTING CODE:** LO-1255-3-31

**SHOWING INFORMATION:** Call listing associate, to make appointment.

### LEASING INFORMATION

**PROJECT SIZE:** Building 1 - 8,000 SF  
Building 2 - 13,680 SF  
Building 3 - 15,500 SF

**PARKING:** 2.5/1,000

**OCCUPANCY:** Immediately

**ESCALATION:** 5%

### SPACE AVAILABLE:

#### 2073 CALUMET

UNITS # 3 & 4 - 2,176/SF EACH @ \$14/SF\*

#### 2079 CALUMET

UNITS # 1,2,5 & 6 - 2,176/SF EACH @ \$14/SF\*

**\* PLUS \$3.00/SF CAM & TAX**

### OTHER CHARGES

Real Estate Taxes  
Insurance  
Insurance: Personal Property & Liability  
Trash  
Exterior Maintenance  
Interior Maintenance  
Water  
Management  
Electric

### LESSOR LESSEE

CAM  
CAM  
X  
CAM  
CAM  
X  
CAM  
CAM  
X

**SIGNAGE:** 2' x 3' Decal on door

**MINIMUM TERM:** 3 years

