



KLEIN & HEUCHAN, INC.

REALTORS

Commercial/Investment/Real Estate Services

LO-1139

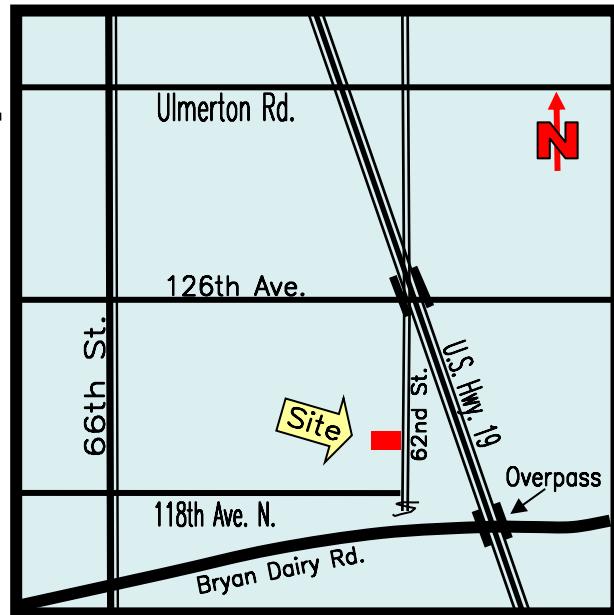
INDUSTRIAL SPACE FOR LEASE



**11870 62ND ST., N.
LARGO, FL 33773**

1 SPACE AVAILABLE:

- 7,032 SF OFFICE/SHOWROOM / WAREHOUSE/MANUFACTURING
- 3 PHASE POWER
- MID-PINELLAS COUNTY LOCATION
- **LEASE RATE \$8.00/SF
MODIFIED GROSS**



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

www.kleinandheuchan.com



ADDRESS: 11870 62nd St., N.
Largo, FL 33773

LAND AREA: 51,315 SF
DIMENSIONS: 165' x 311'

IMPROVEMENTS: 22,300 SF

YEAR BUILT: 1998

PARKING: 35 spaces total

PRESENT USE: Office/Warehouse/
Showroom/ Manufacturing

LEASE RATE \$8.00/SF, Modified Gross

NOTES: This space consists of 2,650± SF of office/showroom which includes 3 bathrooms (1 with shower), kitchen area and a break room; 480 ± SF of mezzanine space; and 4,380 SF of warehouse/manufacturing area with 1- 16' x 12' grade level overhead door. 1,350± SF of the warehouse /manufacturing area has 22 ft. eave height. Eave height in the rest of the space is between 16 ft. and 14 ft.

KEY HOOK #: 2

K&H SIGNAGE: 3' x 4'

SHOWING INFORMATION: Contact listing associate, to arrange showing.

ASSOCIATE: Don Russell, cell (727) 709-2158

LISTING CODE: LO-1139-3-20

LEASING INFORMATION

PROJECT SIZE: 22,300 SF

SPACE AVAILABLE:

11870 - 7,032 SF \$4,688.00/Month

PARKING: 35 spaces total

OCCUPANCY: Immediate

ESCALATION: 4%

OTHER CHARGES

	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance: Building	X	
Insurance: Personal Property & Liability		X
Trash		X
Exterior Maintenance	X	
Interior Maintenance		X
Water		X
Management	X	
Electric		X
HVAC Maintenance		X

MINIMUM TERM: 3-5 years

SIGNAGE: On door