



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

Commercial/Investment/Real Estate Services

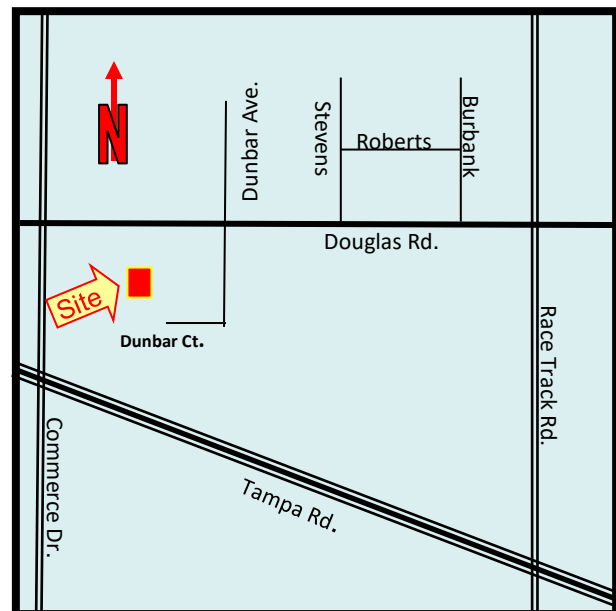
LO-1317

# FLEX SPACE FOR LEASE



**201 - 241 DOUGLAS RD. E.**  
**OLDSMAR, FL 34677**

- HIGH CEILINGS – 20 FOOT CLEAR
- 3 PHASE POWER
- OVERHEAD ROLL-UP DOORS
- MULTIPLE SIZES AVAILABLE
- TRI-COUNTY LOCATION
- **LEASE RATE: \$12.75 PSF NNN**  
**CAM: \$4.91 PSF**



1744 N Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 201-241 Douglas Rd., E  
Oldsmar, FL 34677

**LOCATION:** From Commercial Blvd., east on  
Douglas Rd., property is on south side.

**LAND AREA:** 3 Acres  
**DIMENSIONS:** 206' x 454'

**ZONING:** M-1, City of Oldsmar  
**LAND USE:** IL – Industrial Limited – City of Oldsmar  
**FLOOD ZONE:** “AE”, Flood insurance required

**IMPROVEMENTS:** 64,128 SF

**LEGAL DESCRIPTION:** Lengthy in file

**YEAR BUILT:** 1989

**UTILITIES:** Electric – Duke Energy  
Water & Sewer – City of Oldsmar

**PARKING:** 1.5 /1,000 SF

**PRESENT USE:** Vacant

**TAXES:** \$87,328.52 – (2023)

**LEASE RATE:** \$12.75 PSF NNN  
CAM: \$4.91 PSF

**PARCEL ID'S #:** 24-28-16-00000-210-0810 (201 Douglas)  
24-28-16-00000-210-0830 (221 Douglas)  
24-28-16-00000-210-0800 (231 Douglas)  
24-28-16-00000-210-0820 (241 Douglas)

**NOTES:** Now Available! Oldsmar Industrial Space For Lease. Choose from 2,125 SF to 6,800 SF. Multiple units available. Three phase power; overhead rollup doors, 20’ clear height. We also recommend tenants have flood insurance for their business/contents. Call today for a showing.

**KEY HOOK #** N/A  
**K&H SIGNAGE:** 3’ x 4’

**ASSOCIATE:** Larry D. Gilbert  
**LISTING CODE:** LO-1317-03-31

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

**LEASING INFORMATION**

**PROJECT SIZE:** 64,128 SF

**UNITS & SF AVAILABLE**

**SPACE AVAILABLE:** 13,450 SF

231 Douglas Rd. - Units #1, #2 & #3 – 6,800 SF Total  
(4,800 SF Office)  
(2,000 SF Warehouse)

**PARKING:** 1.5/1,000 SF

231 Douglas Rd. - Unit #7 – 2,125 SF Total

**OCCUPANCY:** Immediate

231 Douglas Rd. - Unit #10 – 2,125 SF Total Fitness Studio

**RENT:** \$12.75 PSF + \$4.91 CAM

241 Douglas Rd. - Unit #2 – 2,400 SF Total  
(1 Office, Restroom and A/C Warehouse)

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

**MINIMUM TERM:** Three (3) years

**SIGNAGE:** Monument