



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

Commercial/Investment/Real Estate Services

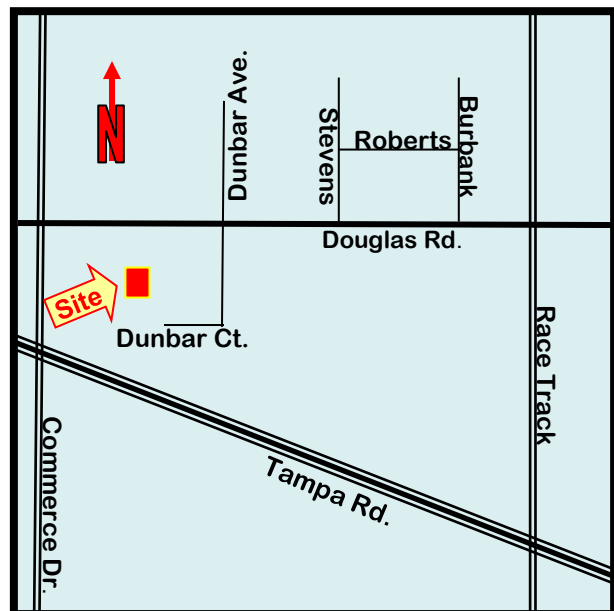
LO-1317

# FLEX SPACE FOR LEASE



**201 DOUGLAS RD. E., UNIT #9**  
**231 DOUGLAS RD. E., UNIT #4**  
**OLDSMAR, FL 34677**

- HIGH CEILINGS - 16.4 FOOT CLEAR
- 3 PHASE POWER
- OVERHEAD ROLL-UP DOOR
- TWO - 2,125 SF UNITS AVAILABLE
- TRI-COUNTY LOCATION
- **LEASE RATE: \$13.00 PSF NNN**  
**CAM: \$4.83 PSF**



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**ADDRESS:** 201 Douglas Rd. E. Unit #9  
 231 Douglas Rd. E. Unit #4  
 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:** \$94,699.42 – (2025)

**LEASE RATE:** \$13.00 PSF NNN  
 CAM: \$4.83 PSF

**PARCEL ID#:** 24-28-16-00000-210-0800

**NOTES:** Oldsmar Industrial Space, For Lease. Unit 201 Douglas – Unit # 9 consists of 2,125 SF with 1,000 SF of office, with a reception area and a small kitchenette. 1,125 SF of air-conditioned warehouse.  
Unit 231 Douglas - Unit # 4, consists of 2,125 SF with 1,125 SF of office space with a reception area and a small kitchenette. 1,000 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 #** None  
**K&H SIGNAGE:** 3' x 4'

**ASSOCIATE:** Larry Gilbert  
**LISTING CODE:** LO-1317-03-31

**SHOWING INFORMATION:** Call listing agent to set appointment.

**LEASING INFORMATION**

**PROJECT SIZE:** 64,128 SF

**PARKING:** 1.5/1,000 SF

**OCCUPANCY:** Immediate

**MINIMUM TERM:** Three (3) years

**SIGNAGE:** Monument

**RENT:** \$13.00 PSF + \$4.83/SF CAM

**SPACE AVAILABLE:**

**201 Douglas Rd., Unit #9 – 2,125 SF Total**  
 (1,000 SF Office)  
 (1,125 SF Air-Conditioned 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

**231 Douglas Rd., Unit #4 – 2,125 SF Total**  
 (1,125 SF Office)  
 (1,000 SF Un-Air-Conditioned Warehouse)