



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

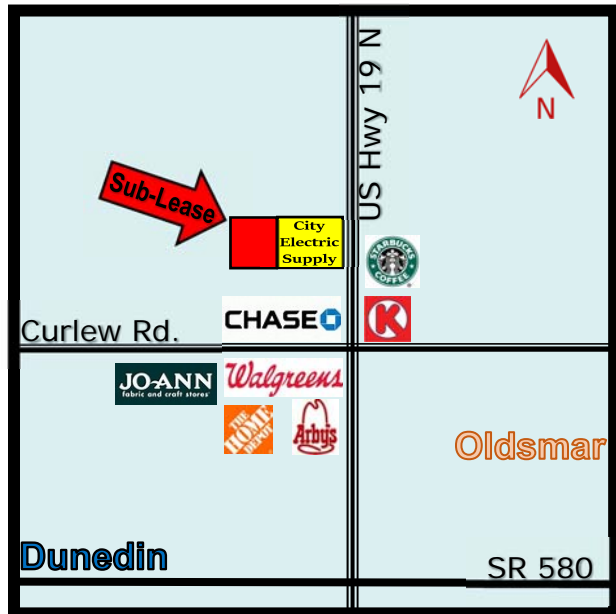
LO-1276

RETAIL/SHOWROOM/WAREHOUSE SPACE FOR SUB-LEASE



30512 US HWY 19 N
PALM HARBOR, FL 34684

- SUPER RETAIL EXPOSURE
- 80,000 VPD ON US HWY 19 AND 35,000 VPD ON CURLEW RD.
- 3,000 SF WAREHOUSE WITH 8' H X 12' W ROLLUP DOOR WITH 12.5 CLEAR HEIGHT
- 1,000 SF SHOWROOM / OFFICE
- AVAILABLE IMMEDIATELY
- **LEASE RATE: \$15.50/SF**
MODIFIED GROSS
- **RENT: \$5,166.67 + TAX**



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

www.kleinandheuchan.com



Revised: 6/20/23

PROPERTY OVERVIEW

LO-1276

ADDRESS: 30512 US Hwy 19 N
Palm Harbor, FL 34684

LOCATION: Corner of US Hwy 19 and Curlew Rd.
next to Chase Bank

LAND AREA: 43,547 SF
DIMENSIONS: 150' X 290.4'

ZONING: CP – Commercial Parkway (Unincorporated Pinellas)
LAND USE: ROR
FLOOD ZONE: X (No flood insurance required)

IMPROVEMENTS: 11,768 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1984

UTILITIES: Electric (Duke Energy)
Water, Sewer & Trash – (Unincorporated Pinellas County)

CLEAR CEILING HEIGHT: 9' (Office)
12.5' (warehouse)

PARKING: 38 spaces total

TAXES: \$25,234.16 (2022)

PRESENT USE: Former City Electric Supply

PARCEL ID #: 18-28-16-00000-240-0910

LEASE RATE: \$15.50/SF Modified Gross

TRAFFIC COUNT: 80,000 VPD on US Hwy 19
35,000 VPD on Curlew Rd.

NOTES: Location, location location. This combination of 1,000 SF MOL showroom and retail office space combined with 3,000 SF MOL of warehouse is perfect for retail/ wholesale tile company, flooring, Auto Parts, appliance sales, Glass doors and windows, anyone needing inventory space as well as showroom. 80,000 vehicles per day go right past that pylon sign at a lighted intersection. Most have to stop, and see your sign! City Electric Supply had so much business in the past several years in that space they had to move into the front of the building. This sub-lease from them goes for 4.5 years to consider with CES lease schedule. Well-appointed showroom has new lighting and re-wiring put in about 3 years ago and brand new HVAC system as of fall of 2022. Two offices, each with windows out to the warehouse, and lots of natural light throughout the showroom. Rollup door is 8' high and 12' wide serves the 12.5' clear height in warehouse from the west end of the building for easy access. There are many racks for storage available to tenant if they want them. Come on out and see it!

KEY HOOK #: 12

ASSOCIATE: Marilyn Stuelke (727) 851-3155

K&H SIGNAGE: 3' X 4'

LISTING CODE: LO-1276-3-23

SHOWING INFORMATION: Contact listing agent for a showing.

LEASING INFORMATION

PROJECT SIZE: 11,768 SF

SPACE AVAILABLE: 4,000 SF

PARKING: 14 spaces for tenant

OCCUPANCY: Immediate

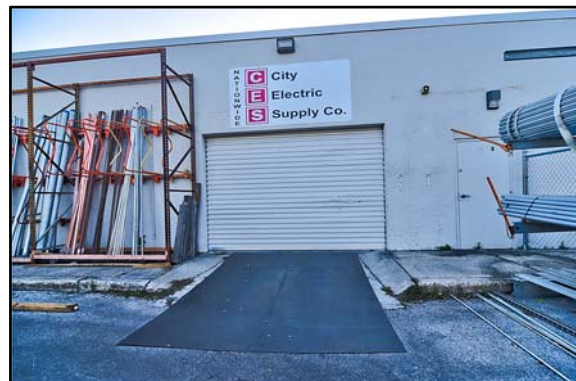
SIGNAGE: pylon sign on US Hwy 19

MINIMUM TERM: Lease ends October 31, 2027

RENT: \$5,166.67 Per Month

ESCALATION: 4%

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



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