



201 Triple Diamond Boulevard
Venice, Florida

54,189± SF Industrial
For Lease

View Drone Video

Exterior 

Interior 

Leasing Rate:

**Call
For Pricing**

Conveniently located
in North Venice, FL,
with easy access to I-75,
midway between Tampa
and Fort Myers.

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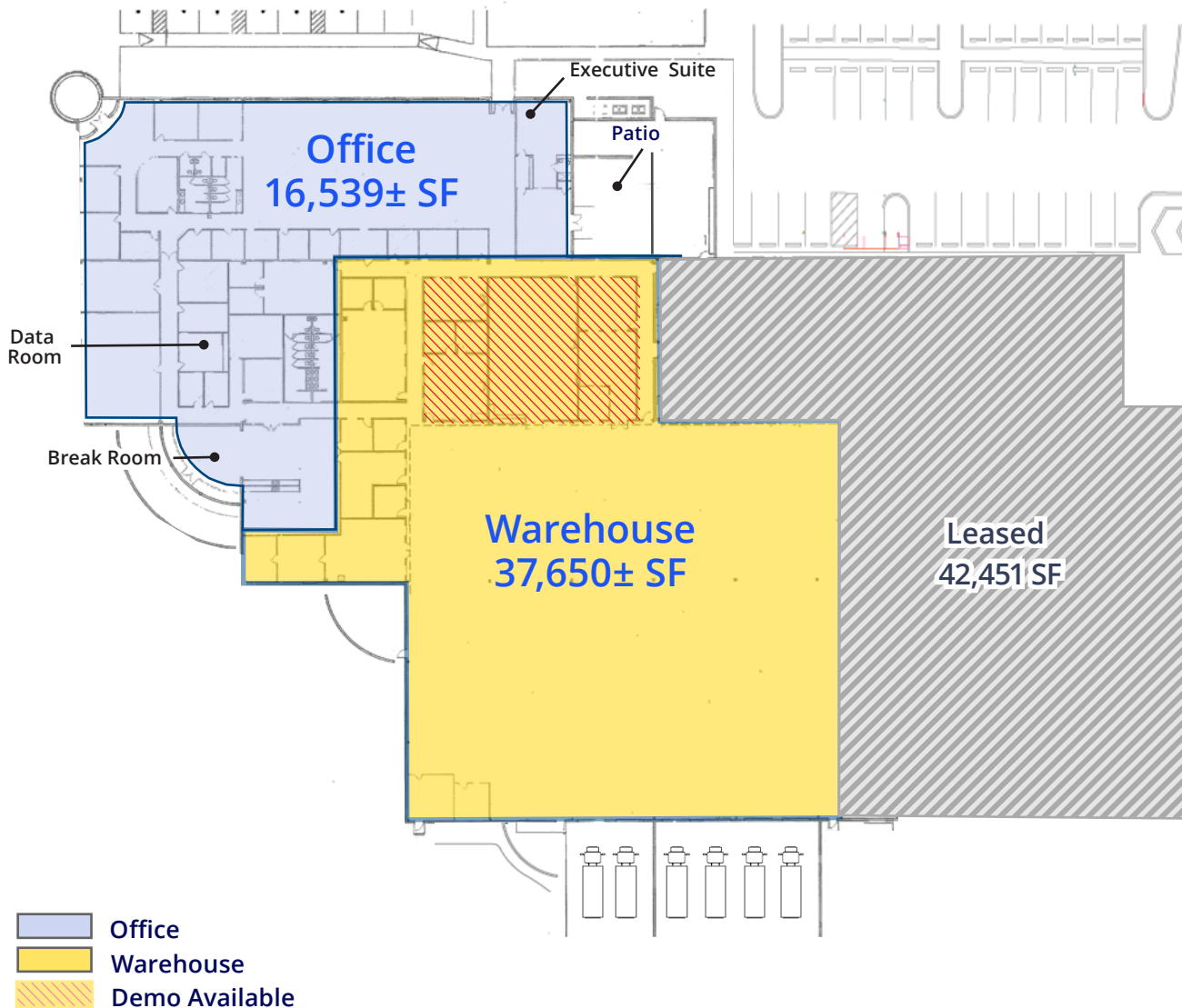
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Floor Plan



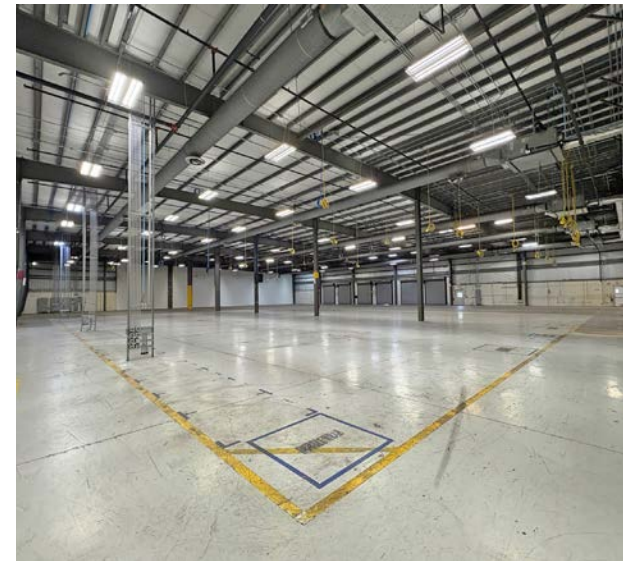
Building Features

The property was built in 2005 and was renovated in 2009. It can support various industrial operations. The parking lot, recently resurfaced, has a very large capacity.

Building Area	90,800± SF
Available	54,189± SF
Warehouse	37,650± SF
Office	16,539± SF
Lot Area	12.55± Acres
Docks	(2) 9'x12' van high loading doors (4) 9'x12' dock high loading doors (1) man door to truck court
Power	3 phase 4800 amps On site backup generator Data Room: 7 AC Splits
Clear Height	18' - 26'7"
Sprinkler	ESFR
Zoning	41000 - Manufacturing Light
Flood zone	X per Fema



Property Photos





Area Amenities

Many amenities are just a short drive from the Property as well as new residential developments and the recently constructed Sarasota Memorial Hospital of Venice.

Magnolia Bay South
Single Family
Homes

Kings Gate
Single Family
Homes

Cassata Lakes
Single Family
Homes

201 Triple Diamond Blvd.

Triple Diamond Blvd.

Toscana Isles
Single Family
Homes

Demographic Summary	1-hour drive time	2-hour drive time	3-hour drive time
Population	1,655,447	6,573,988	13,128,449
Households	721,230	2,729,902	5,235,922
Median Household Income	\$76,481	\$74,349	\$73,893

Laurel Road East - Exit 195

Laurel Nokomis School



Sarasota Memorial
Hospital Venice



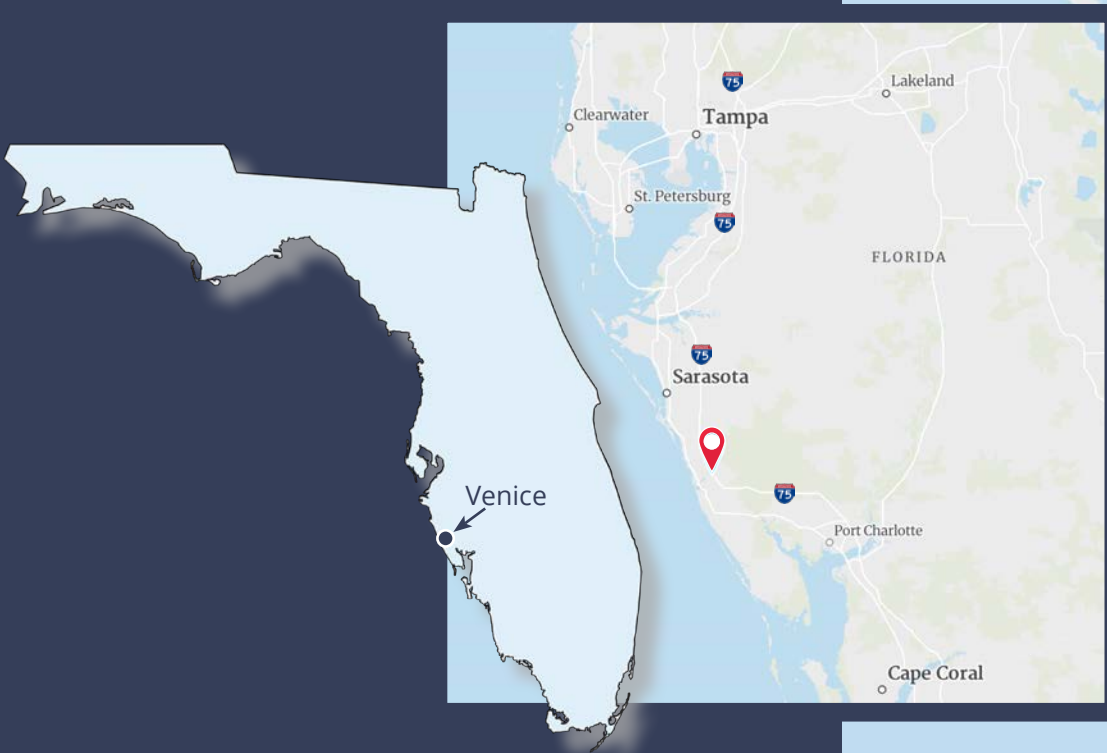
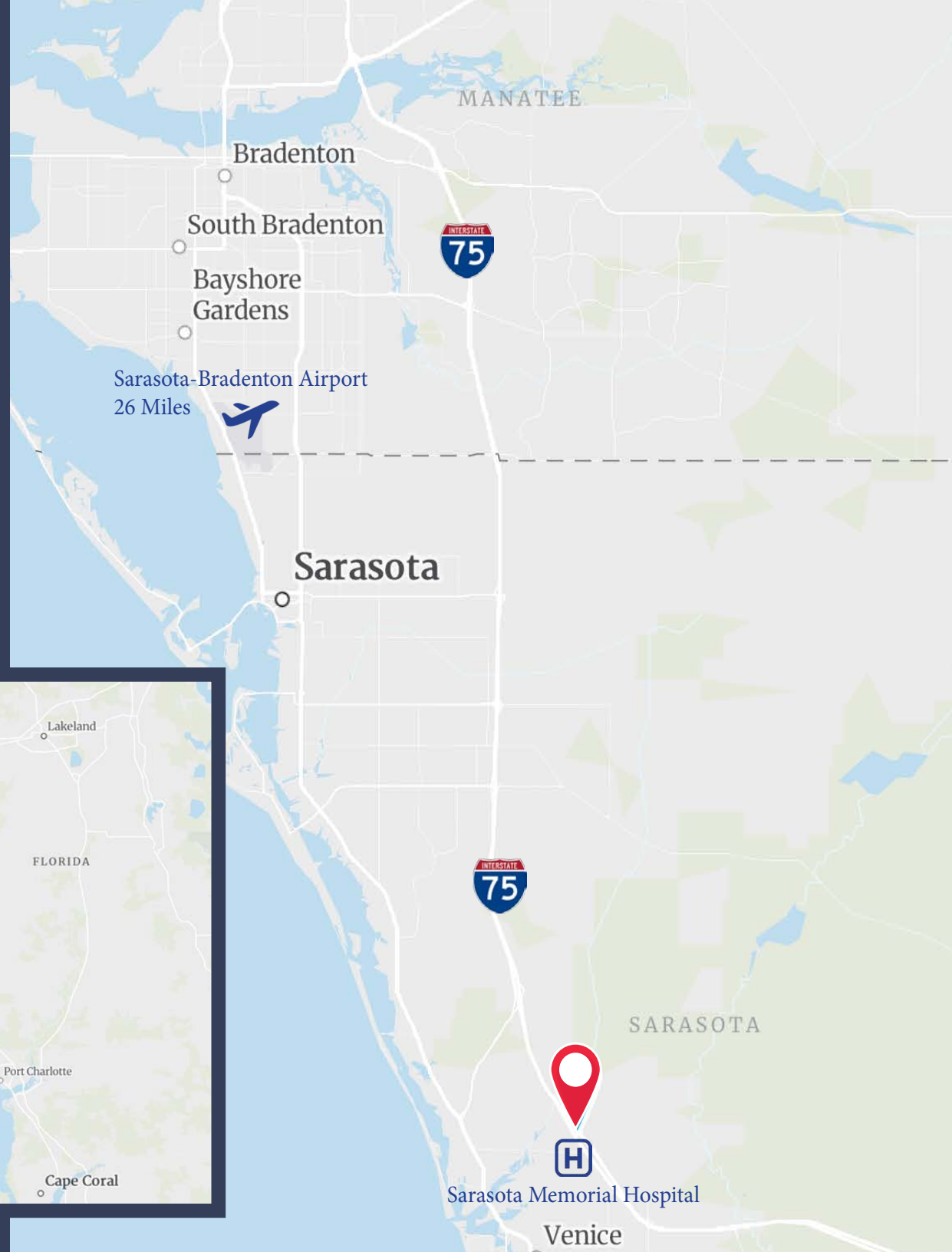


Location

201 Triple Diamond Boulevard is situated within the Triple Diamond Industrial Park in Sarasota County with retail and other support services within close proximity. Located between Tampa and Ft. Myers, the Property sits just off Interstate 75 via the Laurel Road exit providing immediate interstate access.

Drive Times

Downtown Sarasota	22 Miles
Sarasota-Bradenton Airport	26 Miles
St. Pete-Clearwater Airport	67 Miles
Downtown Tampa	71 Miles
Tampa International Airport	75 Miles





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