



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1317

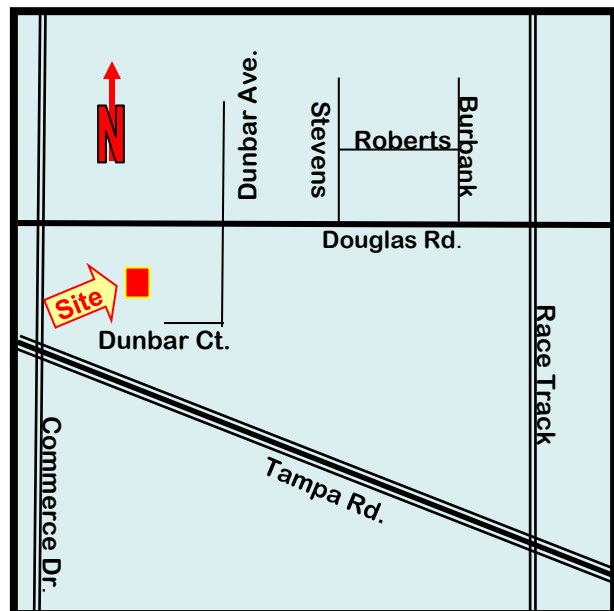
FLEX SPACE

FOR LEASE



231 DOUGLAS RD. E., UNIT #8 & 9
OLDSMAR, FL 34677

- HIGH CEILINGS – 16.4 FOOT CLEAR
- 3 PHASE POWER
- OVERHEAD ROLL-UP DOORS
- 2 UNITS AVAILABLE
 - ❖ 2,125 SF EACH
- 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

www.kleinandheuchan.com



ADDRESS: 231 Douglas Rd. E. Unit #8 & #9
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: \$82,954.28 – (2024)

LEASE RATE: \$12.75 PSF NNN

CAM: \$5.20 PSF

PARCEL ID#: 24-28-16-00000-210-0800 (231 Douglas Rd.)

NOTES: Only two units left! Oldsmar Industrial Space, For Lease. **231 Douglas Rd., Unit # 8** - is a total of 2,125 SF with 1,000 SF of office/showroom and 1,125 SF of air-conditioned warehouse. Including three-phase power, overhead rollup door, with 16'4" height in the warehouse. **231 Douglas Rd., Unit #9** - is 2,125 SF with 1,000 SF of open office space that can be reconfigured into 3 offices with a reception area and a small kitchenette. 1,125 SF of un-air-conditioned warehouse, three phase power, overhead door and 16'4" clear height in the warehouse. We also recommend tenants have flood insurance for their business/contents. Call today for a showing.

KEY HOOK #38

ASSOCIATE: Larry Gilbert

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1317/LO-1317(B)-03-31

SHOWING INFORMATION: Call listing agent to set appointment.

LEASING INFORMATION

PROJECT SIZE: 64,128 SF

SPACE AVAILABLE: 4,250 SF

PARKING: 1.5/1,000 SF

OCCUPANCY: Immediate

MINIMUM TERM: Three (3) years

SIGNAGE: Monument

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

231 Douglas Rd., Unit #8 – 2,125 SF Total
(1,000 SF Office/Showroom)
(1,125 SF AC Warehouse)

231 Douglas Rd., Unit #9 – 2,125 SF Total
(1,000 SF Open Office)
(1,125 SF Warehouse)

OTHER CHARGES

LESSOR

LESSEE

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