



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

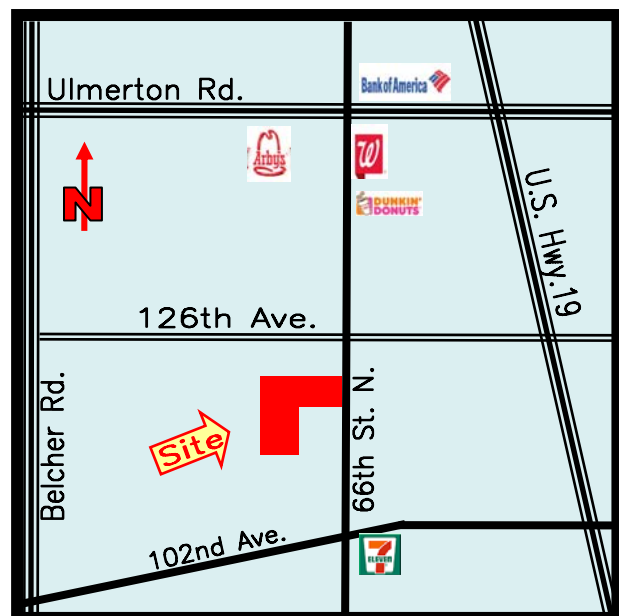
LO-1151

WAREHOUSE SPACE FOR LEASE



12340 66TH ST. N.
LARGO, FL 33773

- RENOVATED PROPERTY
- EXCELLENT VISIBILITY
- OUTSIDE STORAGE AVAILABLE
- CEILING HEIGHTS OF 16' -20' FEET
- 3 DOCK HIGH 12' ROLLUPS
- 3 PHASE POWER
- **LEASE RATE: \$6.00/SF NNN**



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



ADDRESS: 12340 66TH St., N.
Largo, FL 33773

LOCATION: Just south of Ulmerton Rd., on west side of 66th St., N. just after 126th Ave., light.

LAND AREA: 3.65 Acres

ZONING: E-2, Employment-2 - Pinellas County

DIMENSIONS: Irregular,
91.5' frontage/523' on north side

LAND USE: CG- General Commercial

FLOOD ZONE: X – No Flood Insurance Required

IMPROVEMENTS: 49,178/SF

LEGAL DESCRIPTION: Lengthy in listing file.

CEILING HEIGHT: 16'-20' - Warehouse

UTILITIES: Electric – Duke Energy, Trash - Private Water, Pinellas County & Sewer, City of Pinellas Park

YEAR BUILT: 1978

TAXES: 33,152.64- 2019

PARKING: 28 total spaces

PARCEL ID #: 07-30-16-70956-400-1602

PRESENT USE: Vacant

TRAFFIC COUNT: 45,500 V.P.D. on 66th St., N.

LEASE RATE: \$4,250/Mo., incl., CAM

NOTES: 6,000 SF Warehouse MOL available. Property is perfectly central to the county just a minute south of the Ulmerton Rd., & 66th St., N., intersection. Space consists of 3 front dock high rollup doors, loading platform goes the length of the space, 2 rear bathrooms and 1 rear bay door for ventilation. No current office build out. Three phase power, and ramp available for grade level entry option.

KEY HOOK #: TBD

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1151-3 -03

SHOWING INFORMATION: Call Listing agent to arrange showing.

LEASING INFORMATION:

PROJECT SIZE: 49,178 SF

OCCUPANCY: Immediate

SPACE AVAILABLE: 6,000 SF

ESCALATOR: 3%

PARKING: 15 spaces

MONTHLY RENT:

\$3,000 Base Rent + 1,250 CAM = 4,250 Total Monthly

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

CAM: \$2.50/SF

MINIMUM TERM: 5 Years **SIGNAGE:** Pylon & Building

