



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

Commercial/Investment/Real Estate Services

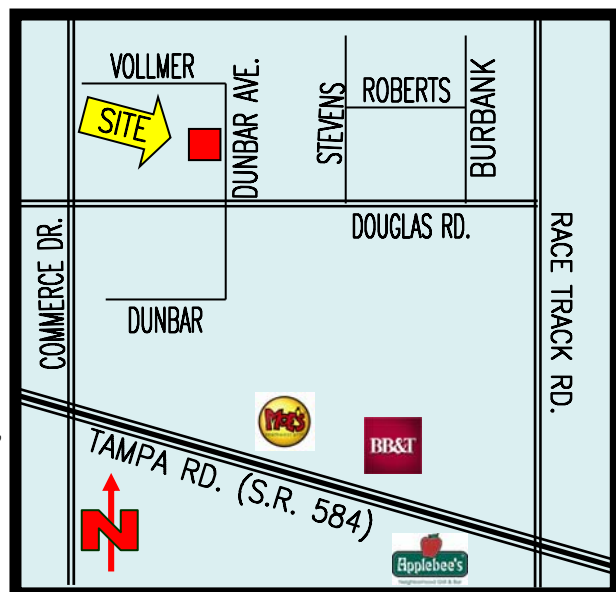
LO-1183

## **FLEX SPACE FOR LEASE**



**146-B, 146-D, 148-A, 150-B  
DUNBAR AVE.  
OLDSMAR, FL 34677**

- 3,250 SF TO 10,000 SF AVAILABLE
- NORTH COUNTY LOCATION
- CLOSE TO HILLSBOROUGH & PASCO
- GRADE LEVEL AND COMMON DOCK
- GREAT FOR INDUSTRIAL, MANUFACTURING, OR WAREHOUSE
- **LEASE RATE: \$12.00/SF  
INDUSTRIAL GROSS**



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

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 146-B, 146-D & 148-A, 150-B Dunbar Ave.  
Oldsmar, FL 34677

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

**LAND AREA:** 2.85 acres (124,521 SF)

**DIMENSIONS:** 187' X 590'

**ZONING:** M1 – 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 folder)

**PARKING:** 3/1,000

**UTILITIES:** Water & sewer (City of Oldsmar)  
Electric – (TECO)

**PRESENT USE:** Industrial Flex space

**TAXES:** \$44,618.90 (2019)

**LEASE RATE:** \$12.00/SF Industrial Gross

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

**NOTES: Opportunity to Lease Flex space in the Oldsmar Industrial Market:** **146-B:** 3,800 SF flex space includes approximately 400 SF of office space and 1 restroom. This space is fully air conditioned with 3-phase power, 18' clear height, 10' x 12' grade level overhead roll up door. **146-D:** 4,300 SF includes 3 private offices, air conditioned warehouse with 18' clear height and 10'x12' overhead roll-up warehouse door with direct access to a common double dock. **148-A:** 10,000 SF high tech space including approximately 5,000 SF of office with a private office, break room and bull pen. Warehouse is fully air conditioned, 18' clear height, 400-amp 3 phase power, water in warehouse as well. Direct access to a common double truck loading dock. **150-B:** 3,250 SF unit that includes 1,750 SF of office, 1,500 SF of warehouse and 1 grade level overhead door with access to a common loading dock.

**KEY HOOK#:** N/A

**ASSOCIATE:** Lawrence D. Gilbert

**SIGNAGE:** 3 X 4

**LISTING CODE:** LO-1183-03-31

**SHOWING INFORMATION:** Listing associate must accompany all showings.

### LEASING INFORMATION

PROJECT SIZE: 48,000 SF

SPACE AVAILABLE: 146-B (3,800 SF)

146-D (4,300 SF)

PARKING: 3/1,000

148-A (10,000 SF)

150-B (3,250 SF)

RENT: \$12.00/SF Industrial Gross

#### OTHER CHARGES:

LESSOR LESSEE

ESCALATION: 4%

Real Estate Taxes

X

Insurance

X

OCCUPANCY: Immediate

Insurance: Personal Property & Liability

X

Trash

X

SIGNAGE: pylon sign

Exterior Maintenance

X

Interior Maintenance

X

MINIMUM TERM: 3 years

Water

X \*Pro-Rata

Management

X

Electric

X