



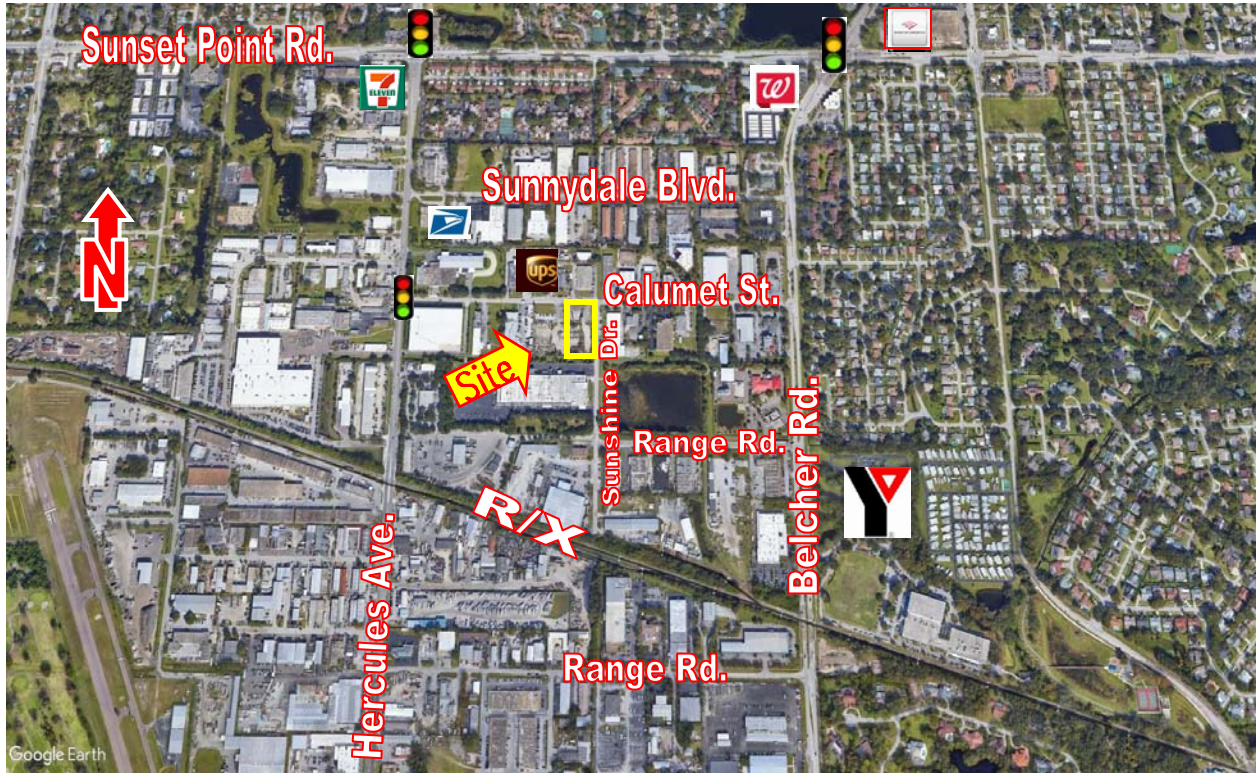
**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1255

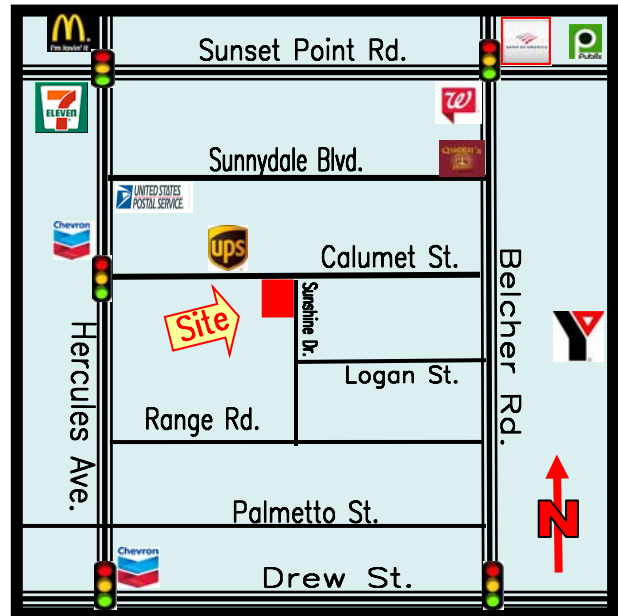
# FLEX SPACE

## FOR LEASE



**2067 & 2085 CALUMET ST.**  
**CLEARWATER, FL 33765**

- CLEARWATER INDUSTRIAL AREA
- NEW SPACE
- BUILDING 2067 AVAILABLE DECEMBER 1, 2022  
❖ ONLY ONE 944 SF UNIT LEFT!
- BUILDING 2085 AVAILABLE MARCH 1, 2023
- LEASE RATE: \$14/SF INDUSTRIAL GROSS
- FROM \$1,101.33/MONTH + TAX & UTILITIES



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

www.kleinandheuchan.com



**ADDRESS:** 2067 & 2085 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:** 8,000 SF (Building – 2067)  
13,860 SF (Building - 2085)  
**YEAR BUILT:** 2022

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

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

**PARCEL ID #:** 01/29/15/16488/000/1800

**PRESENT USE:** Vacant

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

**LEASE RATE:** \$14/SF Industrial Gross

**TAXES:** TBD  
**TRAFFIC COUNT:** N/A

**NOTES:** First generation flex space available in the Hercules Industrial area. Currently available building 2067 only has one 944 SF unit left, unit has a restroom and overhead (10' x 14') overhead roll-up door in the warehouse, 15' clear height and single phase 120/240 volt power. Building 2085 Calumet St. is currently under construction with units as small as 1,900 SF.

**KEY HOOK #:** 22

**ASSOCIATE:** Larry Gilbert

**K&H SIGNAGE:** 3' x 4'

**LISTING CODE:** LO-1255-3-31

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

### LEASING INFORMATION

**PROJECT SIZE:** 8,000 SF

**SPACE AVAILABLE:**

**PARKING:** 2.5/1,000

Building – 2067 - Unit 5 - 944 SF

**RENT:** \$14.00/SF, Industrial Gross

Building - 2085 - 13,860 SF

**ESCALATION:** 5%

**OCCUPANCY:** Building – 2067 December 1, 2022  
Building – 2085 March 1, 2023

#### **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

\*\* Pro-Rata Share \$ TBD

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

**MINIMUM TERM:** 3 years

