



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1059

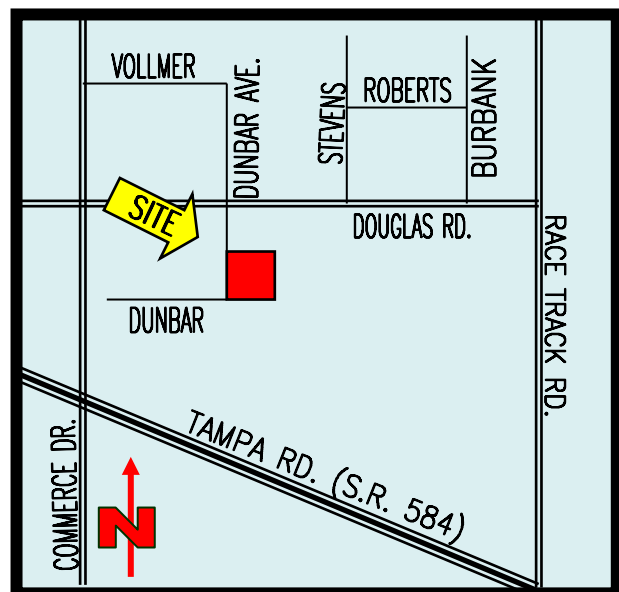
1,000 SF OFFICE/WAREHOUSE

FOR LEASE



109 DUNBAR AVE., UNIT "A"
OLDSMAR, FL 34677

- 1,000 SF MOL AVAILABLE
- CLOSE TO PASCO & HILLSBOROUGH
- ZONED: INDUSTRIAL
- **LEASE RATE: \$12.75/SF**
PLUS \$4.44/SF CAM



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

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Rev. 11/5/25

PROPERTY OVERVIEW

LO-1059

ADDRESS: 109 Dunbar Ave.
Unit "A"
Oldsmar, FL 34677

LOCATION: Tampa Rd. east to Commerce Blvd.,
north to Douglas, east to Dunbar property on left
hand side at the end of the block.

LAND AREA: 7.29 acres
DIMENSIONS: 270' X 700'

ZONING: M1 – City of Oldsmar
LAND USE: IL – Industrial Limited
FLOOD ZONE: X – No flood insurance required

IMPROVEMENTS: 89,200 SF

LEGAL DESCRIPTION: Lengthy - in listing folder

YEAR BUILT: 1982-1984

UTILITIES: Water & Sewer - City of Oldsmar
Electric - TECO

PARKING: 181 spaces w/ cross
easements for parking

TAXES: \$16,559.34 (2024)

PRESENT USE: Office / Warehouse

PARCEL ID #: 24/28/16/91246/000/1090

LEASE RATE: \$12.75/SF Industrial Gross

NOTES: Hard to find 1,000 SF flex unit. Includes small office, restroom, open work space with decked storage and double door entry. Property is conveniently located at the top of the bay in Pinellas County near Hillsborough and Pasco County.

KEY HOOK#: T.B.D

ASSOCIATE: Larry Gilbert

SIGNAGE: 3' X 4'

LISTING CODE: LO-1059-03-31

SHOWING INFORMATION: Listing associate must accompany.

LEASING INFORMATION

PROJECT SIZE: 13,300 SF

SPACE AVAILABLE: Unit 'A'– 1,000 SF MOL

PARKING: 181 spaces w/ cross
easements for parking

OCCUPANCY: January 1, 2026

ESCALATION: 5%

RENT: \$12.75/SF Industrial Gross

CAM: \$4.44/SF CAM

OTHER CHARGES

LESSOR

LESSEE

Real Estate Taxes

CAM

Insurance

CAM

Insurance: Personal Property & Liability

X

Trash

X

Exterior Maintenance

CAM

Interior Maintenance

X

Water

CAM

Management

CAM

Electric

X

MINIMUM TERM: 3 years

