



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

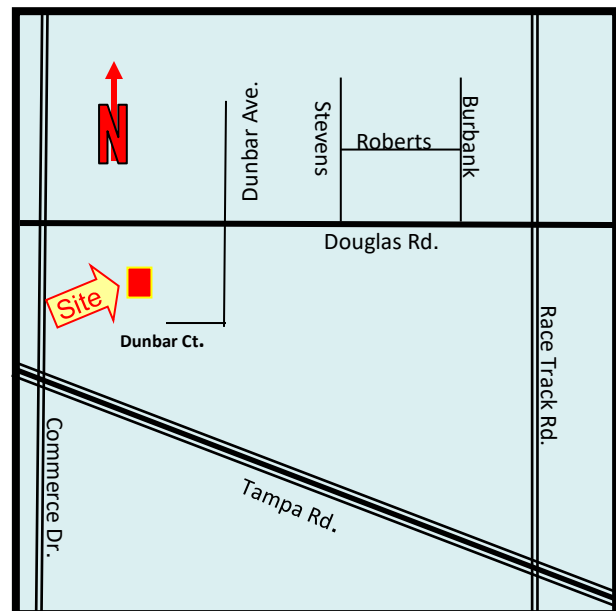
LO-1317

FLEX SPACE FOR LEASE



201 - 241 DOUGLAS RD. E.
OLDSMAR, FL 34677

- HIGH CEILINGS – 20 FOOT CLEAR
- 3 PHASE POWER
- OVERHEAD ROLL-UP DOORS
- MULTIPLE SIZES AVAILABLE
- TRI-COUNTY LOCATION
- **LEASE RATE: \$12.75 PSF NNN**
CAM: \$4.91 PSF



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



ADDRESS: 201-241 Douglas Rd., E
Oldsmar, FL 34677

LOCATION: From Commercial Blvd., east on
Douglas Rd., property is on south side.

LAND AREA: 3 Acres
DIMENSIONS: 206' x 454'

ZONING: M-1, City of Oldsmar
LAND USE: IL – Industrial Limited – City of Oldsmar
FLOOD ZONE: “AE”, Flood insurance required

IMPROVEMENTS: 64,128 SF

LEGAL DESCRIPTION: Lengthy in file

YEAR BUILT: 1989

UTILITIES: Electric – Duke Energy
Water & Sewer – City of Oldsmar

PARKING: 1.5 /1,000 SF

PRESENT USE: Vacant

TAXES: \$87,328.52 – (2023)

LEASE RATE: \$12.75 PSF NNN
CAM: \$4.91 PSF

PARCEL ID'S #: 24-28-16-00000-210-0810 (201 Douglas)
24-28-16-00000-210-0830 (221 Douglas)
24-28-16-00000-210-0800 (231 Douglas)
24-28-16-00000-210-0820 (241 Douglas)

NOTES: Now Available! Oldsmar Industrial Space For Lease. Choose from 2,125 SF to 6,800 SF. Multiple units available. Three phase power; overhead rollup doors, 20' clear height. We also recommend tenants have flood insurance for their business/contents. Call today for a showing.

KEY HOOK # 38

ASSOCIATE: Larry D. Gilbert

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1317-03-31

SHOWING INFORMATION: Call listing agent to set appointment.

LEASING INFORMATION

PROJECT SIZE: 64,128 SF

UNITS & SF AVAILABLE

SPACE AVAILABLE: 13,450 SF

231 Douglas Rd. - Units #1, #2 & #3 – 6,800 SF Total
(4,800 SF Office)
(2,000 SF Warehouse)

PARKING: 1.5/1,000 SF

231 Douglas Rd. - Unit #7 – 2,125 SF Total

OCCUPANCY: Immediate

231 Douglas Rd. - Unit #10 – 2,125 SF Total Fitness Studio

RENT: \$12.75 PSF + \$4.91 CAM

241 Douglas Rd. - Unit #2 – 2,400 SF Total
(1 Office, Restroom and A/C Warehouse)

OTHER CHARGES	<u>LESSOR</u>	<u>LESSEE</u>
Real Estate Taxes	CAM	
Insurance	CAM	
Insurance: Personal Property & Liability		X
Trash	CAM	
Exterior Maintenance	CAM	
Interior Maintenance		X
Water	CAM	
Management	CAM	
Electric		X

MINIMUM TERM: Three (3) years

SIGNAGE: Monument