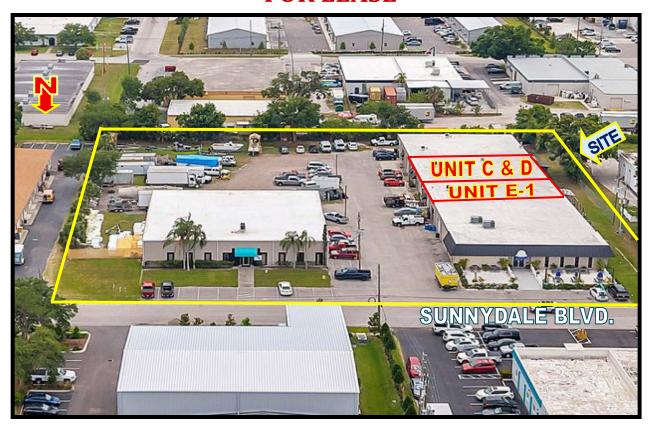


INDUSTRIAL/ WAREHOUSE SPACE

FOR LEASE



2075 SUNNYDALE BLVD. UNITS E-1, C & D CLEARWATER, FL 33765

- UNIT E -1 IS 2,800 SF
- UNIT C & D IS 4,524 SF & IS 100% HVAC
- 10' X 10' OVERHEAD DOORS
- WAREHOUSE & SMALL OFFICE
- APPROXIMATELY 12' CEILING HEIGHT
- CONCRETE BLOCK CONSTRUCTION
- LEASE RATE: \$10.00/SF NNN







Revised 10/30/2025

PROPERTY OVERVIEW

LO-1267

ADDRESS: 2075 Sunnydale Blvd.

Clearwater, FL 33765

LAND AREA: $1.19 \pm acres$ **DIMENSIONS**: $157' \times 330'$

IMPROVEMENTS: Total - 20,800 SF

YEAR BUILT: 1969 renovated in 2020

PRESENT USE: Multi-Tenant

LEASE RATE: \$10/SF, NNN

NNN - \$3.77/SF

LOCATION: From Drew St., north on Belcher Rd., west on Sunnydale Blvd., building is on the left.

ZONING: IRT - City of Clearwater

LAND USE: IL

FLOOD ZONE: "X" – Non - Flood

LEGAL DESCRIPTION: Lengthy, in listing office.

UTILITIES: Water & Sewer – City of Clearwater

Natural Gas Avail. Electric – Duke Energy

PARCEL ID #: 01/29/15/16488/000/0060

TRAFFIC COUNT: N/A

NOTES: Extremely well-located building in Clearwater Industrial Park between Hercules Ave. & Belcher Rd. <u>Unit E-1</u> consists of 2,800 SF industrial space with 12' high ceilings. One 10' x 10' grade level overhead door and small office area. <u>Units C & D</u> has 4,525 SF with 12' ceilings, two 10' x 10' grade level overhead doors, two offices and a breakroom & is 100% HVAC. Small amount of outside storage also can be available.

KEY HOOK #: N/A **ASSOCIATE**: Steve Klein

SIGNAGE: 3' x 4' **LISTING CODE**: LO-1267-3-27

SHOWING INFORMATION: Call listing agent to set appointment.

LEASING INFORMATION

PROJECT SIZE: Total 20,800 SF

PARKING: Adequate **ESCALATION**: 4%

MINIMUM TERM: 3 years

SPACE AVAILABLE:

Unit E-1 - 2,800 SF Unit C & D - 4,525 SF

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes		Х
Insurance		Х
Insurance: Personal Property & Liability		Х
Trash		Х
Exterior Maintenance		Х
Interior Maintenance		Х
Water		Х
Management		Х
Electric		Х



UNIT C & D

