



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-963

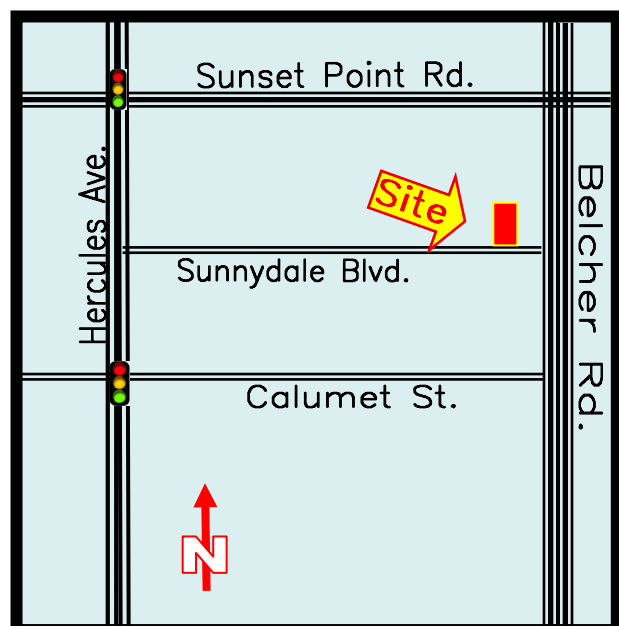
FLEX / TECH SPACE

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
- RECENTLY UPDATED
- **LEASE RATE: \$15.00/SF**
MODIFIED GROSS



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



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

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

DIMENSIONS: 140' x 325'

LAND AREA: 47,439 SF

ZONING: IRT – (City of Clearwater)

LAND USE: IL – (Industrial Limited)

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

IMPROVEMENTS: 11,688 SF

LEGAL DESCRIPTION: Lengthy, in listing office.

YEAR BUILT: 1981

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

PRESENT USE: Office/ Warehouse

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

LEASE RATE: \$15.00/SF Modified Gross

TAXES: \$16,996.29 (2025)

TRAFFIC COUNT: N/A

NOTES: Recently renovated with fresh paint, new ceiling tiles, updated restroom fixtures, and a new 8' x 8' roll-up door. These spaces can be leased individually or combined into one 3,760 SF unit.

(Suite S – 1,893 SF) Suite S features one private office, kitchenette, restroom with new fixtures, drop ceiling, and an 8' x 8' roll-up door for convenient shipping and receiving.

(Suite T – 1,867 SF) Suite T includes a reception area, conference room, three private offices, kitchenette, restroom with new fixtures, fresh paint, new ceiling tiles, open workspace, and an 8' x 8' roll-up door. Call today to schedule a tour and see these newly renovated spaces.

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
Suite T – 1,867 SF
3,760 SF

PARKING: 34 spaces

RENT: \$15.00/SF Modified Gross

ESCALATION: 5%

OCCUPANCY: Immediate

OTHER CHARGES

LESSOR

LESSEE

*Pro-Rata Share

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: 3 years

SIGNAGE: Door