



KLEIN & HEUCHAN, INC
REALTORS

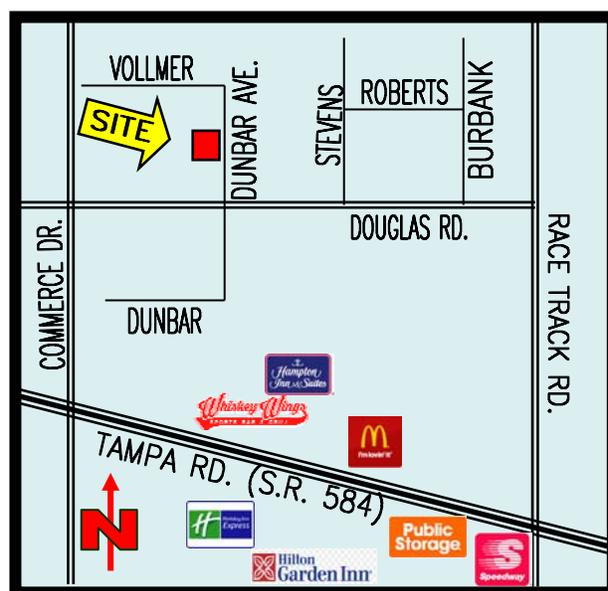
Commercial/Investment/Real Estate Services

FLEX SPACE FOR LEASE



150 DUNBAR AVE., UNIT A OLDSMAR, FL 34677

- UNIT 150-A – 2,300 SF MOL
- 18' CEILING HEIGHT
- 10' X 12' GRADE LEVEL DOOR
- ACCESS TO COMMON TRUCK WELL
- NORTH COUNTY LOCATION
- CLOSE TO HILLSBOROUGH & PASCO
- AVAILABLE JULY 1, 2024
- **LEASE RATE: \$14.00/SF**
INDUSTRIAL GROSS



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

www.kleinandheuchan.com



ADDRESS: 150 Dunbar Ave., Unit A
Oldsmar, FL 34677

LOCATION: From Tampa Rd. north of Commerce Dr. east on Douglas Rd., north on Dunbar Ave., property is located on east side.

LAND AREA: 2.85 acres (124,521 SF)

DIMENSIONS: 187' X 590'

ZONING: M-1 – City of Oldsmar

LAND USE: IL – Industrial Limited

FLOOD ZONE: "X" (No Insurance Required)

IMPROVEMENTS: 48,000 SF

YEAR BUILT: 1999

LEGAL DESCRIPTION: Lengthy, in listing file

PARKING: 3/1,000

UTILITIES: Water & Sewer - City of Oldsmar
Electric - TECO

PRESENT USE: Industrial Flex space

TAXES: \$54,586.65 (2024)

LEASE RATE: \$14.00/SF Industrial Gross

PARCEL ID #: 13-28-16-00000-340-0300

NOTES: Great Oldsmar Industrial location! **150-A:** 2,300 SF includes 2 private offices, large reception entry way, A/C warehouse with 18' clear height, and 10' X 12' overhead roll-up warehouse door. Office is approximately 700 SF with 1,600 SF warehouse. Unit will be available July 1, 2024.

KEY HOOK#: N/A

ASSOCIATE: Larry Gilbert (727) 580-8446

SIGNAGE: 3' X 4'

LISTING CODE: LO-1301-03-31

SHOWING INFORMATION: Listing associate must accompany all showings. Call for appointment.

LEASING INFORMATION

PROJECT SIZE: 48,000 SF

SPACE AVAILABLE: 2,300 SF

PARKING: 3/1,000

OCCUPANCY: July 1, 2024

RENT: \$3,683.33 Per Month

ESCALATION: 4%

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash		X
Exterior Maintenance	X	
Interior Maintenance		X
Water		X *Pro-Rata
Management	X	
Electric		X

MINIMUM TERM: 3 years

SIGNAGE: Pylon Sign