



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

Commercial/Investment/Real Estate Services

LO-1205

# INDUSTRIAL SPACE

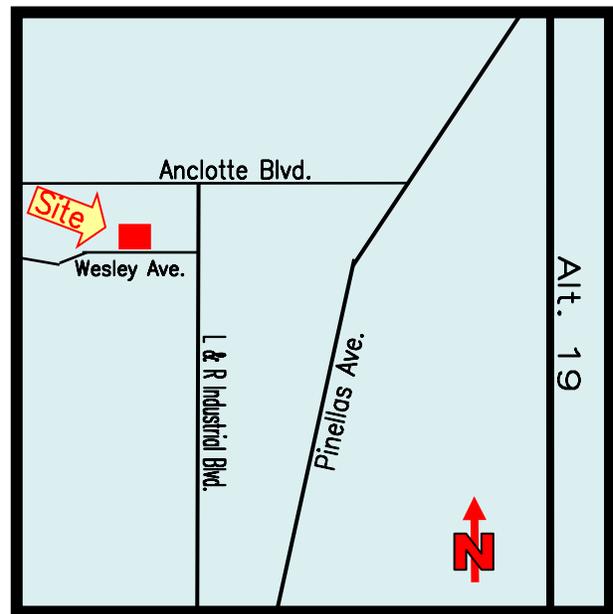
## FOR LEASE



**743 WESLEY AVE.**  
**TARPON SPRINGS, FL 34689**

- UNITS A & B - 2,000 SF WAREHOUSE
- UNITS C & D - 2,000 SF WAREHOUSE
- UNIT E - 2,000 SF WAREHOUSE
- FENCED SITE WITH ELECTRIC
- GATED ENTRY & SECURITY CAMERAS
- **LEASE RATE:**  
**\$2,250.00/MONTH + EXPENSES**

**LEASED**  
**LEASED**



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

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



**ADDRESS:** 743 Wesley Ave.  
Tarpon Springs, FL 34689

**LOCATION:** One block south of Anclote Blvd.,  
¼ mile west of L & R Industrial Blvd.

**LAND AREA:** 20,300 SF  
**DIMENSIONS:** 100' x 203'

**ZONING:** IR-Industrial Restricted, City of Tarpon Spgs.  
**LAND USE:** Industrial Limited  
**FLOOD ZONE:** X" Flood Insurance Not Required

**IMPROVEMENTS:** 6,000 SF

**LEGAL DESCRIPTION:** Lot 8, Anclote Industrial Park.

**YEAR BUILT:** 2002

**PARKING:** 15 spaces total

**UTILITIES:** Electric – Duke Electric  
Water, Sewer & Trash- City of Tarpon Springs

**PRESENT USE:** Office / Warehouse

**TAXES:** \$ 9,258.94 (2024)

**PARCEL ID #:** 02/27/15/00978/000/0080

**NOTES:** Units A & B - 2,000± sq. ft. warehouse, with 18ft eave height, 2 – 12 ft. x 14 ft. overhead doors and 2 – 125 amp electrical service panels. (Units can be combined with Units C& D for 4,000± sq.ft.).

Units C & D - 2,000± sq. ft. warehouse, with 8ft eave height, 2 – 12 ft. x 14 ft. overhead doors, 1 bathroom and 2 – 125 amp electrical service panels. (Units can be combined with Units A & B for 4,000± sq.ft.).

Unit E - 2000± sq. ft. This space consists of 690± sq. ft. office space with an entry area, 2 offices, work/open area, kitchenette and 2 bathrooms. The warehouse area is 1,310± sq. ft. with 18 ft eave height 1-12. ft. x 14 ft. and 1-10ft. x 12 ft overhead doors and 1 125 amp electrical service panel.

**KEY HOOK #:** TBD

**ASSOCIATE:** Don Russell (727) 709-2158

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

**LISTING CODE:** LO-1205-3-19

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

**LEASING INFORMATION**

**PROJECT SIZE:** 6,000 SF

**SPACE AVAILABLE:**

**PARKING:** 15 spaces total

**OCCUPANCY:** Within 30 days of signing lease

UNITS A & B - 2,000 SF - Warehouse  
\$2,250/Month + Expenses

**ESCALATION:** 6%

UNITS C & D - 2,000 SF - Warehouse  
\$2,250/Month + Expenses

**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
HVAC Maintenance		X

UNIT E - 2,000 SF - Office / Warehouse  
\$2,500/Month + Expenses

**MINIMUM TERM:** 2 years

**SIGNAGE:** TBD