



**KLEIN & HEUCHAN, INC.  
REALTORS**

Commercial / Investment / Real Estate Services

LO-1272-A

## INDUSTRIAL / MANUFACTURING FACILITY FOR LEASE



**110 DOUGLAS RD. E  
OLD SMAR, 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



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 110 Douglas Rd. E  
Oldsmar, FL 34677

**LAND AREA:** 104,656 SF (3.78 acres)  
**DIMENSIONS:** 445' X 370'

**IMPROVEMENTS:** 61,295 SF

**YEAR BUILT:** 1990

**PARKING:** 2.5/1000

**PRESENT USE:** Vacant

**LEASE RATE:** \$12.50/SF NNN

**LOCATION:** North East corner of Commerce Blvd.  
and Douglas Rd. East

**ZONING:** M-1 (City of Oldsmar)

**LAND USE:** IL (City of Oldsmar)

**FLOOD ZONE:** X (No Flood Insurance Required)

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**UTILITIES:** Electric – (TECO)

Water, Sewer & Trash- (City of Oldsmar)

**TAXES:** \$89,542.38 (2025)

**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

Real Estate Taxes

Insurance

Insurance: Personal Property & Liability

Trash

Exterior Maintenance

Interior Maintenance

Water

Management

Electric

#### LESSOR LESSEE

CAM

CAM

X

X

CAM

X

X

CAM

X

**ESTIMATED CAM:** \$3.30/ SF

**MINIMUM TERM:** 7-10 years

**SIGNAGE:** Building

