



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1317

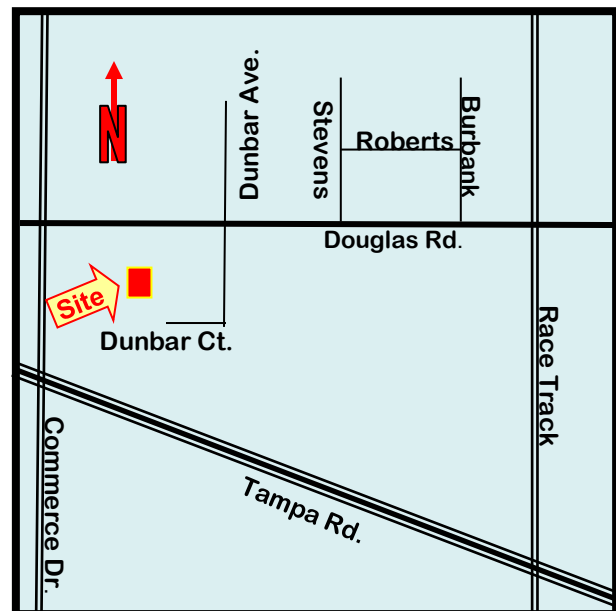
FLEX SPACE

FOR LEASE



201 DOUGLAS RD. E., UNIT # 4
231 DOUGLAS RD. E., UNIT #8
OLDSMAR, FL 34677

- HIGH CEILINGS – 16.4 FOOT CLEAR
- 3 PHASE POWER
- OVERHEAD ROLL-UP DOORS
- TWO 2,125 SF UNITS AVAILABLE
- TRI-COUNTY LOCATION
- **LEASE RATE: \$12.75 PSF NNN**
CAM: \$5.20 PSF



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
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Revised 4/24/2025

PROPERTY OVERVIEW

LO-1317

ADDRESS: 201 Douglas Rd. E., Unit #4
& 231 Douglas Rd., E, Unit #8
Oldsmar, FL 34677

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

LAND AREA: 3 Acres

DIMENSIONS: 206' x 454'

IMPROVEMENTS: 64,128 SF

YEAR BUILT: 1989

PARKING: 1.5 / 1,000 SF

PRESENT USE: Vacant

ZONING: M-1, City of Oldsmar

LAND USE: IL – Industrial Limited – City of Oldsmar

FLOOD ZONE: “AE”, Flood insurance required

LEGAL DESCRIPTION: Lengthy in file

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

TAXES: \$82,954.28 – (2024)

PARCEL ID'S #: 24-28-16-00000-210-0820

LEASE RATE: \$12.75 PSF NNN
CAM: \$5.20 PSF

NOTES: Now Available! Oldsmar Industrial Space For Lease. **Unit # 8** - 2,125 SF. Three-phase power; overhead rollup door, 16'4" ft. clear height. **Unit #4** is 2,125 SF with 1,000 SF of office and the balance is all A/C warehouse, 3 phase power, overhead roll-up door, 16'4" clear height. We also recommend tenants have flood insurance for their business/contents. Call today for a showing.

KEY HOOK # 38

K&H SIGNAGE: 3' x 4'

SHOWING INFORMATION: Call listing agent to set appointment.

ASSOCIATE: Larry Gilbert

LISTING CODE: LO-1317-03-31

LEASING INFORMATION

PROJECT SIZE: 64,128 SF

SPACE AVAILABLE: 4,250 SF

PARKING: 1.5/1,000 SF

OCCUPANCY: Immediate

RENT: \$12.75 PSF + \$5.20/SF CAM

SPACE AVAILABLE

201 Douglas Rd. – Unit # 4 – 2,125 SF
(1,000 SF Office – 1,125/SF A/C Warehouse)

231 Douglas Rd. - Unit #8 – 2,125 SF Total
(800 SF Office / 1,325 SF & A/C Warehouse)

MINIMUM TERM: Three (3) years

OTHER CHARGES

LESSOR

LESSEE

SIGNAGE: Monument

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