



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

SI-1620

# MULTI-TENANT INDUSTRIAL INVESTMENT PROPERTY FOR SALE



110-114 DOUGLAS RD. E  
OLDSMAR, FL 34677

- 100% OCCUPIED
- 44,862 SF MEDICAL MANUFACTURE
- 16,433 SF DIGITAL PRINT COMPANY
- EXCELLENT N. PINELLAS COUNTY LOCATION
- LOCATED IN DYNAMIC TAMPA MSA
- RECENTLY RENOVATED FACILITY
- 61,295 SF MOL BUILDING SITTING ON 3.78 ACRES OF LAND
- PRICE: \$11,000,000  
7% AVG. CAP



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REVISED: 3/7/24

**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:** Medical Manufacturing

**TAXES:** \$70,637.78 (2023)

**MORTGAGE HOLDER:** South State

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

**PRICE:** \$11,000,000

**TERMS:** Cash at Closing

**NOTES:** Don't miss this opportunity to purchase a 3.78 acre multi-tenant industrial investment property in highly desirable North Pinellas County. Two high quality Tenants occupying the building as follows: **Unit #110:** Building 110 Douglas Rd E is 44,862/SF and is leased to the Healthcare manufacturing company, Ultra Clean Systems, Inc. which manufactures mission critical ultrasonic surgical cleaning systems for hospitals, ambulatory surgery centers, and medical centers throughout the world. The Tenant has recently upgraded this mission critical facility showing a strong commitment to the property. This asset provides an e-commerce resistant Tenant that specializes in the growing field of healthcare manufacturing. **Unit #114:** Leased to RME 360 which specializes in targeted digital print marketing and advertising. This space is 16,433 SF with 18'8" clear height in this fully air-conditioned warehouse, heavy three phase power, 2 dock high doors and one grade level door. Space includes, men's and women's restrooms, 1,800 SF 2<sup>nd</sup> floor and more. Call today to schedule a private tour of the facility.

**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. 24-hour notice required.

**ACTUAL RENTAL INCOME**

TENANT 1:	\$491,238.90
TENANT 1 CAM:	\$103,182.60
TENANT 2:	\$172,546.50
TENANT 2 CAM:	\$ 37,795.90
TOTAL RENTAL INCOME:	\$804,763.90

<b><u>INCOME:</u></b>	<b><u>MONTHLY</u></b>	<b><u>ANNUAL</u></b>
TENANT 1 (44,862 SF)	\$40,936.57	\$491,238.90
TENANT 2 (16,433 SF)	\$14,378.88	\$172,546.50
	\$55,315.45	\$663,785.40

<b><u>CAM (Additional Expenses):</u></b>	<b><u>MONTHLY</u></b>	<b><u>ANNUAL</u></b>
TENANT 1	\$ 8,598.55	\$103,182.60
TENANT 2	\$ 3,149.66	\$ 37,795.90
	\$11,748.21	\$140,978.50

The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.