



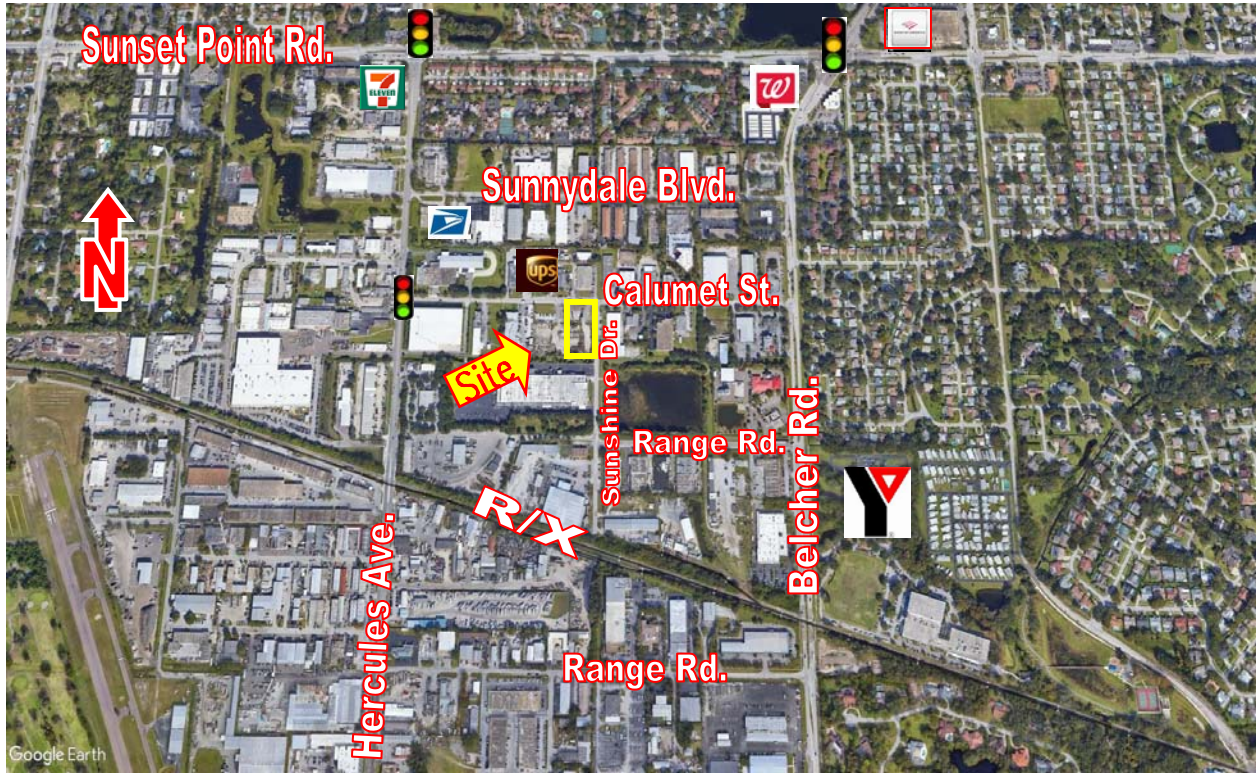
KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1255

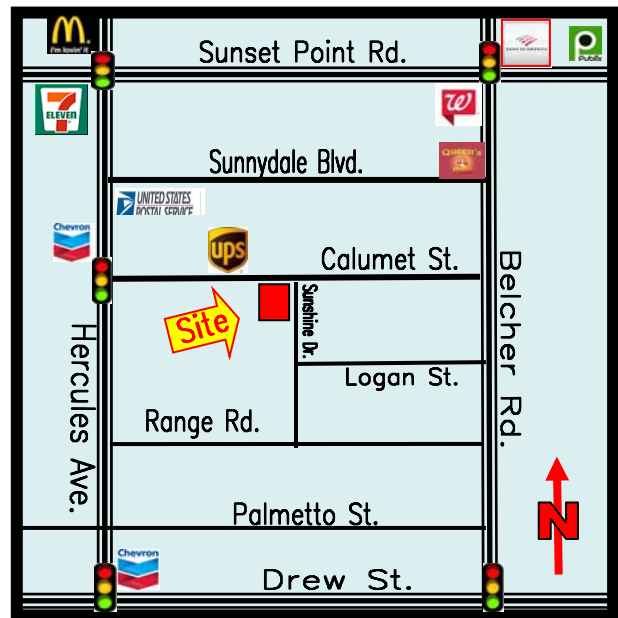
FLEX SPACE

FOR LEASE



2067 CALUMET ST. UNIT #6
CLEARWATER, FL 33765

- UNIT #6 – 944 SF
- CLEARWATER INDUSTRIAL AREA
- BUILT IN 2022
- LEASE RATE: \$14.70/SF PLUS CAM & TAX



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

www.kleinandheuchan.com



ADDRESS: 2067 Calumet St. Unit #6
Clearwater, FL 33765

LOCATION: South side of Calumet St., between Belcher Rd. & Hercules Ave., south of Sunset Point Rd.

LAND AREA: 3.31 Acres
DIMENSIONS: 397.8' x 380'

ZONING: IRT – City of Clearwater
LAND USE: IL – Industrial Limited
FLOOD ZONE: “X” No Flood Insurance Required

IMPROVEMENTS: Building 1 - 8,000 SF
Building 2 – 13,680 SF
YEAR BUILT: 2022

LEGAL DESCRIPTION: Lengthy, in file.

PARKING: 2.5 spaces/1,000

PARCEL ID #: 01/29/15/16488/000/0180

PRESENT USE: Vacant

UTILITIES: Electric - Duke Energy
Water/Sewer/Trash - City of Clearwater
Internet - Frontier

LEASE RATE: \$14.70 Plus CAM & Tax

TAXES: \$44,565.95 (2024)
TRAFFIC COUNT: N/A

NOTES: Flex space now available in the Hercules Industrial area. Unit #6 is 944 SF. The unit includes a 12' x 16' office, restroom and overhead (10' x 14') roll-up door in the un-air conditioned warehouse, 15' clear height, and single phase 120/240 volt power.

KEY HOOK #: N/A

ASSOCIATE: Larry Gilbert

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1255-3-31

SHOWING INFORMATION: Call listing associate, to make appointment.

LEASING INFORMATION

PROJECT SIZE: Building 1- 8,000 SF
Building 2 – 13,680 SF

SPACE AVAILABLE: Unit #6 - 944 SF

PARKING: 2.5/1,000

RENT: \$14.70/SF Plus CAM & Tax

OCCUPANCY: January 1, 2025

ESCALATION: 5%

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
Real Estate Taxes		CAM
Insurance		CAM
Insurance: Personal Property & Liability		X
Trash		CAM
Exterior Maintenance	X	
Interior Maintenance		X
Water		CAM
Management	X	
Electric		X
** Pro-Rata Share \$2.00 PSF		



SIGNAGE: 2' x 3' Decal on door

MINIMUM TERM: 3 years