



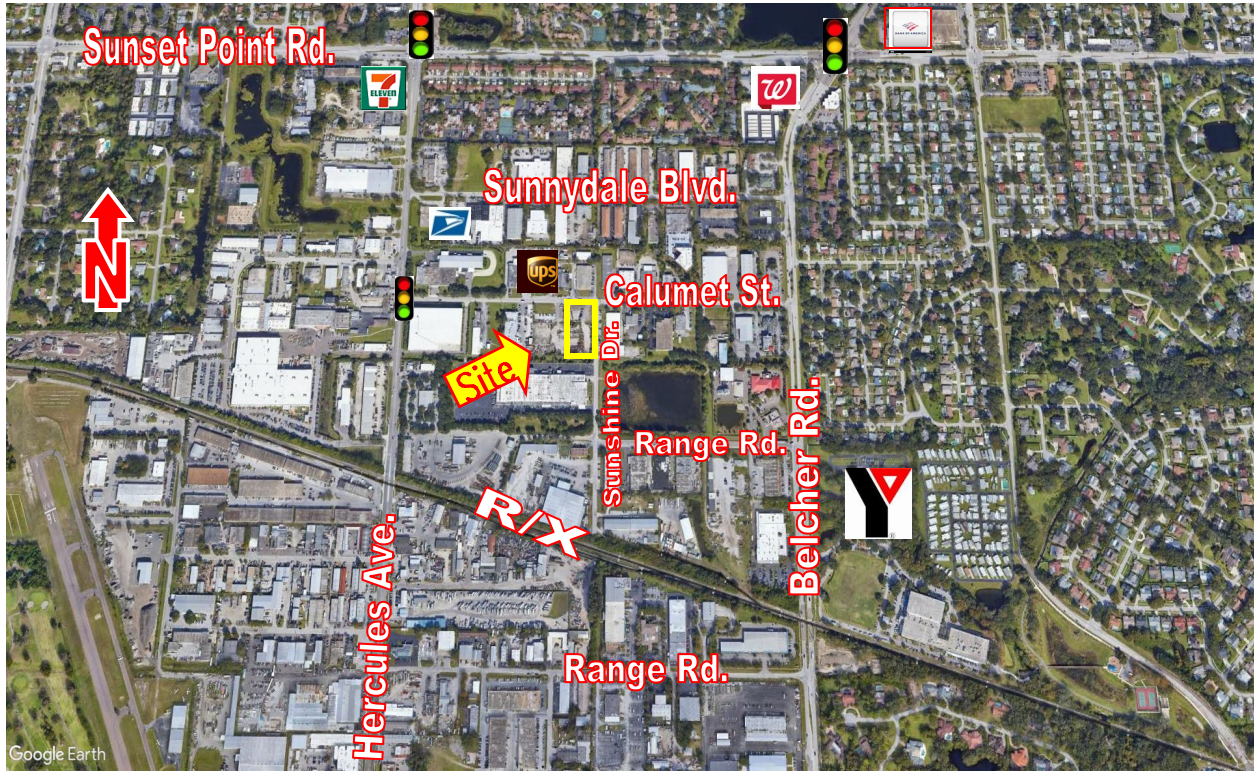
KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1308

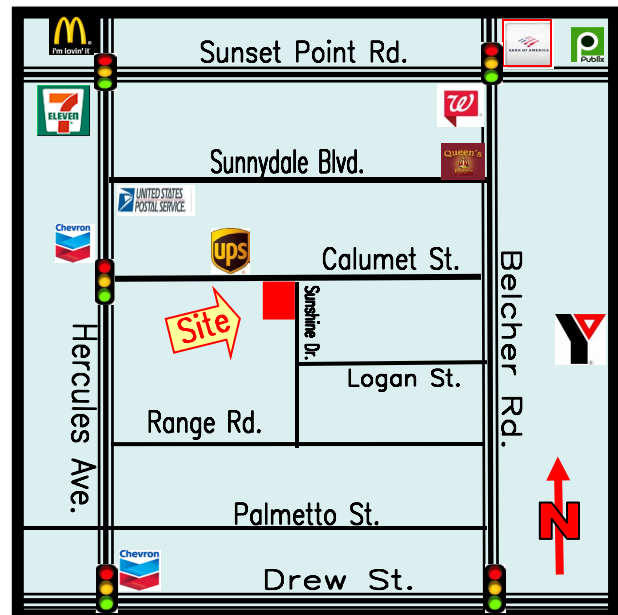
FLEX SPACE

FOR SUB-LEASE



2085 CALUMET ST., UNIT #6
CLEARWATER, FL 33765

- CLEARWATER INDUSTRIAL AREA
- NEW CONSTRUCTION 2023
- 1,900 SF UNIT AVAILABLE
- AVAILABLE: IMMEDIATELY
- **LEASE RATE: \$3,326.75/MONTH**
INCLUDES TAX



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

www.kleinandheuchan.com



ADDRESS: 2085 Calumet St., Unit #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: \$3,326.75/Month
Includes Tax

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

NOTES: New construction flex space available in the Hercules Industrial area. Unit #6 has a restroom and overhead (10' x 14') overhead roll-up door in the warehouse, 16' 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-1308-3-31

SHOWING INFORMATION: Call Listing Associate to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 13,860 SF

SPACE AVAILABLE: 1,900 SF

PARKING: 2.5/1,000

OCCUPANCY: Immediate

RENT: \$3,326.75/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

