



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1289

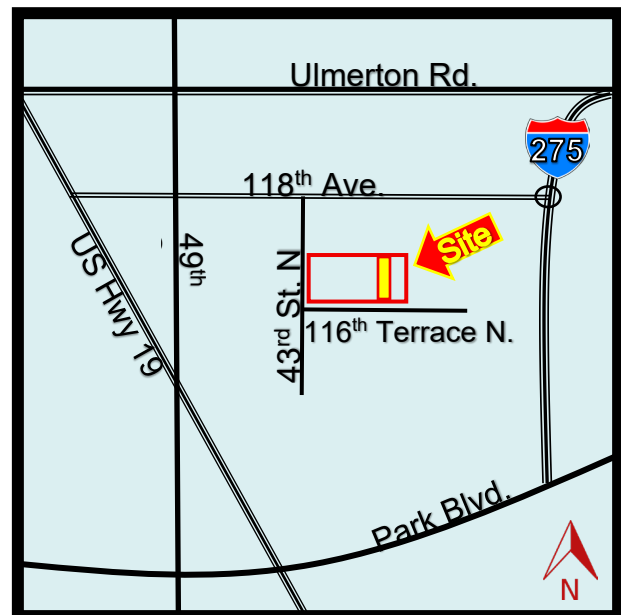
WAREHOUSE / FLEX SPACE

FOR LEASE



4205 116TH TERRACE N. UNIT #104
CLEARWATER, FL 33762

- 4,564 SF FLEX SPACE
- 10' X 14' ROLL UP DOOR
- SHARED TRUCK WELL
- 18' – 21' FT CLEAR IN WAREHOUSE
- 2,162 SF AIR-CONDITIONED OFFICE
2,402 SF WAREHOUSE
- GREAT MID-PINELLAS COUNTY LOCATION
- **LEASE RATE: \$12.00/SF**
MODIFIED GROSS



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

www.kleinandheuchan.com



Revised: 12/8/2025

PROPERTY OVERVIEW

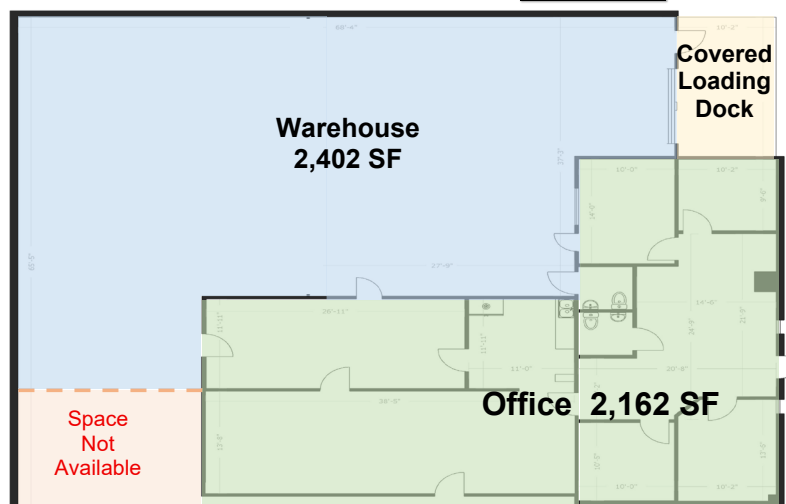
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ADDRESS: 4205 116th Terrace N. Unit #104
Clearwater, FL 33762**LOCATION:** Just East of US Hwy 19 and one block South of
118th Ave. N. connecting with 275 minutes away**LAND AREA:** Condo – 60,725 SF
DIMENSIONS: Irregular – 347' x 175'**ZONING:** M1-City of Pinellas Park
LAND USE: General Commercial
FLOOD ZONE: X – no flood insurance required**IMPROVEMENTS:** 4,964 SF**LEGAL DESCRIPTION:** Lengthy (in listing folder)**YEAR BUILT:** 1999**UTILITIES:** Electric – (Duke Energy)
Water, Sewer & Trash – (City of Pinellas Park)**CLEAR CEILING HEIGHT:** 14'
18' x 21' warehouse**PARKING:** 6 spaces & loading area**TAXES:** \$8,575.06 (2025)**PRESENT USE:** Vacant**PARCEL ID #:** 15-30-16-303-68-000-1040**LEASE RATE:** \$12.00/SF Modified Gross**TRAFFIC COUNT:** 34,500 vpd (118th Ave.)
70,000 vpd (US Hwy19)

NOTES: This Warehouse / Flex space is positioned perfectly for distribution throughout Pinellas. Awning covered glass front door and windows welcome you into an open reception, or small showroom which is surrounded by 4 individual offices. Behind those are two large open rooms for air-conditioned storage, light assembly, or work stations having windows giving line of sight into the warehouse. Warehouse includes a covered truck well (shared with one other tenant) and within the unit 104 you have your own covered loading area and grade level 10' X 14' rollup door. Just a block south of 118th Ave., easy access to 275 over to Tampa & St. Petersburg. Power: 220 volts single phase. Clear height in warehouse is 18 foot.

KEY HOOK #: Lockbox**ASSOCIATE:** Marilyn Stuelke / (727) 851-3155**K&H SIGNAGE:** 3'x4'**LISTING CODE:** LO-1289-3-23**SHOWING INFORMATION:** Contact listing agent for a showing.**LEASING INFORMATION****PROJECT SIZE:** 60,725 SF**SPACE AVAILABLE:** Unit #104 – 4,564 SF**PARKING:** 6 spaces + back parking**OCCUPANCY:** Immediate**RENT:** \$4,564 per month**ESCALATION:** 4%**OTHER CHARGES****LESSOR****LESSEE**

Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash		X
Exterior Maintenance	X	
Interior Maintenance		X
Water		X
Management	X	
Electric		X

MINIMUM TERM: 2 Years**SIGNAGE:** on building**Floor Plan**

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