

305 Scarlet Boulevard  
Oldsmar, FL 34677

# Oldsmar Office & Warehouse

For Sale Or Lease



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# Property Information

This is an **exceptionally well maintained** office/ warehouse facility in Oldsmar Florida. This 6,000 SF building is divided into two approximately 3,000 SF sections, making it ideal for a single user or a smaller user / investor who would like to occupy one side and lease out the other.

The office build out on the east side is very **high-end** with a shower in one bathroom. The west side office layout is more modest but attractive and also has two bathrooms. Each side has its own separate entrance.

The warehouse in the west side is air conditioned and has a storage area above part of the office. The east side has a mezzanine area (not included in the calculations for the size). Each side has grade level loading . Three phase power is available to the building.

*The building is suitable for contractors, distributors, light manufacturers, sales and service businesses, among many.*

**Offered for Sale  
or Lease**

**Sale Price  
\$475,000**

**Lease Rate  
\$6.50 NNN**

## > PROPERTY ADDRESS

305 Scarlet Boulevard  
Oldsmar, FL  
Pinellas County

## > BUILDING DESCRIPTION

The Oldsmar office and warehouse building is 5,968± sq. ft. of which 2,967± sq. ft. is office space and 3,001 sq. ft. is warehouse space, situated on .49 acres of land.

## > YEAR BUILT

1994

## > SQUARE FOOTAGE

5,968± sq. ft.

## > ACREAGE

.49± acres / 21,282± sq. ft.

## > PARKING

The property has 10 surface parking spaces in front of the building and room for 3 on the side of the building.

## > UTILITIES

Electric: Duke Energy  
Water, Sewer, Trash: City of Oldsmar

## > APN#/TAX ID#

23-28-16-56990-000-0020

## > LEGAL DESCRIPTION

MEARS COMMERCE CENTER PHASE  
2A LOT 2 AKA MEARS COMMERCE  
CENTER PHASE TWO LOT 7

## > ZONING

M-1, Light Manufacturing  
City of Oldsmar

## > FLOOD ZONE

"X" Areas outside the 1-percent  
annual chance floodplain.

## > CONSTRUCTION

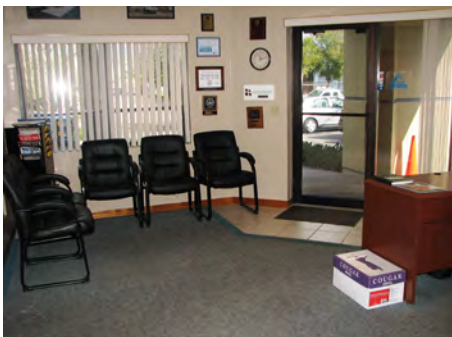
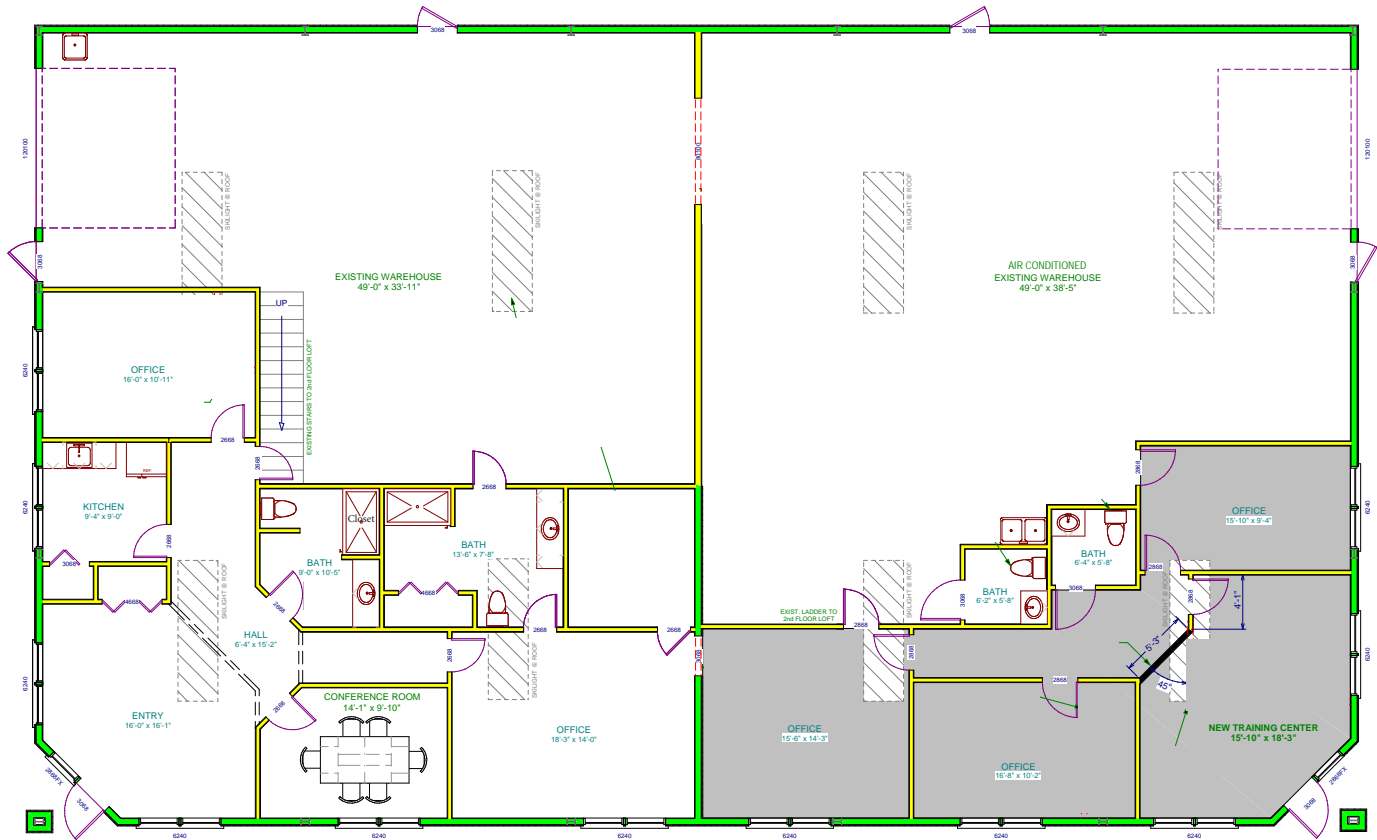
The building is constructed of  
concrete block with a stucco finish  
and an insulated metal roof.

## > PERMITTED USES

Based on the current zoning with the City of Oldsmar there is a variety of allowable uses, the following is a partial list of permitted uses:

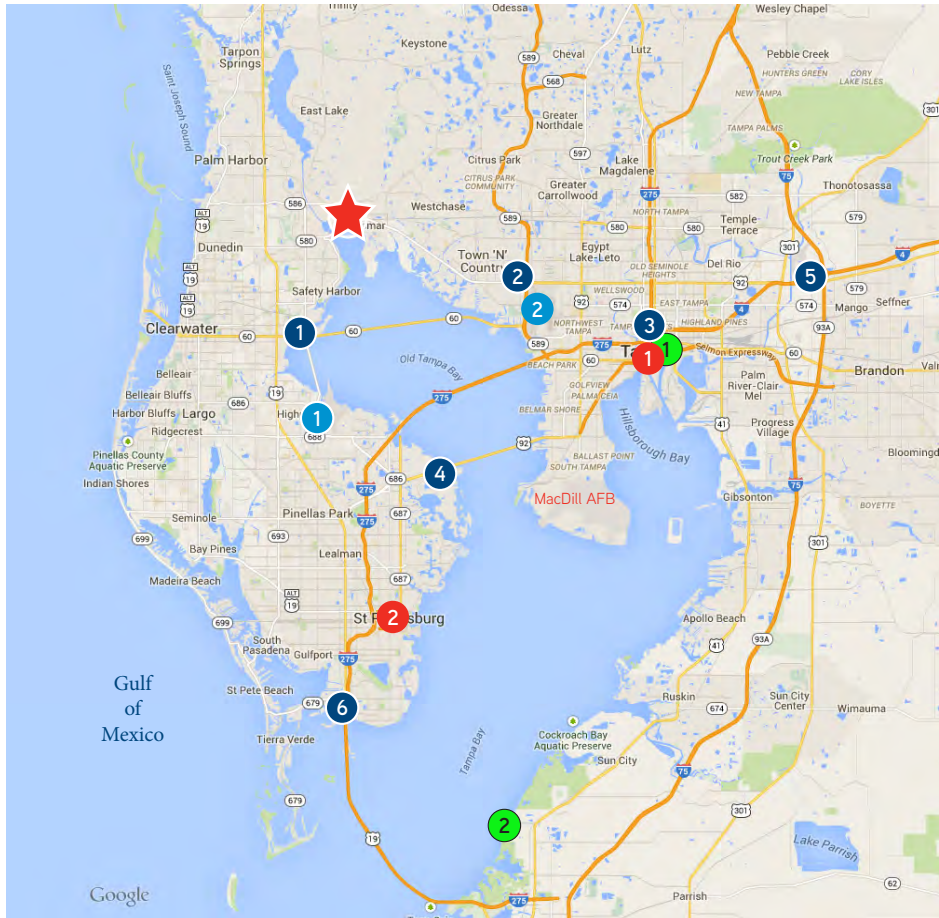
All uses permitted in the OF, office general district, nursery, garden and landscape supplies, cold storage and frozen food lockers, wholesale/ distribution (class A), storage/ warehousing (class A), automobile parts sales and repair, shops and offices for contractors, assembly of scientific, optical and electronic equipment, printing, graphic arts, publishing, self storage and mini-storage, equipment sales, service and storage, assembly and light manufacture of electronic components, research laboratory, pharmaceutical and cosmetic assembly and packaging, office machine manufacturing and repair, limited food processing, etc.

# Floor Plan



# Locational Advantage

## Tampa Bay/Florida Transportation Timetable

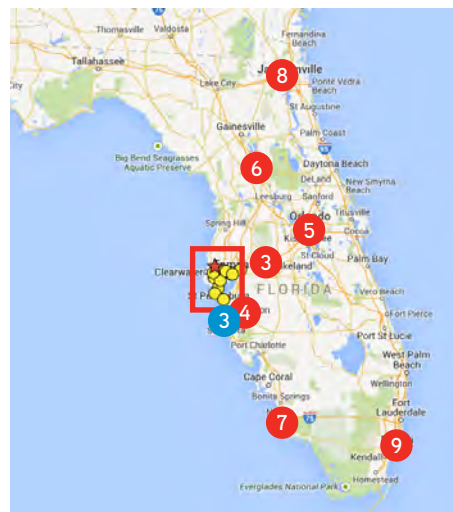


Map #	Airports	Minutes
1	St. Petersburg/Clearwater Airport	17
2	Tampa International Airport	20
3	Sarasota-Bradenton Intl. Airport	64

Map #	Deep Water Ports	Minutes
1	Tampa Port Authority	27
2	Port Manatee	54

Map #	Interstates & Highways	Minutes
1	SR 60/Courtney Campbell Cswy	12
2	Veterans Expressway	13
3	Interstate 4	26
4	US 92 / Gandy Bridge	28
5	I-75	31
6	I-275 S/Sunshine Skyway Bridge	34

Map #	Florida Cities	Minutes
1	Tampa CBD	25
2	St. Petersburg CBD	31
3	Lakeland	56
4	Sarasota	62
5	Orlando	98
6	Ocala	104
7	Naples	159
8	Jacksonville	199
9	Miami	252



### LOCATION

The property is located in the **City of Oldsmar**. Oldsmar is a city nestled on the northwest shores of Tampa Bay, where Hillsborough County and Pinellas County meet. Convenient access to the major area roadways, including Tampa Road (State Road 580), Interstate 275 and the Veterans Expressway. Commercial growth, accessibility, close proximity to Tampa International Airport and nearby housing communities, such as East Lake Woodlands and Westchase, make the Oldsmar area a **very desirable location** for a new or growing businesses.

### Contact Us

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