



**KLEIN & HEUCHAN, INC.
REALTORS**

Commercial / Investment / Real Estate Services

SI-1620

INDUSTRIAL MANUFACTURING PROPERTY FOR SALE



**110-114 DOUGLAS RD. E
OLD SMAR, FL 34677**

- OWNER / USER OPPORTUNITY
- 61,295 SF +/- BUILDING ON 3.78 ACRES OF LAND
- UP TO 44,862 SF MANUFACTURING SPACE AVAILABLE FOR OWNER/USER
- EXISTING TENANT IN PLACE LEASING 16,433 SF WITH 8 +/- YEARS REMAINING
- LOCATED IN DYNAMIC TAMPA MSA
- NEW ROOF 2024
- **PRICE: \$11,000,000**



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



ADDRESS: 110-114 Douglas Rd. E
Oldsmar, FL 34677

LAND AREA: 104,656 SF (3.78 acres)
DIMENSIONS: 445' X 370'

IMPROVEMENTS: 61,295 SF

YEAR BUILT: 1978 / 1983/ 1990

PARKING: 169 spaces

PRESENT USE: Medical Manufacturing

MORTGAGE HOLDER: South State

PRICE: \$11,000,000

LOCATION: North East corner of Commerce Blvd.
and Douglas Rd. East

ZONING: M-1 (City of Oldsmar)
LAND USE: IL (City of Oldsmar)

FLOOD ZONE: X (No Flood Insurance Required)

LEGAL DESCRIPTION: Lengthy (in listing folder)

UTILITIES: Electric – Tampa Electric
Water, Sewer & Trash- City of Oldsmar

TAXES: \$89,542.38 (2025)

PARCEL ID: 23-28-16-63936-271-0020

TERMS: Cash at Closing

NOTES: Don't miss this opportunity to purchase a 61,295 SF industrial building, great for owner/user who wants current income or future expansion. New roof installed in 2024, sitting on 3.78 acres in highly desirable North Pinellas County. 44,862 SF high tech manufacturing space was completely renovated in 2020 and can be divided. This fully air-conditioned space includes over 6,000 SF of office space, 25 KVA three-phase transformer, 2" water main, painted epoxy floors in the workspace, 1 loading dock and 2 grade level overhead doors. Existing tenant currently leases 16,433 SF with 18'8" clear height in fully air-conditioned warehouse, 3,000 amps of three-phase power, 2 dock high doors and one grade level door. Tenant has 8 years remaining and provides substantial income. Call today to schedule a private tour of the facility. Also available For Lease.

KEY HOOK #: N/A

K&H SIGNAGE: 3'X4'

SHOWING INFORMATION: Call listing agent for showing. 24-hour notice required.

ASSOCIATE: Larry Gilbert (727) 580-8446

LISTING CODE: SI-1620-1-31

