



**KLEIN & HEUCHAN, INC
REALTORS**

Commercial/Investment/Real Estate Services

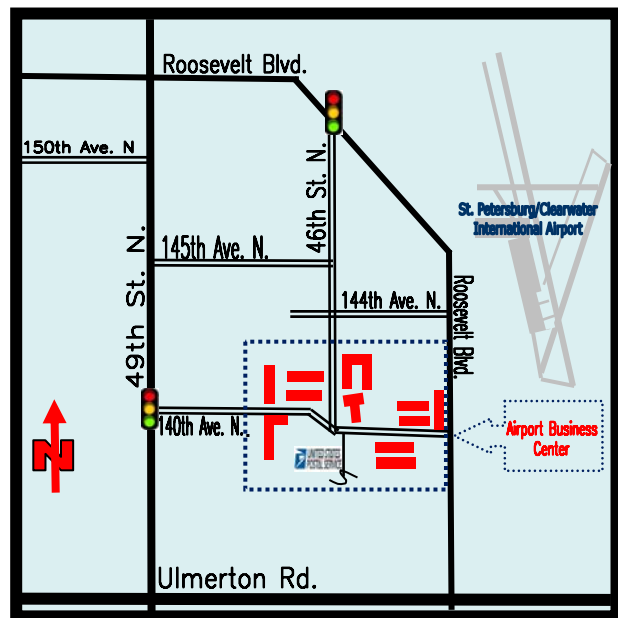
LO-902

LEASING OPPORTUNITIES AIRPORT BUSINESS CENTER



**AIRPORT BUSINESS CENTER
LOCATED ACROSS FROM ST.
PETE./CLEARWATER AIRPORT
CLEARWATER, FL 33762**

- PARK LIKE SETTING
- PROFESSIONAL OFFICE
- EXECUTIVE SUITES
- FLEX SPACE
- ON SITE DELI
- FRONTIER FIOS & SPECTRUM HIGH SPEED
- **LEASE RATE: STARTING @ \$525/MONTH**



1744 N Belcher Rd., Suite #200, Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



ADDRESS: 140th Ave. N., 46th Street
& Roosevelt Blvd.
Clearwater, FL 33762

LOCATION: Between Roosevelt Blvd. & 49th St.
north of Ulmerton Rd. Multiple street address
within park.

IMPROVEMENTS: concrete block over steel

ZONING: IPD - Pinellas County

YEAR BUILT: 1994

LAND USE: IL

PARKING: Up to 5/1,000 +

FLOOD ZONE: X – Non-Flood

PRESENT USE: Professional Office
Flex space & Executive Suites

LEGAL DESCRIPTION: Lengthy, in listing file.

LEASE RATE: Starting @ \$525/month
Floor plans available

UTILITIES: Electric – Duke Energy, Frontier
FiOS, Spectrum Cable & Water & Sewer -
Pinellas County

TAXES: \$181,191 (2021)

TRAFFIC COUNT: 51,000 v.p.d. on Roosevelt Blvd.
28,000 v.p.d. on 49th St.

PARCEL ID #: 03-30-16-00118-000-0050,
0030, 0100, 0080 & 0070

NOTES: This unique business park offers many amenities from on-site post office, drop boxes for Fed Ex and UPS, a deli, professional office services, and a fulfillment center. There are executive suites, flex spaces and a variety of professional office spaces for lease. Airport Business Center is located directly across the street from the St. Pete Clearwater Airport, with less than 20 minutes to Tampa International Airport and upon the completion of the new Gateway Expressway immediate access to I-275. This park is located within a Foreign Trade Zone. There are no occupational fees and no City “add-on” taxes on utilities. Floor plans available.

KEY HOOK #: 15

ASSOCIATE: Linda Gardiner, 727-656-6832

K&H SIGNAGE: (2) 3 x 4

LISTING CODE: LO-902-3-14

SHOWING INFORMATION: Go to Leasing Office or call associate for an appointment.

