

**For Sale**  
**\$2,750,000**

*Building with Fenced Yard*



**Office and Warehouse with Canopied Drive In Doors**  
**Roof Replaced 2024, Gated and Fenced with Plenty of Paved Parking**  
**11,330sf Building Size, 1.85 Acres Lot**

**PROPERTY RECORD FEATURES include:**

- **Site:** 1634 BARBER RD SARASOTA, FL, 34240
- **Building Type:** Light Industrial Warehouse
- **Finished Area S.F:** 9165
- **Total Building Area S.F:** 11330
- **Year Built:** 1989
- **Effective Year Built:** 2002
- **Office Area Bathroom:** (1-Men ,1-Women)
- **Will Call Shop Bathroom:** (1-Men/1-Shower with shop sink)
- **Exterior Walls:** Metal Siding
- **Frame:** Fireproof structural steel columns and beams
- **Number of Stories:** 1 (warehouse mezzanine)
- **Roof Material:** Metal, galvanized
- **Roof Replaced:** 2024
- **Roof Structure:** Flat (2:12 pitch)
- **Canopy loading Area**
- **5 - 12x12 grade loading doors**
- **2 - 14x12 grade loading doors**
- **Land size:** 1.85 acres Gated and Fenced

INDUSTRIAL BUILDING: FOR SALE

For information, contact:

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