



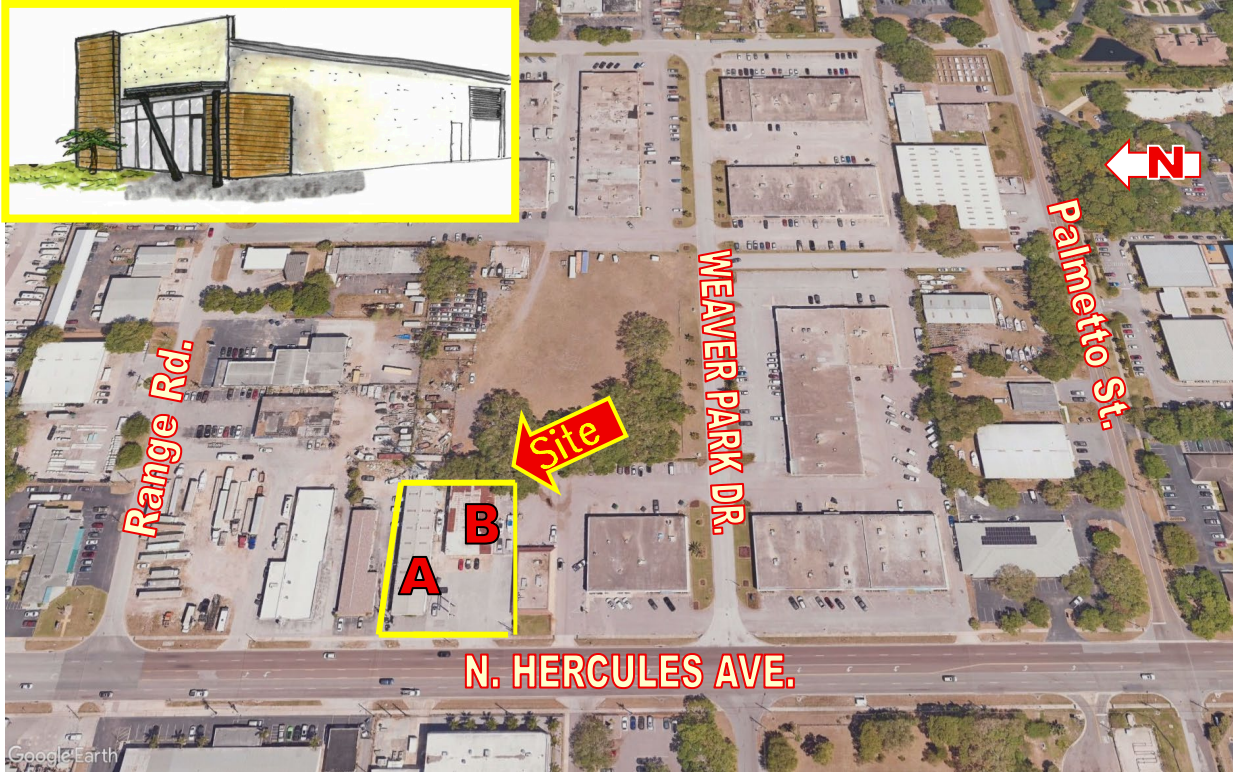
KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1704 / LO-1337

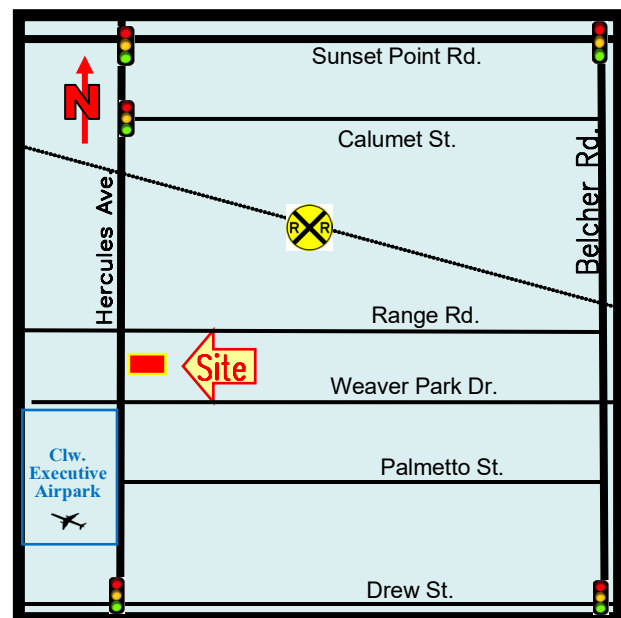
INDUSTRIAL WAREHOUSE / SHOWROOM

FOR SALE OR LEASE



1223 N. HERCULES AVE.
BUILDINGS "A" & "B"
CLEARWATER, FL 33765

- FULLY RENOVATED 2026
- OUTSTANDING VISIBILITY
- THREE-PHASE ELECTRIC
- 17' CLEAR HEIGHT
- MULTIPLE ROLL-UP DOORS
- .73 ACRES
- LEASE RATE: \$16/SF + \$3.10/SF CAM
- SALE PRICE: \$2,500,000



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



ADDRESS: 1223 Hercules Ave., Bldg. "A" & "B"
Clearwater, FL 33765

LOCATION: East side of N. Hercules Ave., between
Sunset Point Rd., & Drew St.

LAND AREA: 31,915 SF

DIMENSIONS: Irregular

ZONING: E-1 (Employment & Industrial District, Pinellas County)

LAND USE: E (Employment)

FLOOD ZONE: "X" (No flood insurance required)

IMPROVEMENTS: 6,960 SF (Building A)

6,000 SF (Building B)

LEGAL DESCRIPTION: In listing folder

YEAR BUILT: 1974

UTILITIES: Water & Sewer (Pinellas County)

Electric (Duke Energy) / Trash (Private)

CLEAR CEILING HEIGHT: 17'

PARKING: 30 spaces plus fenced yard

TAXES: \$27,285 Est. (2026)

PRESENT USE: Vacant

PARCEL ID #: 12/29/15/00000/130/0710

SALE PRICE: \$2,500,000

TERMS: 3 years

NOTES: Exciting opportunity to purchase or lease this hard to find 2 building industrial project in the Clearwater/Hercules Industrial market with 155' of frontage on N Hercules Ave. This property boasts 2 individual industrial buildings sitting on 31,915 SF of land (.73 acres) and includes outside storage as well. Building "A" is a concrete block building and is 6,960 SF with 1,600 SF of office and 5,360 SF of warehouse. 17' clear height, two (2) overhead roll-up doors, 10' X 12' and 12' x 14'. 200 amp three-phase power with a 208-volt high leg. Building "B" is a metal building and is 6,000 SF with 1,100 SF of office and 4,900 SF of warehouse with two (2) overhead roll up doors, one is 12' x 14' and one is 14' x 14'; 17' clear height, 200 amp three-phase power and more. Call today to schedule a tour!

KEY HOOK #: None

ASSOCIATE: Larry Gilbert

K&H SIGNAGE: 3' x 4'

LISTING CODE: SI-1704/LO-1337-3-31

SHOWING INFORMATION: Call Listing Associate to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 12,960 SF

SPACE AVAILABLE: 6,960 SF (Building A)

PARKING: 30 spaces plus fenced yard

6,000 SF (Building B)

LEASE RATE: \$16.00/SF

OCCUPANCY: Immediate

NNN: \$3.10/SF

ESCALATION: 5% per year

MINIMUM TERM: 3 Years

SIGNAGE: Building & Pylon

OTHER CHARGES:	LESSOR	LESSEE
Real Estate Taxes		CAM
Insurance		CAM
Insurance: Personal Property & Liability		X
Trash		X
Exterior Maintenance		CAM
Interior Maintenance		X
Water		X
Management		CAM
Electric		X