



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1289

WAREHOUSE / FLEX SPACE

FOR LEASE



4205 116TH TERRACE N. UNIT #104
CLEARWATER, FL 33762

- 4,964 SF FLEX SPACE
- 10' X 14' ROLL UP DOOR
- SHARED TRUCK WELL
- 18' – 21' FT CLEAR IN WAREHOUSE
- 2,162 SF AIR-CONDITIONED OFFICE
2,802 SF WAREHOUSE
- GREAT MID-PINELLAS COUNTY LOCATION
- **LEASE RATE: \$12.00/SF**
MODIFIED GROSS



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

www.kleinandheuchan.com



Revised: 3/2/2026

PROPERTY OVERVIEW

LO-1289

ADDRESS: 4205 116th Terrace N. Unit #104
Clearwater, FL 33762

LOCATION: Just East of US Hwy 19 and one block South of
118th Ave. N. connecting with 275 minutes away

LAND AREA: Condo – 60,725 SF
DIMENSIONS: Irregular – 347' x 175'

ZONING: M1-City of Pinellas Park
LAND USE: General Commercial
FLOOD ZONE: X – no flood insurance required

IMPROVEMENTS: 4,964 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1999

UTILITIES: Electric – (Duke Energy)
Water, Sewer & Trash – (City of Pinellas Park)

CLEAR CEILING HEIGHT: 18' x 21' warehouse

PARKING: 8 spaces & loading area

TAXES: \$8,575.06 (2025)

PRESENT USE: Vacant

PARCEL ID #: 15-30-16-303-68-000-1040

LEASE RATE: \$12.00/SF Modified Gross

TRAFFIC COUNT: 34,500 vpd (118th Ave.)
70,000 vpd (US Hwy19)

NOTES: This Warehouse / Flex space is positioned perfectly for distribution throughout Pinellas. Awning covered glass front door and windows welcome you into an open reception, or small showroom which is surrounded by 4 individual offices. Behind those are two large open rooms for air-conditioned storage, light assembly, or work stations having windows giving line of sight into the warehouse. Warehouse includes a covered truck well (shared with one other tenant) and within the unit 104 you have your own covered loading area and grade level 10' X 14' rollup door. Just a block south of 118th Ave., easy access to 275 over to Tampa & St. Petersburg. Power: 220 volts single phase. Clear height in warehouse is 18' – 21' ft.

KEY HOOK #: Lockbox

ASSOCIATE: Marilyn Stuelke / (727) 851-3155

K&H SIGNAGE: 3'x4'

LISTING CODE: LO-1289-3-23

SHOWING INFORMATION: Contact listing agent for a showing.

LEASING INFORMATION

PROJECT SIZE: 60,725 SF

SPACE AVAILABLE: Unit #104 – 4,964 SF

PARKING: 8 spaces

OCCUPANCY: Immediate

RENT: \$4,964 per month

ESCALATION: 4%

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
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

MINIMUM TERM: 2 Years

SIGNAGE: on building

Floor Plan:

