



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1205

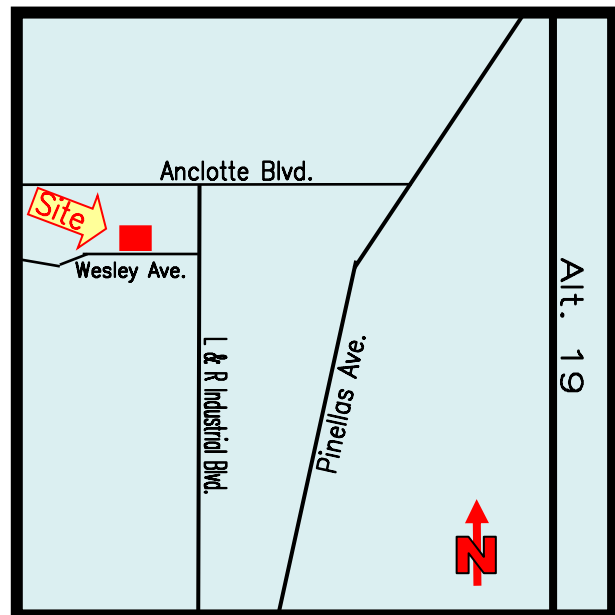
2,000 SF INDUSTRIAL SPACE

FOR LEASE



743 WESLEY AVE., UNIT "E"
TARPON SPRINGS, FL 34689

- 2,000 SF TOTAL
- 690 SF OFFICE
- 1,310 SF WAREHOUSE
- MEZZANINE STORAGE
- 18' EAVE HEIGHT
- 2 OVERHEAD DOORS
- 125 AMP SINGLE PHASE POWER
- FENCED SITE WITH ELECTRIC GATED ENTRY
- **LEASE RATE: \$2,000.00/MONTH**
MODIFIED GROSS



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

www.kleinandheuchan.com



ADDRESS: 743 Wesley Ave., Unit "E"
Tarpon Springs, FL 34689

LOCATION: One block south of Anclote Blvd.,
¼ mile west of L & R Industrial Blvd.

LAND AREA: 20,300 SF
DIMENSIONS: 100' x 203'

ZONING: IR-Industrial Restricted, City of Tarpon Spgs.
LAND USE: Industrial Limited
FLOOD ZONE: X" Flood Insurance Not Required

IMPROVEMENTS: 6,675 SF

LEGAL DESCRIPTION: Lot 8, Anclote Industrial Park.

YEAR BUILT: 2002

UTILITIES: Electric – Duke Electric
Water, Sewer & Trash- City of Tarpon Springs

PARKING: 15 spaces total

PRESENT USE: Storage

TAXES: \$ 7,990.43 (2022) March Gross

LEASE RATE: \$2,000.00/Month
Modified Gross

PARCEL ID #: 02/25/15/00978/000/0080

NOTES: The available space consists of 690 SF of office space with an entry area, 2 offices, work/open area, kitchenette and 2 bathrooms. The warehouse is 1,310 SF with 18' eave height, 1-12 ft. x 14 ft. and 1- 10 ft. x 12 ft. overhead doors. 125 amp single phase power and mezzanine storage over office area.

KEY HOOK #: TBD

ASSOCIATE: Don Russell (727) 709-2158

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1205-3-19

SHOWING INFORMATION: Call listing associate to make appointment.

LEASING INFORMATION

PROJECT SIZE: 6,675 SF

SPACE AVAILABLE: 2,000 SF

PARKING: 4 spaces

OCCUPANCY: Within 30 days of signing lease

RENT: \$2,000.00/Month + Expenses

ESCALATION: 6%

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: 3-5 year

SIGNAGE: TBD