

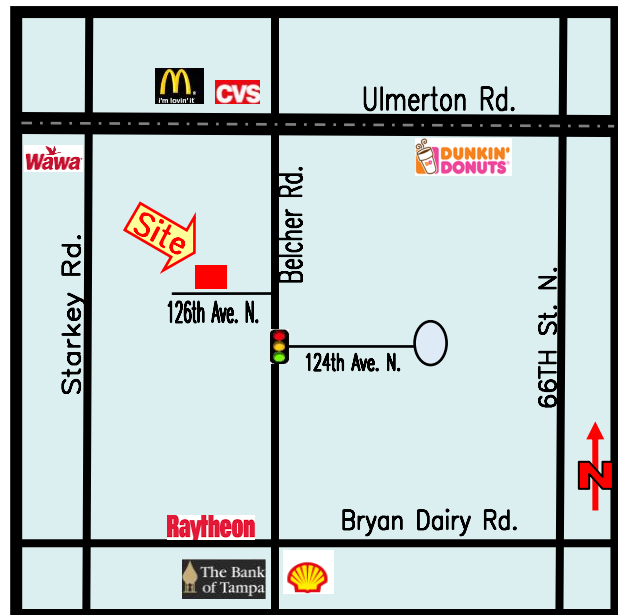


# OFFICE & WAREHOUSE SPACE FOR LEASE



**7855 126<sup>TH</sup> AVE., NO.**  
**LARGO, FL 33773**

- 2,500 SF OFFICE SPACE
- FIRST STORY ENTRY WITH 2 GROUND LEVEL OFFICES
- NATURAL LIGHT IN MOST OFFICES
- 4,860 SF WAREHOUSE SPACE
- 17' CLEAR HEIGHT
- 15' BAY DOOR
- SEPARATE OFFICE ENTRY – 3 ROOM BUILDOUT
- **OFFICE: \$10/SF MODIFIED GROSS**
- **WAREHOUSE: \$5.95/SF NNN**



**ADDRESS:** 7855 126<sup>TH</sup> Ave. N.  
Largo, FL 33773

**LOCATION:** One minute south of Ulmerton Rd.,  
off Belcher Rd., @ 126<sup>th</sup> Ave., N.

**LAND AREA:** 54,285 SF  
**DIMENSIONS:** 165' x 329' mol

**ZONING:** N/A  
**LAND USE:** Industrial Limited, City of Largo  
**FLOOD ZONE:** 'X' - No Flood Insurance Required

**IMPROVEMENTS:** 22,860 SF

**LEGAL DESCRIPTION:** Lengthy in listing file

**YEAR BUILT:** 1984

**UTILITIES:** Water - Pinellas Cty. Electric, Duke  
Energy, Sewer & Trash, City of Largo

**PARKING:** 36 spaces, total  
**PRESENT USE:** General Warehouse  
Storage / Distribution

**TAXES:** \$16,250.86 (2018)

**MONTHLY RENT:**  
Office: \$2,083.33/Month, Modified Gross  
Warehouse: \$2,409.75/Mo. + \$810.00 CAM  
= \$3,219.75 Total + Tax

**PARCEL ID #:** 12-30-15-70542-100-1402  
**TRAFFIC COUNT:** 22,156 V.P.D. on Belcher Rd.

**NOTES:** 2,500 SF Office & 4,860 SF of Warehouse MOL available. Great freestanding block building perfectly central to Pinellas County. Great location off Belcher between Ulmerton Rd. and Bryan Dairy. Office space consists of 10 private offices, most of which could be used as small classrooms as by previous tenant, a conference room, bathrooms and a few good sized storage closets. Warehouse: 4,860 SF with separate office entrance and two rollup doors. 10 x 10' for ventilation only in back and one 10' x 15' bay in the front for grade level loading, also a ventilation fan, two large offices / conference room areas and two bathrooms. 3 phase power and 17' clear height.

**KEY HOOK #:** 4

**ASSOCIATE:** Marilyn Stuelke

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

**LISTING CODE:** LO-1153-3-03

**SHOWING INFORMATION:** Call listing associate to arrange showing.

**LEASING INFORMATION**

**PROJECT SIZE:** 22,860 SF      **SPACE AVAILABLE:**  
Office - 2,500 SF  
**PARKING:** 8 spaces - Office      Warehouse 4,860 SF  
6 spaces - Warehouse  
**OCCUPANCY:** Immediate      **ESCALATION:** 3%

**OFFICE:**

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

**WAREHOUSE:**

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 \$2.00/SF

**SIGNAGE:** On building & Entry Doors

**MINIMUM TERM:** 5 years

**Floor Plan:**

