



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

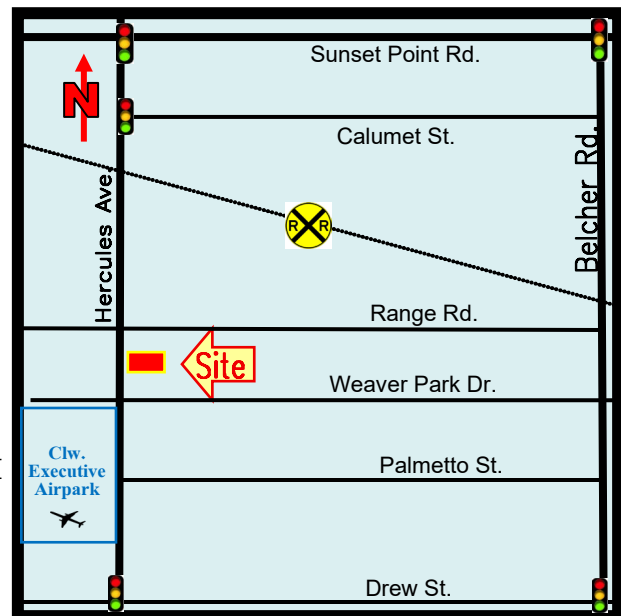
LO-1337

INDUSTRIAL WAREHOUSE / SHOWROOM FOR LEASE



**1223 N. HERCULES AVE.
BUILDING "A"
CLEARWATER, FL 33765**

- FULLY RENOVATED 2026
- OUTSTANDING VISIBILITY
- THREE-PHASE ELECTRIC
- 17' CLEAR HEIGHT
- MULTIPLE ROLL-UP DOORS
- 1,600 SF NEW OFFICE / SHOWROOM
- **LEASE RATE: \$16/SF
+ \$3.10/SF CAM**



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



Revised: 7/29/2026

PROPERTY OVERVIEW

LO-1337

ADDRESS: 1223 Hercules Ave., Bldg. "A"
Clearwater, FL 33765**LOCATION:** East side of N. Hercules Ave., between
Sunset Point Rd., & Drew St.**LAND AREA:** 12,075 SF
DIMENSIONS: 81' X 150'**ZONING:** E-1-Employment & Industrial District, Pinellas County**LAND USE:** E - Employment**FLOOD ZONE:** "X" Non-Flood, No insurance Req.**IMPROVEMENTS:** 6,960 SF
YEAR BUILT: 1974**LEGAL DESCRIPTION:** In listing folder**UTILITIES:** Water/Sewer – Pinellas County

Electric - Duke Energy & Trash, Private

CLEAR CEILING HEIGHT: 17'**TAXES:** \$27,285 Est. (2026)**PARKING:** 10 spaces**PRESENT USE:** Vacant**PARCEL ID #:** 12/29/15/00000/130/0710**LEASE PRICE:** \$16/SF + \$3.10/SF CAM**TERMS:** 3 years**NOTES:** New to the market!!! 6,960/SF highly visible Industrial/Showroom/Warehouse with 1,600 SF of office, available for lease. Concrete block construction. Includes new facade, office and open area. Fenced area for outside storage, two (2) overhead roll-up doors. One door is 10' X 12' and the second door is 12' x 14'. Three-phase power with a 208-volt high-leg, 17' clear height in the warehouse. Call today to schedule a showing!!!**KEY HOOK #:** None**ASSOCIATE:** Larry Gilbert**K&H SIGNAGE:** 3 x 4**LISTING CODE:** LO-1337-3-31**SHOWING INFORMATION:** Call Listing Associate to arrange showing.**LEASING INFORMATION****PROJECT SIZE:** 6,960 SF**SPACE AVAILABLE:** 6,960 SF**PARKING:** 10 spaces**OCCUPANCY:** Immediate**LEASE RATE:** \$16.00/SF**ESCALATION:** 5% per year**NNN:** \$3.10/SF

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

MINIMUM TERM: 3 years**SIGNAGE:** Building & pylon