

Industrial Condo for Lease



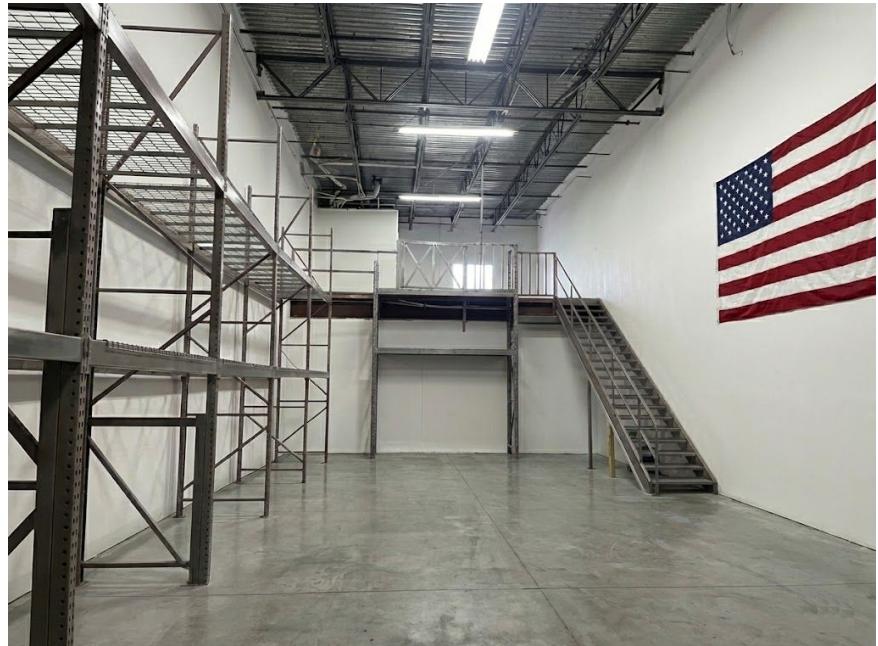
1,935 SF (2,560 w/ mezzanine)

22-foot clear ceiling height

12' x 14' overhead door

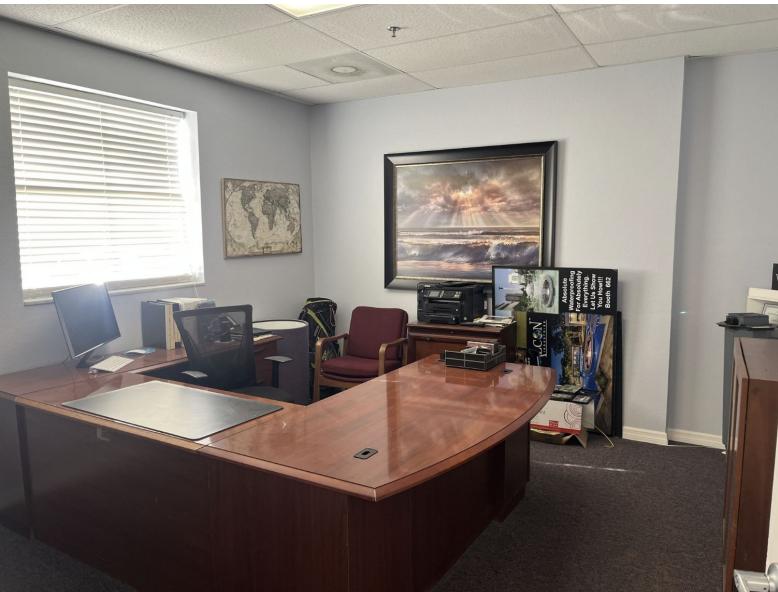
Concrete construction

200 Amp / 3 Phase Power



Mike Miklavic
Call 424-272-1020 or mike@librecapitalgroup.com

This information is deemed reliable, however, we make no guarantee, warranties, or representations as to the completeness or accuracy thereof.



OFFERING

Lease Rate	\$17 SF/yr (NNN)
SQFT	1,935
Mezzanine SQFT	625 (2,560 total)
Year Built	2005
Zoning	PCD
Parking	4 spots, 2 dedicated
CAM Expenses	\$6.93
Total Rent	\$3,858/month
Lease Term	1-3 years

PROPERTY OVERVIEW

Property Type: Industrial warehouse with office

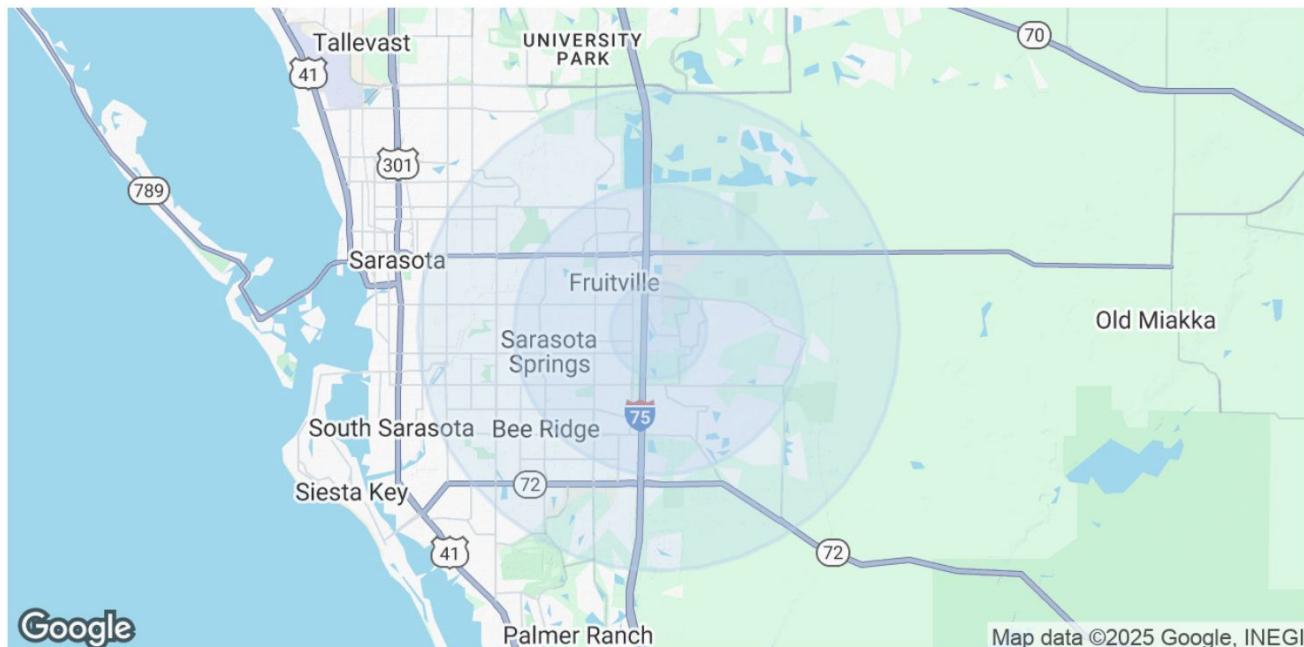
Location: Only minutes from Route 75 and Fruitville.

Renovated 1,935 industrial/flex condo located in the highly desirable Sarasota Business Center. This unit offers a versatile layout, ideal for a wide range of commercial uses. Roughly 550 sqft of office including two private offices, kitchenette and bathroom. 22 ft height ceilings in a spacious warehouse. A rare large mezzanine with 9' ceilings is perfect for an owners office or storage for the warehouse.

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LOCATION

6321 Porter Road #11
Sarasota FL 34240



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,369	57,841	147,902
Average Age	45	47	49
Average Age (Male)	44	46	48
Average Age (Female)	46	48	51

HOUSEHOLDS & INCOME

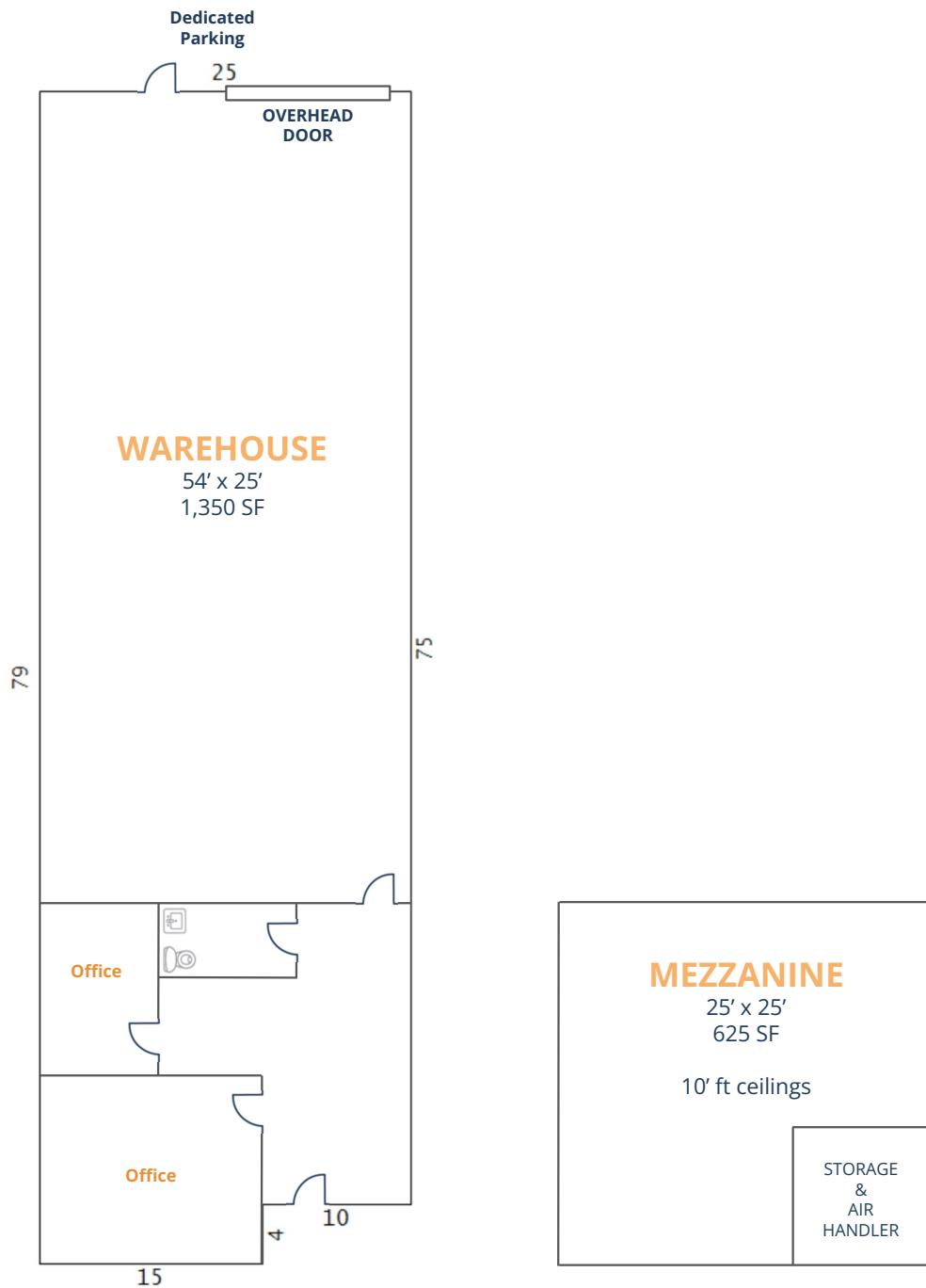
	1 MILE	3 MILES	5 MILES
Total Households	2,073	24,039	65,189
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$124,569	\$112,954	\$106,776
Average House Value	\$517,931	\$454,756	\$438,293

Demographics data derived from AlphaMap

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FLOOR PLAN

1,350 Warehouse + 585 Offices + 625 SF Mezzanine



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