



# THE MULTIFAMILY FIRM™

*MultifamilyFirm.com*

# New to Market!



GROSS INCOME  
OVER \$300K



4 COM. SPACES  
4 STORAGE UNITS



1973 MASONRY  
CONSTRUCTION



SARASOTA  
FLORIDA



IGD ZONING  
INDUSTRIAL GEN. DIST.

**ACCESS OFFERING MEMORANDUM FOR FINANCIAL DETAILS AT [MULTIFAMILYFIRM.COM](http://MULTIFAMILYFIRM.COM)**



## PROPERTY HIGHLIGHTS



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- Fully Leased Multi-Tenant Industrial / Flex Investment Featuring 4 Commercial Spaces and 4 Detached Rear Garage / Storage Units
- In Excess of \$300K in Gross Annual Income w/ 3% Annual Contractual Rent Increases
- Expense-Efficient Operating Structure w/ Tenants Paying All Utilities & Majority of Tenants Covering HVAC Maintenance
- Industrial General District Zoning (IGD) Allowing a Broad Range of Industrial, Service, Flex & Contractor-Oriented Uses
- Diversified Service-Oriented Industrial Tenant Mix Including Pet Cremation, Light Manufacturing & Distribution, Evening Church & Commercial Linen Services
- Two-Building Configuration Totaling 20,514 SF Including 18,862 SF Main Building & 1,652 SF Rear Building w/ Roll-Up Doors
- Secure & Functional Site Layout Featuring a Gated, Fenced Rear Yard w/ Ingress / Egress from Both Princeton & Cornell Street
- 1.21-Acre Urban Infill Site Less Than 1-Mile from Downtown Sarasota and 0.2-Miles East of US-301
- Rock-Solid 1973 Masonry Construction Located in a Non-Flood Zone
- Recent Roof Inspection Available Indicating Approximately 12 Years of Remaining Useful Life



## EXCLUSIVELY LISTED BY



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THE  
MULTIFAMILY  
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THE  
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# The Princeton

Multi-Tenant Industrial / Flex Investment (IGD Zoning)

View Offering Memorandum w/ Financial Details at  
[MultifamilyFirm.com](http://MultifamilyFirm.com)

## FOR MORE INFORMATION CONTACT:

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