



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

Commercial/Investment/Real Estate Services

LO-902

## **AIRPORT BUSINESS CENTER**

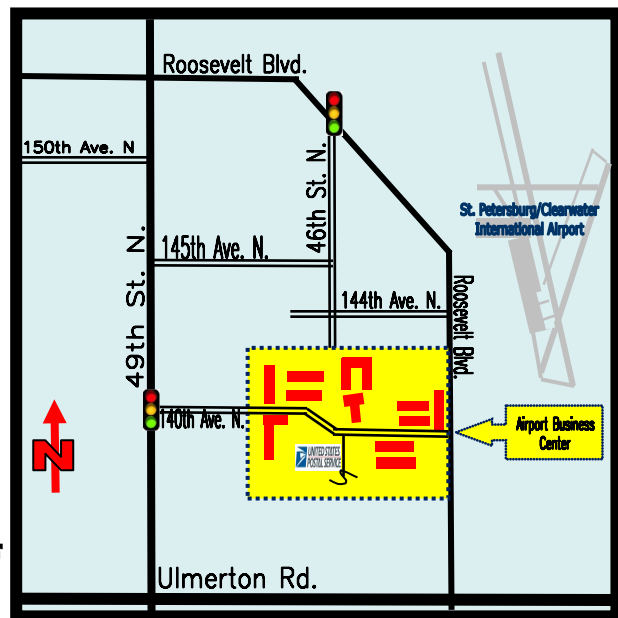
### **FOR LEASE**



### **AIRPORT BUSINESS CENTER**

LOCATED ACROSS FROM  
ST. PETE/CLEARWATER AIRPORT  
CLEARWATER, FL 33762  
[www.hallmarkdevelopment.net](http://www.hallmarkdevelopment.net)

- PARK LIKE SETTING
- PROFESSIONAL OFFICE
- FLEX SPACE
- ON SITE DELI
- FROM 750 RSF - 3,850 RSF
- **LEASE RATE: \$18.00 PSF - \$22.00 PSF  
MODIFIED GROSS**



1744 N Belcher Rd., Suite #200, Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

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





**ADDRESS:** 140<sup>th</sup> Ave. N., 46<sup>th</sup> Street  
& Roosevelt Blvd.  
Clearwater, FL 33762

**LOCATION:** Between Roosevelt Blvd. & 49<sup>th</sup> St.  
north of Ulmerton Rd., Multiple street address  
within park.

**IMPROVEMENTS:** concrete block over steel

**ZONING:** IPD - Pinellas County

**YEAR BUILT:** 1994

**LAND USE:** IL

**FLOOD ZONE:** X – Non-Flood

**PARKING:** Up to 5/1,000 +

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

**PRESENT USE:** Professional Office

**UTILITIES:** Electric (Duke Energy) FiOS (Frontier)  
Cable (Spectrum) Water & Sewer (Pinellas County)

**LEASE RATE:** \$18.00 PSF - \$22.00 PSF Modified Gross  
Floor plans available

**TAXES:** \$204,304.35 (2024)

**TRAFFIC COUNT:** 51,000 v.p.d. on Roosevelt Blvd. **PARCEL ID #:** 03-30-16-00118-000-0050,  
28,000 v.p.d. on 49<sup>th</sup> St. 0030, 0100, 0080 & 0070

**NOTES:** This unique business park offers many amenities from on-site post office, drop boxes for Fed Ex and UPS, and a deli. There are flex spaces and a variety of professional office spaces for lease. Airport Business Center is located directly across the street from the St. Pete Clearwater Airport, with less than 20 minutes to Tampa International Airport and upon the completion of the new Gateway Expressway immediate access to I-275. This park is located within a Foreign Trade Zone. There are no occupational fees and no City “add-on” taxes on utilities. Floor plans available @ [www.hallmarkdevelopment.net](http://www.hallmarkdevelopment.net)

**KEY HOOK #:** N/A

**ASSOCIATE:** Marilyn Stuelke / (727) 851-3155

**K&H SIGNAGE:** (2) 3' x 4'

**LISTING CODE:** LO-902-3-23

**SHOWING INFORMATION:** Call associate for an appointment.

