



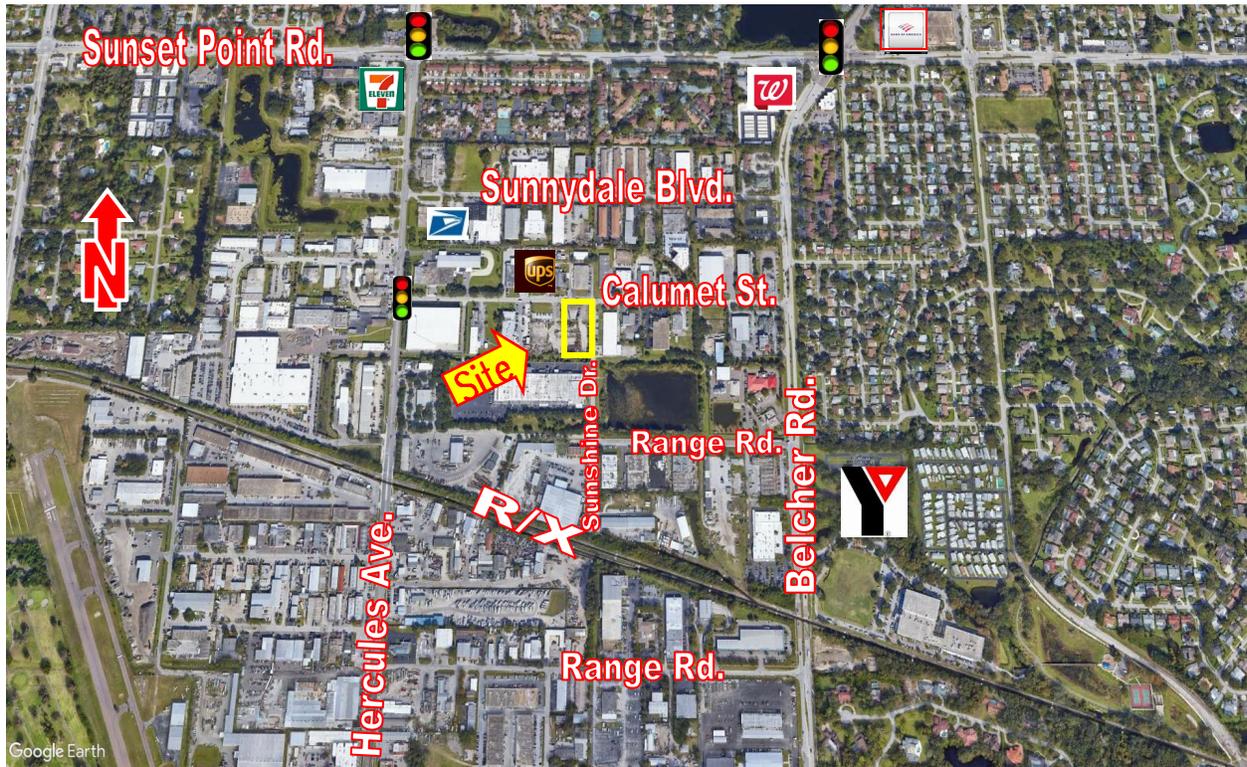
**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1255

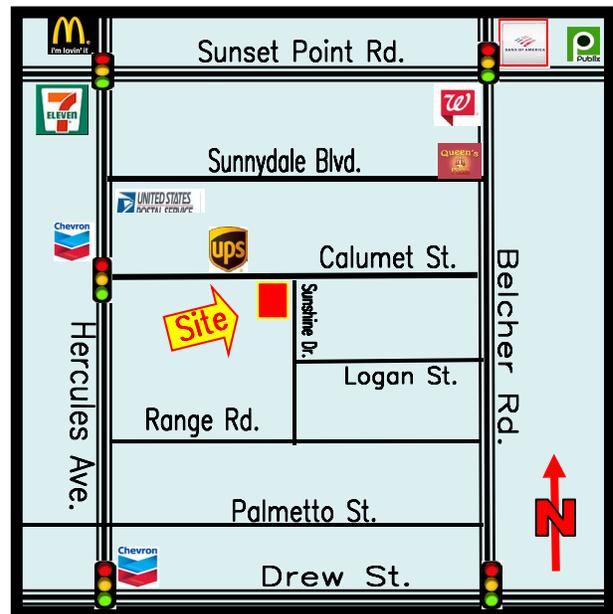
# FLEX SPACE

## FOR LEASE



**2073 & 2079 CALUMET ST.**  
**CLEARWATER, FL 33765**

- 3 UNITS AT 2,176 SF EACH
- 1 UNIT AT 1,088 SF
- CLEARWATER INDUSTRIAL AREA
- BUILT IN 2025
- LEASE RATE: \$12/SF + CAM



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

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 2073 & 2079 Calumet St.  
Clearwater, FL 33765

**LOCATION:** South side of Calumet St., between Belcher Rd. & Hercules Ave., south of Sunset Point Rd.

**LAND AREA:** 3.31 Acres  
**DIMENSIONS:** 397.8' x 380'

**ZONING:** IRT – City of Clearwater  
**LAND USE:** IL – Industrial Limited  
**FLOOD ZONE:** “X” No Flood Insurance Required

**IMPROVEMENTS:** Building 1 - 8,000 SF  
Building 2 – 13,680 SF  
Building 3 – 15,500 SF

**LEGAL DESCRIPTION:** Lengthy, in file.

**YEAR BUILT:** 2022

**PARCEL ID #:** 01/29/15/16488/000/0180

**PARKING:** 2.5 spaces/1,000

**UTILITIES:** Electric - Duke Energy  
Water/Sewer/Trash - City of Clearwater  
Internet - Frontier

**PRESENT USE:** Vacant

**LEASE RATE:** \$12/SF + CAM

**TAXES:** \$45,746.32 (2025)  
**TRAFFIC COUNT:** N/A

**NOTES:** Flex space now available in the Hercules Industrial area. All units include a restroom and overhead (10' x 14') roll-up door in the un-air-conditioned warehouse, which includes spray foam insulation, 15' clear height, and single phase 120/240-volt power.

**KEY HOOK #:** 10  
**K&H SIGNAGE:** 3' x 4'

**ASSOCIATE:** Larry Gilbert  
**LISTING CODE:** LO-1255-3-31

**SHOWING INFORMATION:** Call listing associate, to make appointment.

**LEASING INFORMATION**

**PROJECT SIZE:** Building 1 – 8,000 SF  
Building 2 – 13,680 SF  
Building 3 – 15,500 SF

**PARKING:** 2.5/1,000

**OCCUPANCY:** Immediately

**ESCALATION:** 5%

**SPACE AVAILABLE:**

**2073 CALUMET**

UNITS # 3 & 4 - 2,176/SF EACH @ \$12/SF\*

**2079 CALUMET**

UNIT # 6 - 2,176/SF @ \$12/SF\*

UNIT # 7 - 1,088/SF @ \$12/SF\*

\* PLUS \$3.00/SF CAM

**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

**SIGNAGE:** 2' x 3' Decal on door

**MINIMUM TERM:** 3 years

