



## INDUSTRIAL FLEX SPACE WITH EXCELLENT SIGNAGE!

1575 Cattlemen Rd, Units P & G, Sarasota, FL 34232



### PROPERTY OVERVIEW

Located on Cattlemen Rd with easy access to I75, downtown Sarasota, and 41. Excellent signage and ample parking.

Flex warehouse space with retail frontage on the main thoroughfare north/south east of I-75 between Bee Ridge Road and Fruitville Road.

Each unit has a grade level roll up door that is 12' X 16'. Ceiling heights are 18' eave – 20' peak.

Unit P (3,080 SF) has no retail frontage, is strictly warehouse storage, and can be accessed in the back of the building.

Unit G (2,637 SF) has retail showroom and warehouse storage

OPEX - \$3.34 /SF

### PROPERTY SUMMARY

Lease Rate: \$10 - 17 /SF NNN

Available SF: 2,637 - 3,080 SF

Zoning: ILW

OPEX \$3.34 /SF



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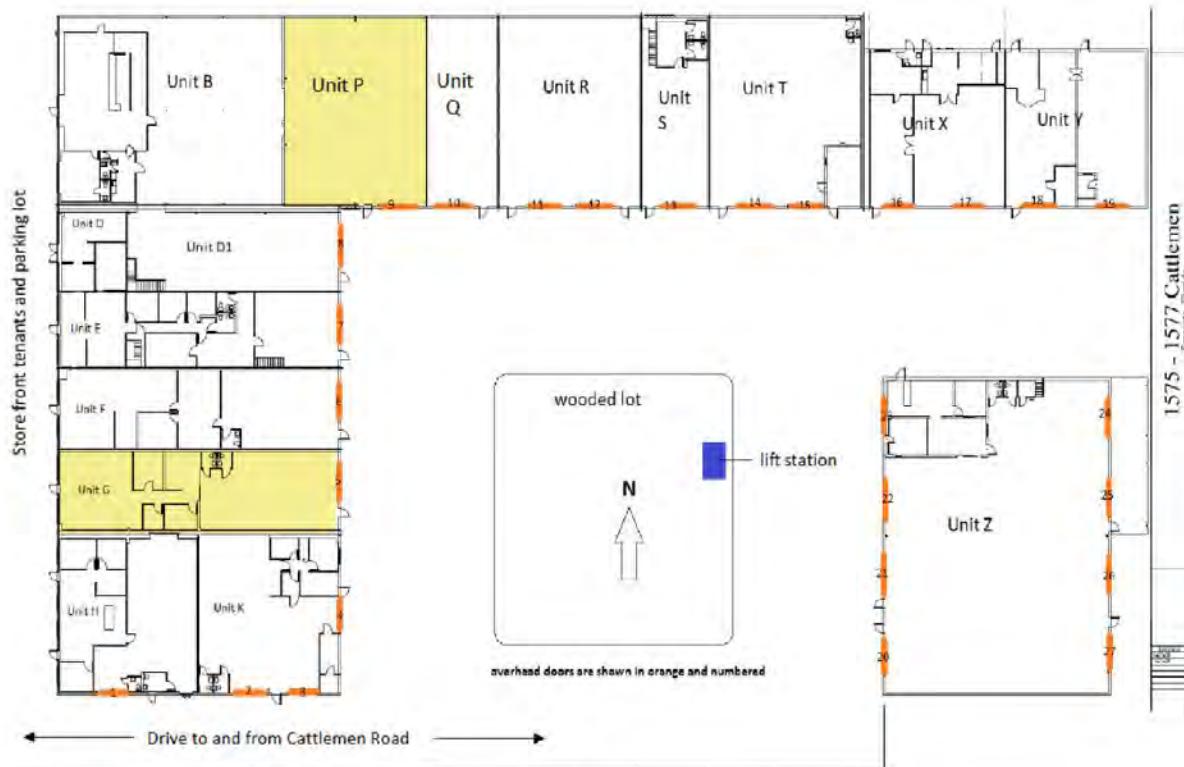


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New Unit Layout/Names as of 1/13/2022



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