



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1202

FREE STANDING INDUSTRIAL BUILDING

FOR LEASE



5767 157TH AVE N.
CLEARWATER, FL 33760

- 2-12' ROLL UPS
- 18' CEILING
- BLOCK BUILDING
- 4,672 SF TOTAL
- 1,153 SF OFFICE
- **LEASE RATE: \$9.00/SF**
MODIFIED GROSS



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

www.kleinandheuchan.com



ADDRESS: 5767 157th Ave., N.
Clearwater, FL 33760

LOCATION: One block south of Roosevelt Blvd., at
lighted corner of 58th Street.

LAND AREA: 7,716 SF
DIMENSIONS: Irregular

ZONING: N/A - City of Largo
LAND USE: Commercial Neighborhood, City of Largo
FLOOD ZONE: "X" Non-Flood

IMPROVEMENTS: 4,672 SF
YEAR BUILT: 1983

LEGAL DESCRIPTION: Lengthy, in listing file

PARKING: 6 spaces
PRESENT USE: Vacant

UTILITIES: Electric - Duke Energy, Water
Pinellas County & Sewer - City of Largo
TAXES: \$4,451.99 (2019)
PARCEL ID #: 32-29-16-15156-007-0080

LEASE RATE: \$9.00/SF MODIFIED GROSS

TRAFFIC COUNT: N/A

NOTES: Hard to find freestanding industrial building for lease! In Gateway area, near Clearwater/ St. Pete Airport, so a hop and jump to Tampa. There is 3,520 SF of Warehouse and about 1,152 SF of office, which is two story, air conditioned, with lots of natural light. There is a bathroom off the first story office and one off the warehouse section. Two 12" Roll up doors grade level into warehouse. Previously occupied by a glass company, would be a great workshop or small distribution center. Very flexible space. Zoning allows uses of a gym or recreational facility, trade school, studio, recycling, machinery rentals, pet shop /training, medical labs, professional or general offices, any kind of instructional classes, workshop, etc. Storage as secondary function. Currently being renovated and updated for you!

KEY HOOK #: Lock Box

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1202-3-23

SHOWING INFORMATION: Call Listing Broker to set appointment.

LEASING INFORMATION

PROJECT SIZE: 4,672 SF
SPACE AVAILABLE: 4,672 SF
PARKING: 6 spaces
OCCUPANCY: 9/1/2020
RENT: \$3,504/ Month + FL Sales Tax
ESCALATION: 3% annually

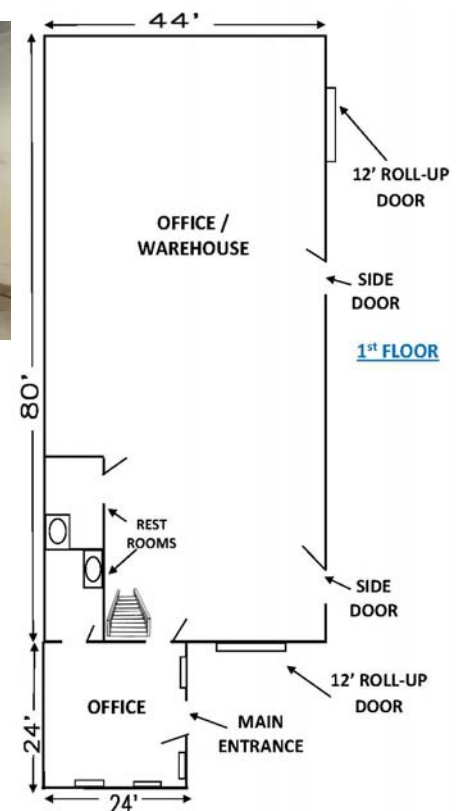
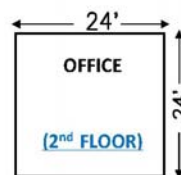


OTHER CHARGES

LESSOR

LESSEE

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: 5 Years
SIGNAGE: On building