



**KLEIN & HEUCHAN, INC.
REALTORS**

Commercial/Investment/Real Estate Services

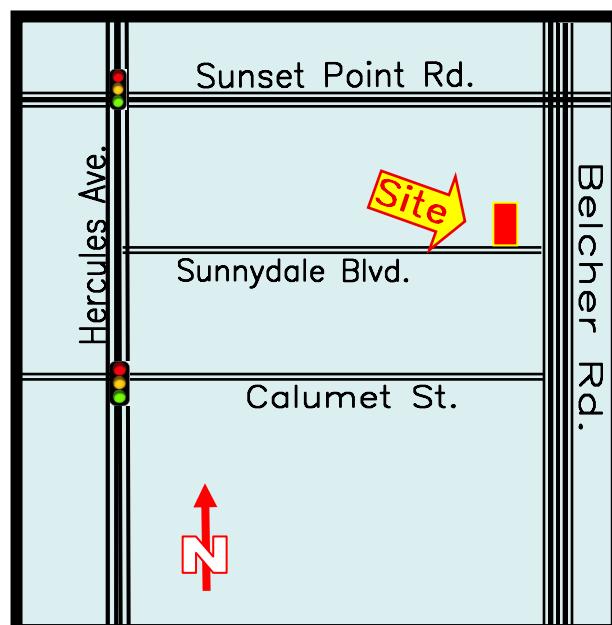
LO-963

OFFICE OR FLEX / TECH SPACE FOR LEASE



**2170 SUNNYDALE BLVD.
SUITES S & T
CLEARWATER, FL 33765**

- CLEARWATER INDUSTRIAL PARK
- SUITE S – 1,893 SF
- SUITE T – 1,867 SF
- ZONED: IRT
- **LEASE RATE: \$15.00/SF
MODIFIED GROSS**



ADDRESS: 2170 Sunnydale Blvd.
Suites S & T
Clearwater, FL 33765

DIMENSIONS: 140' x 325'
LAND AREA: 47,439 SF

IMPROVEMENTS: 11,688 SF

YEAR BUILT: 1981

PRESENT USE: Office/ Warehouse

LEASE RATE: \$15.00/SF Modified Gross

LOCATION: From Drew St., north on Belcher Rd., west on Sunnydale Blvd., building is on the left.

ZONING: IRT – (City of Clearwater)

LAND USE: IL – (Industrial Limited)

FLOOD ZONE: "X" – (No Insurance Required)

LEGAL DESCRIPTION: Lengthy, in listing office.

UTILITIES: Water & Sewer – (City of Clearwater)
Natural Gas Available / Electric – (Duke Energy)

PARCEL ID #: 01/29/15/16489/000/0033

TAXES: \$16,996.29 (2025)

TRAFFIC COUNT: N/A

NOTES: High quality office and office/warehouse space available in the Clearwater Industrial Park. **Suite S** is 1,893 SF with large private office and large bull pen, completely A/C & shipping & receiving area. **Suite T** is 1,867 SF all A/C "tech" space with several offices & open work bench areas. Combine both units for a total of 3,760 SF.

KEY HOOK #: 14

ASSOCIATE: Lawrence D. Gilbert

SIGNAGE: 3' x 4'

LISTING CODE: LO-963-3-31

SHOWING INFORMATION: Call listing office to set appointment.

LEASING INFORMATION

PROJECT SIZE: 11,688 SF

SPACE AVAILABLE: Suite S – 1,893 SF

PARKING: 34 spaces

Suite T – 1,867 SF

3,760 SF

RENT: \$15.00/SF Modified Gross

ESCALATION: 5%

OCCUPANCY: Immediate

OTHER CHARGES

Real Estate Taxes
Insurance
Insurance: Personal Property & Liability
Trash
Exterior Maintenance
Interior Maintenance
Water
Management
Electric

LESSOR LESSEE

X	
X	
X	
X*	*Pro-Rata Share
X	
X	
X*	
X	

MINIMUM TERM: 3 years

SIGNAGE: Door