



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

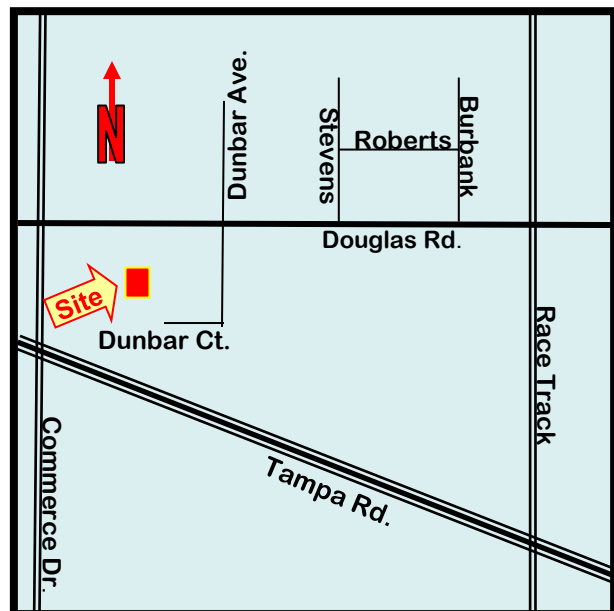
LO-1317

FLEX SPACE **FOR LEASE**



201 DOUGLAS RD. E., UNITS #1, #5 & #6
231 DOUGLAS RD. E., UNITS #6 & #9
OLDSMAR, FL 34677

- HIGH CEILINGS – 16.4 FOOT CLEAR
- 3 PHASE POWER
- OVERHEAD ROLL-UP DOORS
- FROM 2,125 SF TO 4,590 SF AVAILABLE
- TRI-COUNTY LOCATION
- **LEASE RATE: \$12.75 PSF NNN**
CAM: \$5.20 PSF



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

www.kleinandheuchan.com



ADDRESS: 201 Douglas Rd. E. Units #1, #5 & #6
231 Douglas Rd. E. Units #6 & #9

LOCATION: From Commercial Blvd., east on Douglas Rd., property is on south side.

LAND AREA: 3 Acres

ZONING: M-1, City of Oldsmar

DIMENSIONS: 206' x 454'

LAND USE: IL – Industrial Limited – City of Oldsmar

IMPROVEMENTS: 64,128 SF

FLOOD ZONE: "AE", Flood insurance required

YEAR BUILT: 1989

LEGAL DESCRIPTION: Lengthy in file

PARKING: 1.5 / 1,000 SF

UTILITIES: Electric – Duke Energy

PRESENT USE: Vacant

Water & Sewer – City of Oldsmar

TAXES: \$82,954.28 – (2024)

LEASE RATE: \$12.75 PSF NNN
CAM: \$5.20 PSF

PARCEL ID#: 24-28-16-00000-210-0800

NOTES: Oldsmar Industrial Space, For Lease. 201 Douglas, Unit #1 - 4,590/SF end cap with 2,000/SF of office and 2,590/SF of showroom and warehouse. 201 Douglas, Units #5 & #6 - 4,250/SF including 700/SF of office with the balance 3,550/SF warehouse. 231 Douglas, Unit #6 - is 2,125 SF with 1,125 SF of office with 3 private offices, reception area, kitchen, IT closet and restroom. The 1,000 SF warehouse is fully A/C. 231 Douglas Unit #9 is 2,125 SF with 1,000 SF of open office space that can be reconfigured into 3 offices with a reception area and a small kitchenette. 1,125 SF of un-air-conditioned warehouse. All units have, three phase power, overhead door and 16'4" clear height in the warehouse. We also recommend tenants have flood insurance for their business/contents. Call today for a showing.

KEY HOOK #38

ASSOCIATE: Larry Gilbert

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1317-03-31

SHOWING INFORMATION: Call listing agent to set appointment.

LEASING INFORMATION

PROJECT SIZE: 64,128 SF

PARKING: 1.5/1,000 SF

OCCUPANCY: Immediate

MINIMUM TERM: Three (3) years

SIGNAGE: Monument

RENT: \$12.75 PSF + \$5.20/SF CAM

SPACE AVAILABLE:

201 Douglas Rd., Unit #1 – 4,590 SF Total
(2,000 SF Open Office)
(2,690 SF Warehouse)

201 Douglas Rd., Units #5 & #6 – 4,250 SF Total
(700 SF Open Office)
(3,550 SF Warehouse)

231 Douglas Rd., Unit #6 – 2,125 SF Total
(1,125 SF Open Office)
(1,000 SF Warehouse)

231 Douglas Rd., Unit #9 – 2,125 SF Total
(1,000 SF Open Office)
(1,125 SF Warehouse)

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