

## 14200 60TH ST N, CLEARWATER, FL, 33760



Excellent opportunity to purchase a block construction warehouse in a popular industrial area with great access to all major arterial roads

This is a .65 acre site with 224 feet of frontage and 126 feet of depth; the building totals 10,200 sq ft, was built in 1983, and has 3 Phase electric service

Located in unincorporated Pinellas County, with E-1 zoning and a Future Land Use of E, this is in a high and dry non-flood zone

The building is split into 4 units, with block wall in between that could be opened up for access throughout; 4 twelve foot roll up doors and twelve foot clear height to beams

the four tenants are all on month to month leases; please see page 2 for more information



**PAT CALHOON & CHRIS CALHOON**  
**CALHOON COMMERCIAL GROUP**

Specializing in: Apartments | Strip Centers | Retail Office Buildings | Warehouses | Motels  
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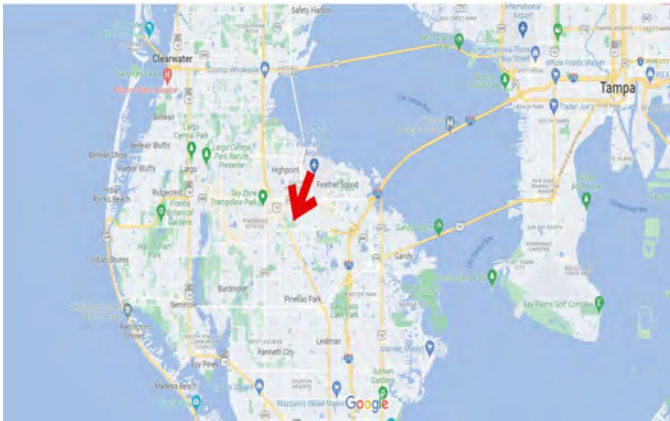
## 14200 60<sup>TH</sup> ST RENT ROLL

TENANT	MONTHLY RENT	LEASE EXPIRATION	UNIT SIZE
TENANT 1	\$ 1,600	MO-MO	3,000
TENANT 2	\$ 1,000	MO-MO	2,100
TENANT 3	\$ 1,000	MO-MO	2,100
TENANT 4	\$ 1,600	MO-MO	3,000

ALL TENANTS PAY FOR THEIR OWN ELECTRIC; LANDLORD PAYS WATER, SEWER, AND GARBAGE

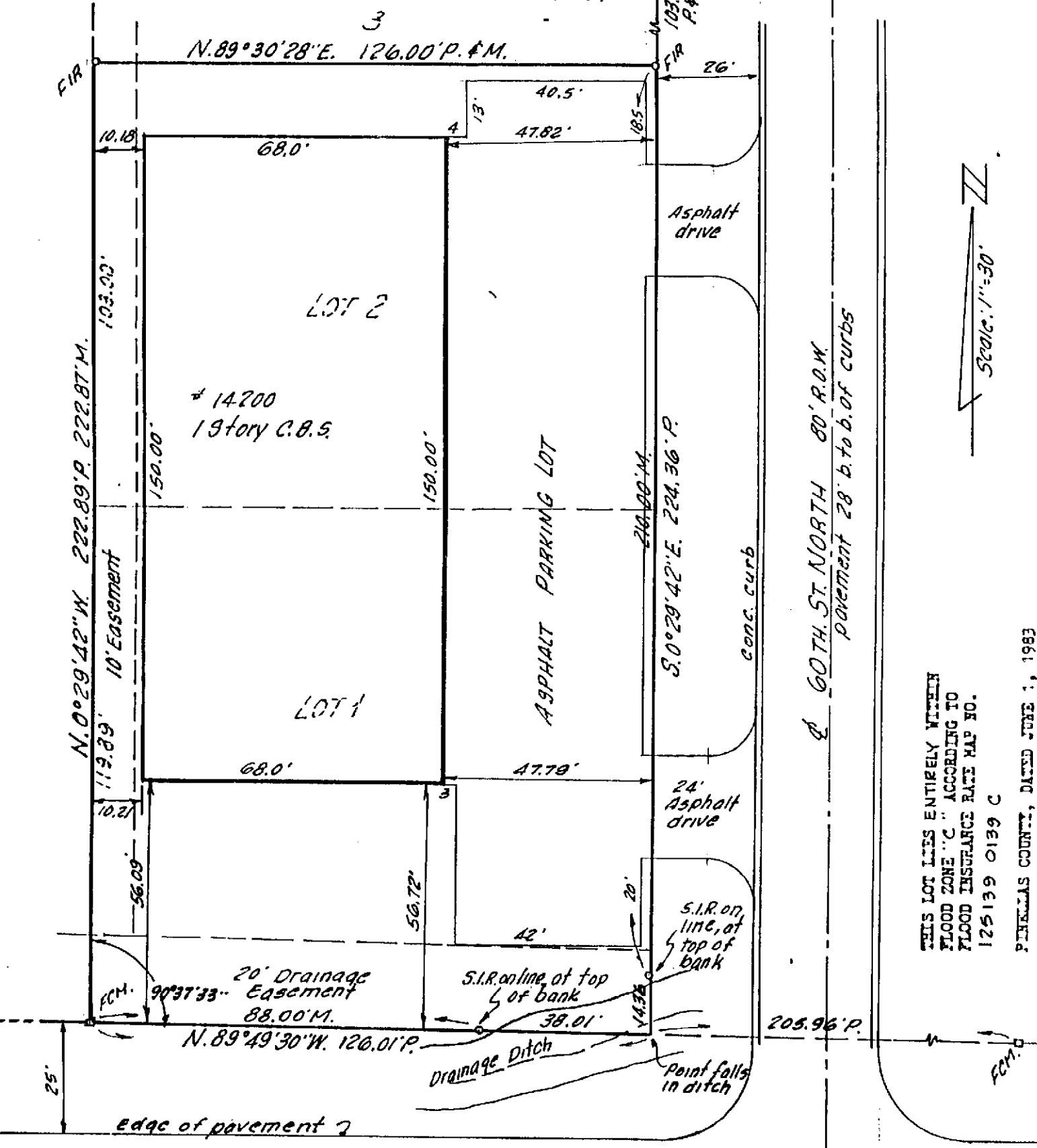
LANDLORD EXPENSES, ARE ABOUT \$10,680 FOR REAL ESTATE TAXES, AND \$2,553 FOR INSURANCE, \$2,844 FOR TRASH, 1,608 FOR WATER/SEWER AND \$ 1,620 FOR LAWN MAINTENANCE

AT \$ 6.40 PER SQUARE FOOT ON A MODIFIED GROSS BASIS, THE RENTS ARE WELL BELOW MARKET, WHICH SHOULD BE AT \$ 10.00-\$11.00 ON A NNN BASIS



*Smith & Associates does not guarantee any representations. Important facts should be confirmed by the Buyer*

CERTIFIED TO: LANDGUARD TITLE CO., SEC. 5 TWP. 30 S. RGE. 16 E.  
 JOHN J. BRIELMAIER & NANCY LYNN,  
 BARNETT BANK OF PINELLAS COUNTY



THIS LOT LIES ENTIRELY WITHIN  
 FLOOD ZONE "C" ACCORDING TO  
 FLOOD INSURANCE RATE MAP NO.  
 125139 0139 C  
 PINELLAS COUNTY, DATED JUNE 1, 1983

60th St. North 80' R.O.W.  
 Pavement 28' b.to b. of curbs

142nd Ave. North 60' R.O.W. (C.R. 124)  
 Pavement 24' wide

Note: Copies of this survey not valid unless embossed with signing surveyors seal.

A SURVEY OF LOT (S) 1 & 2 "SUNSHINE STATE INDUSTRIAL PARK"  
 AS RECORDED IN FLAT BOOK 75, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS  
 COUNTY, FLORIDA.

I do further certify that the survey represented hereon meets the requirements of the Florida Statutes 472.027,  
 Chapter 21H-6, Florida Administrative Code.

*Ronald L. Hughes*  
 Ronald L. Hughes  
 P.L.S. No. 3747



**Cornerstone Engineering & Surveying, Inc.**

• ENGINEERS • SURVEYORS • LAND PLANNERS •

Suite E, 2433 Gulf-to-Bay Boulevard, Clearwater, Florida 33575  
 PH (813) 799-1763 or 1764

DEC. 12 1989  
 by: COT  
 to:

LOT SURVEY & TIE-IN

Measurements  
 150.0' x 68.0' = 10,200.0'  
 Total Area: 10,200.0'

150'

14200  
3000 sq

14207  
2100 sq  
INCL  
750 A/c

14204  
2100 sq

14206  
3,000 sq

WAREHOUSE/SHOPS/OFFICES

RET.  
POND

50'  
50'

12'

ASPHALT PARKING LOT

207'