



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

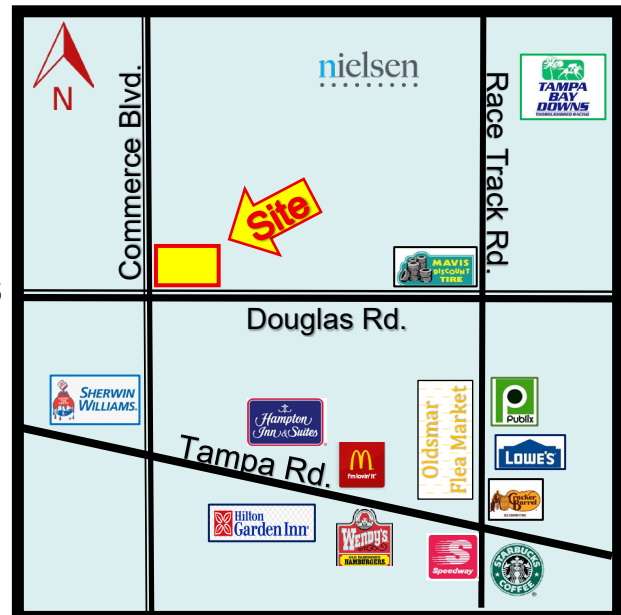
SI-1620

INDUSTRIAL NET LEASED PROPERTY FOR SALE



110-114 DOUGLAS RD. E
OLDSMAR, FL 34677

- FULLY LEASED 61,295 INDUSTRIAL PROPERTY
- 3.78 ACRES
- EXISTING TENANTS WITH 8+ YEARS & 7+ YEARS
- LOCATED IN DYNAMIC TAMPA MSA
- NEW ROOF 2024 WITH TRANSFERABLE WARRANTY
- **PRICE: \$11,750,000**
6.24% CAP (2027)



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

www.kleinandheuchan.com



REVISED: 9/8/2026

PROPERTY OVERVIEW

SI-1620

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

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

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

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

IMPROVEMENTS: 61,295 SF

FLOOD ZONE: X (No Flood Insurance Required)

YEAR BUILT: 1978 / 1983/ 1990

LEGAL DESCRIPTION: Lengthy (in listing folder)

PARKING: 169 spaces

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

PRESENT USE: Net leased Industrial

TAXES: \$89,542.38 (2025)

MORTGAGE HOLDER: South State

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

PRICE: \$11,750,000

TERMS: Cash at Closing

NOTES: Fully Net Leased Industrial property now available in Oldsmar, Florida which is one of Florida's most dynamic MSA's. This asset is a total 61,295/SF under roof sitting on 3.78 acres with two long term tenants. Tenant 110-112 Douglas Rd E has an 84-month lease that started in June 2026 running through September 2034 with two additional 5-year options to renew. Tenant 114 Douglas Rd E lease started August 1, 2023 and runs through October 2033 with two additional 5-year options. The building was fully renovated in 2023 with 6,000/SF of new office, 2" water main, 25,000/KVA transformer, painted epoxy floors in the production areas, 3 dock high doors and 3 grade level doors. The roof was replaced in 2024 and includes a transferable warranty. Call today for additional information about this incredible opportunity to own a net leased industrial property and to schedule a personal tour of both spaces.

KEY HOOK #: N/A

ASSOCIATE: Larry Gilbert (727) 580-8446

K&H SIGNAGE: 3'X4'

LISTING CODE: SI-1620-1-31

SHOWING INFORMATION: Call listing agent for showing. 48-hour notice required.

