



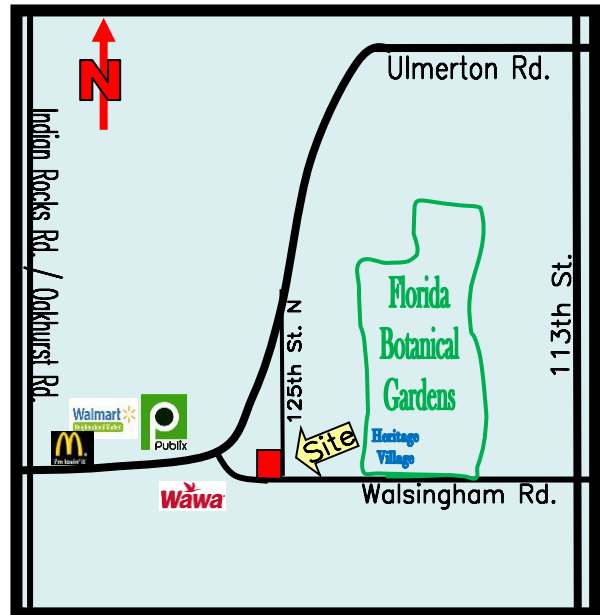
RETAIL / OFFICE / FLEX

1,800 SF



12533 WALSINGHAM RD.
LARGO, FL 33774

- 1,800 SF AVAILABLE
 - ❖ OFFICE/SHOWROOM: 800 SF
 - ❖ WAREHOUSE: 1,000 SF
- ZONED: C-2, COMMERCIAL GENERAL
- 1 GRADE LEVEL ROLL-UP DOOR
- HIGH PROFILE ON WALSINGHAM RD.
- **LEASE RATE: \$10.00/SF**
MODIFIED GROSS
\$1,500.00/MONTH + EXPENSES



ADDRESS: 12533 Walsingham Rd.
Largo, FL 33774

LOCATION: Just 100 yards east of Ulmerton Rd., junction with Walsingham Rd.

LAND AREA: .93 ac
DIMENSIONS: 305' x 133'

ZONING: C-2, Pinellas County, unincorporated
LAND USE: CG
FLOOD ZONE: X - Non-Evacuation

IMPROVEMENTS: 10,440 SF

LEGAL DESCRIPTION: Walther's Sub Lots 2, 3, 4 & 5

YEAR BUILT: 1985

PARKING: 44 total parking spaces (4/1000)

UTILITIES: Duke Energy - Electric

PRESENT USE: Former Office/Warehouse

Pinellas County - Water and Sewer

LEASE RATE: \$10.00/SF
Modified Gross

TAXES: \$9,767 (2017)

PARCEL ID #: 08-30-15-94806-000-0020

EXPENSES: \$40.00/Month
Incl'd's: Water/Sewer & Trash

TRAFFIC COUNT: 12,602 VPD

NOTES: This flex space offers many possibilities with 3 offices, reception area and 1,000 SF open storage area in back. Nice brick -looking façade. Great frontage onto Walsingham Rd. 1 Grade Level Roll-Up door in rear 10'.

KEY HOOK #: 3

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1124-3-03

SHOWING INFORMATION: Contact listing office to arrange showing.

LEASING INFORMATION

PROJECT SIZE: 10,440 SF

SPACE AVAILABLE: 1,800/SF

PARKING: 44 total parking spaces (4/1000)

OCCUPANCY: Immediate

RENT: \$10.00/SF
Modified Gross
\$1,500.00/Month + Expenses

ESCALATION: 3%

EXPENSES: \$40.00/Month
Incl'd's: Water/Sewer & Trash

OTHER CHARGES

	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash	X	
Exterior Maintenance	X	
Interior Maintenance		X
Water /Sewer	X	
Management	X	
Electric		X



MINIMUM TERM: 3- 5 years

SIGNAGE: Lighted sign available over space