



## 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



NICK DEVITO II, SIOR  
941.928.1243  
nick@ian-black.com



BRIE TULP, RPA®, SIOR  
551.206.4390  
brie@ian-black.com



# 1575 CATTLEMEN RD

PLANS

## 1575 Cattlemen Rd

1575 Cattlemen Rd , Sarasota, FL 34232

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



NICK DEVITO II, SIOR  
941.928.1243  
nick@ian-black.com



BRIE TULP, RPA®, SIOR  
551.206.4390  
brie@ian-black.com

IAN BLACK  
REAL ESTATE  
THE PLACE FOR SPACE