



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1338

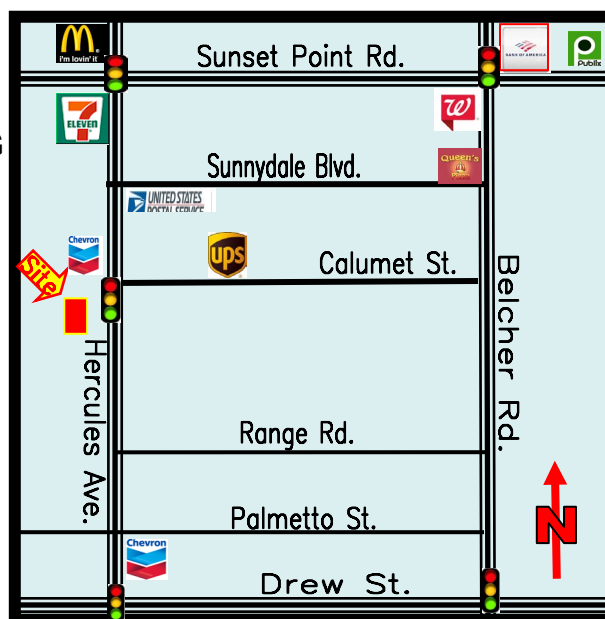
FLEX SPACE / WAREHOUSE / OFFICE

FOR LEASE



1784 N. HERCULES AVE., UNIT A
CLEARWATER, FL 33765

- STAND-ALONE CONCRETE BLOCK BUILDING / WITH NEW ROOF
- FRONTAGE ON HERCULES AVE. @ LIGHTED INTERSECTION
- CLEARWATER INDUSTRIAL AREA
- 3,180 SF AVAILABLE
- 3 -PHASE POWER
- 1 GRADE LEVEL ROLL-UP DOOR
- **LEASE RATE: \$10/SF**
MODIFIED GROSS



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



ADDRESS: 1784 N. Hercules Ave., A
Clearwater, FL 33765

LOCATION: South side of Calumet St., between
Belcher Rd. & Hercules Ave., south of Sunset
Point Rd.

LAND AREA: 10,844 SF
DIMENSIONS: 103' x 395'

ZONING: IRT – City of Clearwater
LAND USE: IL – Industrial Limited
FLOOD ZONE: "X" No Flood Insurance Required

IMPROVEMENTS: 10,844 SF

LEGAL DESCRIPTION: Lengthy, in file

YEAR BUILT: 1965

PARCEL ID #: 01/29/15/00000340/3000

PARKING: 2.5 spaces/1,000 + extra parking
available & outside storage

UTILITIES: Electric - Duke Energy
Water/Sewer/Trash - City of Clearwater

PRESENT USE: Vacant

TAXES: \$13,908.90 (2025)

LEASE RATE: \$10/SF Modified Gross

NOTES: Flex space /Warehouse/ Office, stand-alone concrete building available immediately in the Hercules Industrial area. **Unit A** is 3,180 SF with 1 grade level roll-up door, 1 restroom, office and 3-phase power. Tons of extra parking now available or outside storage available. In unincorporated Pinellas County.

KEY HOOK #: 30

ASSOCIATE: Angel Calkins (727) 483-2512

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1338-3-14

SHOWING INFORMATION: Call listing associate, to make appointment.

LEASING INFORMATION

PROJECT SIZE: 10,844 SF

PARKING: 2.5/1,000 + extra parking available
& outside storage

OCCUPANCY: Immediately

ESCALATION: 4%

SPACE AVAILABLE:

UNIT A – 3,180 SF - \$2,650.00/MONTH

1 GRADE LEVEL ROLL-UP DOOR, 1 RESTROOM,
OFFICE & 3-PHASE POWER.

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

SIGNAGE: On door

MINIMUM TERM: 3-5 years



Unit "A"
3,180 SF