



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

Commercial/Investment/Real Estate Services

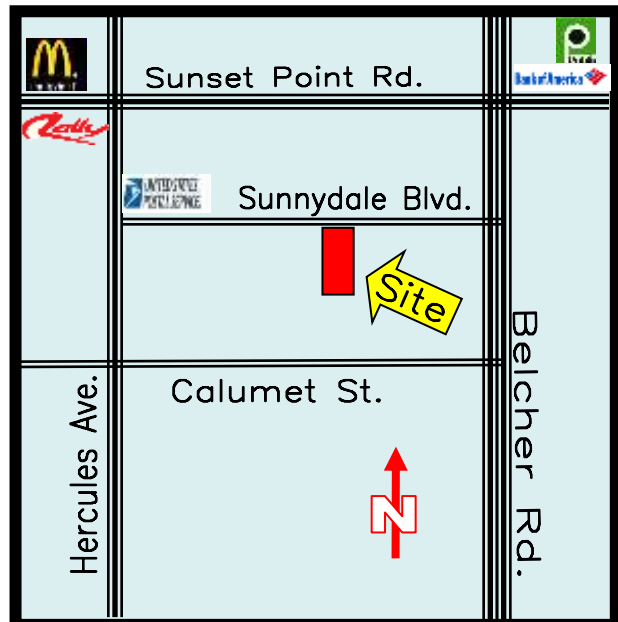
LO-1267

# INDUSTRIAL/ WAREHOUSE SPACE FOR LEASE



## 2075 SUNNYDALE BLVD. SUITE B CLEARWATER, FL 33765

- 2,800 SF INDUSTRIAL
- ONE OVERHEAD 10' X 10' DOOR
- WAREHOUSE AREA
- SMALL OFFICE AREA
- APPROXIMATELY 12' CEILING HEIGHT
- CONCRETE BLOCK CONSTRUCTION
- **LEASE RATE: \$2,950/MONTH  
MODIFIED GROSS**



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Revised 6/12/24

**PROPERTY OVERVIEW**

LO-1267

**ADDRESS:** 2075 Sunnydale Blvd., Suite B  
Clearwater, FL 33765

**LOCATION:** From Drew St., north on Belcher Rd.,  
west on Sunnydale Blvd., building is on the left.

**LAND AREA:** 1.19 ± acres  
**DIMENSIONS:** 157' x 330'

**ZONING:** IRT - City of Clearwater  
**LAND USE:** IL  
**FLOOD ZONE:** "X" – Non Flood

**IMPROVEMENTS:** 20,800 SF

**LEGAL DESCRIPTION:** Lengthy, in listing office.

**YEAR BUILT:** 1969 renovated in 2020

**UTILITIES:** Water & Sewer – City of Clearwater  
Natural Gas Avail. Electric – Duke Energy

**PRESENT USE:** Multi-Tenant

**LEASE RATE: \$2,950/Month**  
**Modified Gross**

**PARCEL ID #:** 01/29/15/16488/000/0060  
**TRAFFIC COUNT:** N/A

**NOTES:** Extremely well located building in Clearwater between Hercules Ave & Belcher Rd. Unit B consists of 2,800 SF industrial space with 12' high ceilings. Good parking, one 10' x 10' overhead door and small office area. Available August 1, 2024. Small amount of outside storage available.

**KEY HOOK #:** N/A  
**SIGNAGE:** 3' x 4'

**ASSOCIATE:** Steve Klein  
**LISTING CODE:** LO-1267-3-27

**SHOWING INFORMATION:** Call listing agent to set appointment.

**LEASING INFORMATION**

**PROJECT SIZE:** 20,800 SF

**SPACE AVAILABLE:** Suite B – 2,800 SF

**RENT:** Suite B - \$2,950 Per Month

**PARKING:** Adequate

**MINIMUM TERM:** 3 years

**ESCALATION:** 4%

<b>OTHER CHARGES</b>	<b>LESSOR</b>	<b>LESSEE</b>
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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