



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

Commercial/Investment/Real Estate Services

LO-1272-A

# INDUSTRIAL / MANUFACTURING FACILITY FOR LEASE



**110 DOUGLAS RD. E**  
**OLDSMAR, FL 34677**

- 44,862 SF MOL AVAILABLE
- HEAVY 3-PHASE POWER
- 100% HVAC
- ZONED: M-1
- TWO LOADING DOCKS & ONE GRADE LEVEL
- LEASE RATE: \$12.50/SF NNN



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REVISED: 2/2/2026

**PROPERTY OVERVIEW**

LO-1272-A

**ADDRESS:** 110 Douglas Rd. E  
Oldsmar, FL 34677**LOCATION:** North East corner of Commerce Blvd.  
and Douglas Rd. East**LAND AREA:** 104,656 SF (3.78 acres)**DIMENSIONS:** 445' X 370'**ZONING:** M-1 (City of Oldsmar)**LAND USE:** IL (City of Oldsmar)**FLOOD ZONE:** X (No Flood Insurance Required)**IMPROVEMENTS:** 61,295 SF**LEGAL DESCRIPTION:** Lengthy (in listing folder)**YEAR BUILT:** 1990**UTILITIES:** Electric – (TECO)**PARKING:** 2.5/1000

Water, Sewer &amp; Trash- (City of Oldsmar)

**PRESENT USE:** Vacant**TAXES:** \$89,542.38 (2025)**LEASE RATE:** \$12.50/SF NNN**PARCEL ID:** 23-28-16-63936-271-0020

**NOTES:** Don't miss this opportunity to lease a 44,862 SF industrial manufacturing building. Located in Oldsmar, Florida in the highly desirable North Pinellas County. Completely renovated in 2020 with a new roof installed in 2024. This fully air-conditioned space includes over 6,000 SF of office space, 25 KVA three-phase transformer, 2" water main, painted epoxy floors in the workspace, 1 loading dock and 2 grade level overhead doors and more. This property is, also, available for purchase. Call today to schedule a private tour of the facility.

**KEY HOOK #:** TBD**ASSOCIATE:** Larry Gilbert (727) 580-8446**K&H SIGNAGE:** 3'X4'**LISTING CODE:** LO-1272-A-3-31**SHOWING INFORMATION:** Must contact associate for showing.**LEASING INFORMATION****PROJECT SIZE:** 62,243 SF**SPACE AVAILABLE:** 44,862 SF**PARKING:** 2.5/1000**OCCUPANCY:** April 1, 2026**RENT:** \$46,731.25 Per Month + CAM**ESCALATION:** 5% Annually**OTHER CHARGES****LESSOR****LESSEE**

Real Estate Taxes

CAM

Insurance

CAM

Insurance: Personal Property &amp; Liability

X

Trash

X

Exterior Maintenance

CAM

Interior Maintenance

X

Water

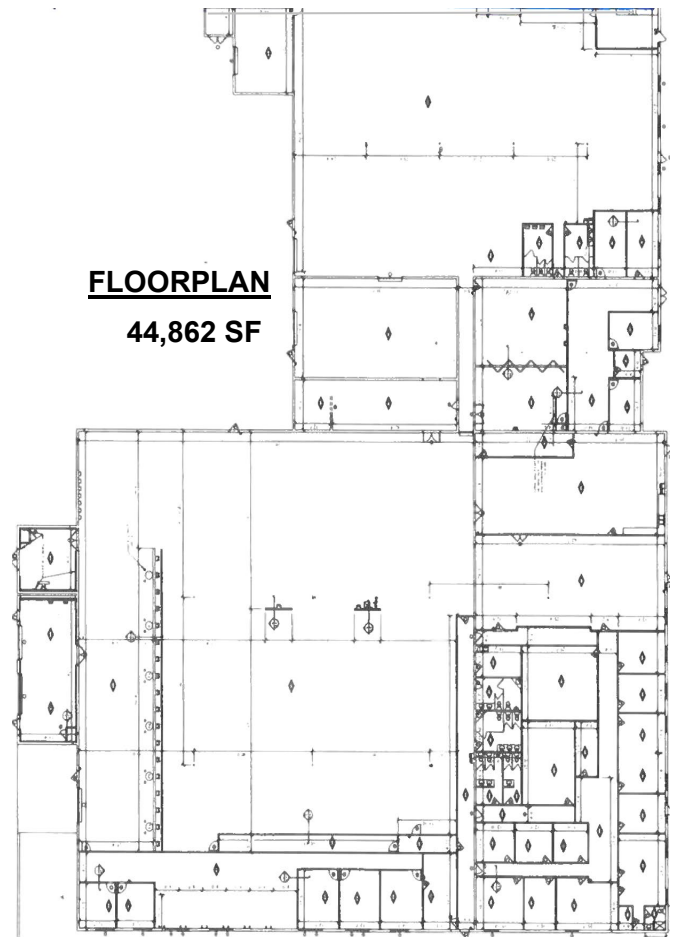
X

Management

CAM

Electric

X

**ESTIMATED CAM:** \$3.30/ SF**FLOORPLAN****44,862 SF****MINIMUM TERM:** 7-10 years**SIGNAGE:** Building