



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1205

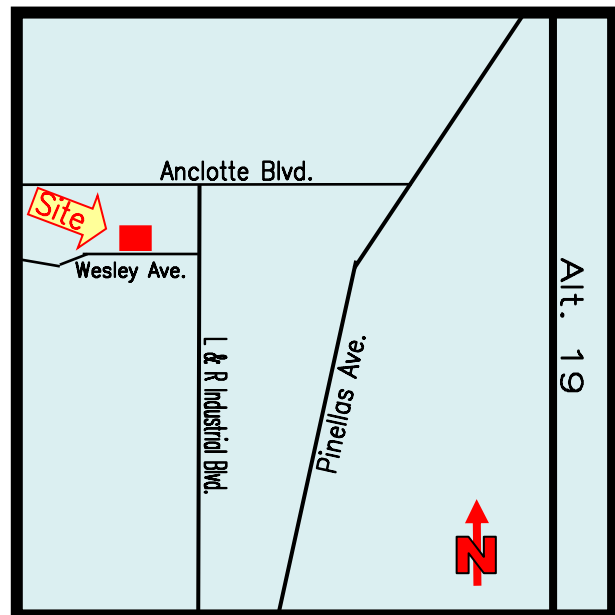
INDUSTRIAL SPACE

FOR LEASE



743 WESLEY AVE.
TARPON SPRINGS, FL 34689

- UNITS A & B - 2,000 SF WAREHOUSE
- UNITS C & D - 2,000 SF WAREHOUSE
- UNIT E - 2,000 SF OFFICE / WAREHOUSE
- FENCED SITE WITH ELECTRIC
- GATED ENTRY & SECURITY CAMERAS
- **LEASE RATE:**
\$2,250.00/MONTH - \$2,500.00/MONTH
+ EXPENSES



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

www.kleinandheuchan.com



ADDRESS: 743 Wesley Ave.
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: 6,000 SF

LEGAL DESCRIPTION: Lot 8, Anclote Industrial
Park.

YEAR BUILT: 2002

PARKING: 15 spaces total

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

PRESENT USE: Office / Warehouse

TAXES: \$ 8,867.20 (2023) March Gross
PARCEL ID #: 02/25/15/00978/000/0080

NOTES: Units A & B - 2,000± sq. ft. warehouse, with 18ft eave height, 2 – 12 ft. x 14 ft. overhead doors and 2 – 125 amp electrical service panels. (Units can be combined with Units C & D for 4,000± sq.ft.).

Units C & D - 2,000± sq. ft. warehouse, with 18ft eave height, 2 – 12 ft. x 14 ft. overhead doors, 1 bathroom and 2 – 125 amp electrical service panels. (Units can be combined with Units A & B for 4,000± sq.ft.).

Unit E - 2000± sq. ft. This space consists of 690± sq. ft. office space with an entry area, 2 offices, work/open area, kitchenette and 2 bathrooms. The warehouse area is 1,310± sq. ft. with 18 ft eave height 1-12. ft. x 14 ft. and 1-10ft. x 12 ft overhead doors and 1 – 125 amp electrical service panel.

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: 6,000 SF

SPACE AVAILABLE:

PARKING: 15 spaces total

OCCUPANCY: Within 30 days of signing lease

UNITS A & B - 2,000 SF - Warehouse
\$2,250/Month + Expenses

ESCALATION: 6%

UNITS C & D - 2,000 SF - Warehouse
\$2,250/Month + Expenses

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
HVAC Maintenance		X

UNIT E - 2,000 SF - Office / Warehouse
\$2,500/Month + Expenses

MINIMUM TERM: 2 years

SIGNAGE: TBD