



FOR LEASE

For Lease | Office

# Centrally Located Warehouse Space For Lease

6012 31st St E, Bradenton, FL 34203

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

1605 Main Street Suite 500 | Sarasota, FL |  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**SUSAN H. GOLDSTEIN LLC, CCIM, MBA**

Senior Commercial Advisor  
941.957.3730  
susangoldstein@msccommercial.com

**ROBERTA KOLTON CERA**

Senior Commercial Advisor  
941.928.1428  
robertakolton@msccommercial.com

**OFFERING SUMMARY**

Available SF: 23,040 SF

Lease Rate: \$10.00 SF/yr (NNN)

Parking: 16 Spaces

Zoning: LM

**PROPERTY OVERVIEW**

23,040 +/- SF industrial building perfect for warehouse or manufacturing uses. Warehouse space is partially air conditioned and has three large fans to keep air circulating throughout the space along with 1200 amps of 480V electrical service, two 1-ton cranes, and one 5-ton crane servicing the space. Ceiling is 12'10" at eave and 18'10" at peak, and accessible by three overhead doors – (1) 16'x12'; (1) 10'x10'; and (1) 12'x12'. Potential for office warehouse combination with the 10,000 +/- sf office available for lease across the street.

**PROPERTY HIGHLIGHTS**

- 23,040 SF warehouse space
- Small air-conditioned office
- Heavy electric service, 1200 amps of 480v
- Three cranes: two 1-ton cranes and one 5-ton crane
- Partially air conditioned warehouse
- Access to I-75 via State Route 70 and US Hwy 301.



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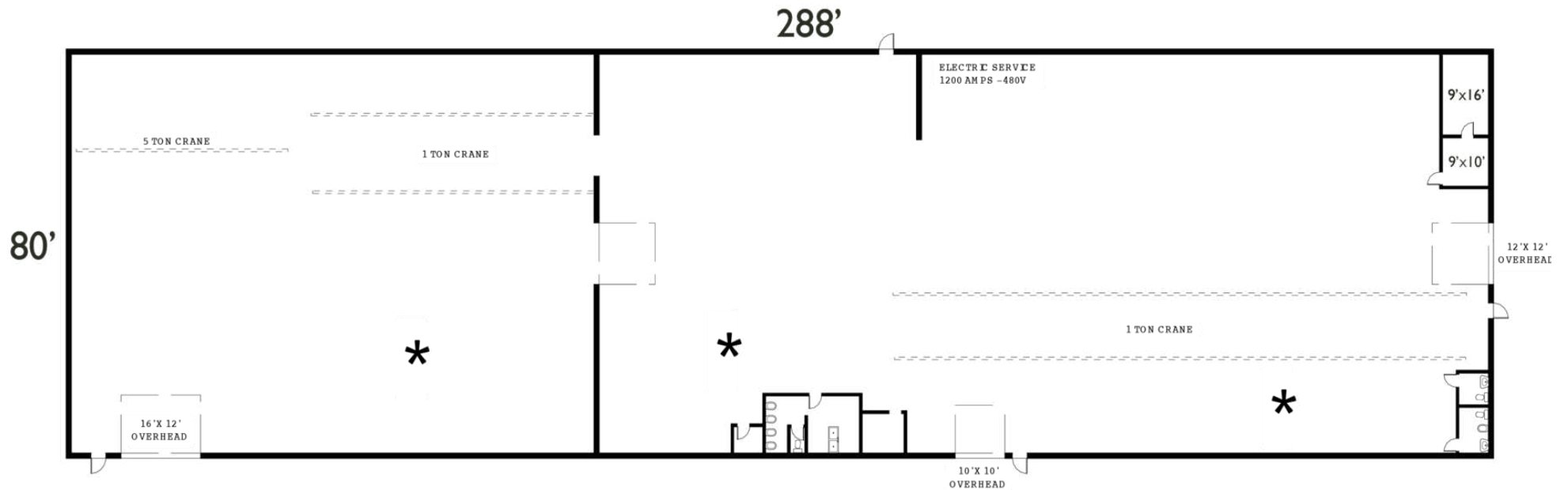
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(Not to Scale)



NOTE: Not drawn to exact scale. Some measurements are approximate.



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## DEMOGRAPHIC SUMMARY

6012 31st St E, Bradenton, Florida, 34203

Ring of 1 mile

### KEY FACTS

5,149

Population



2,064

Households

47.5

Median Age

\$61,041

Median Disposable Income

### EDUCATION

11.2%

No High School Diploma



40.2%

High School Graduate



17.7%

Some College/  
Associate's Degree



30.9%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$73,542

Median Household Income



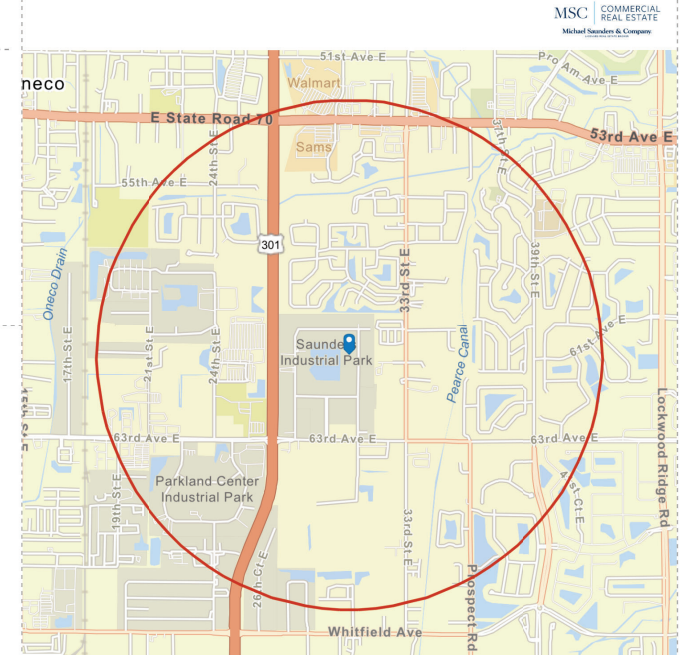
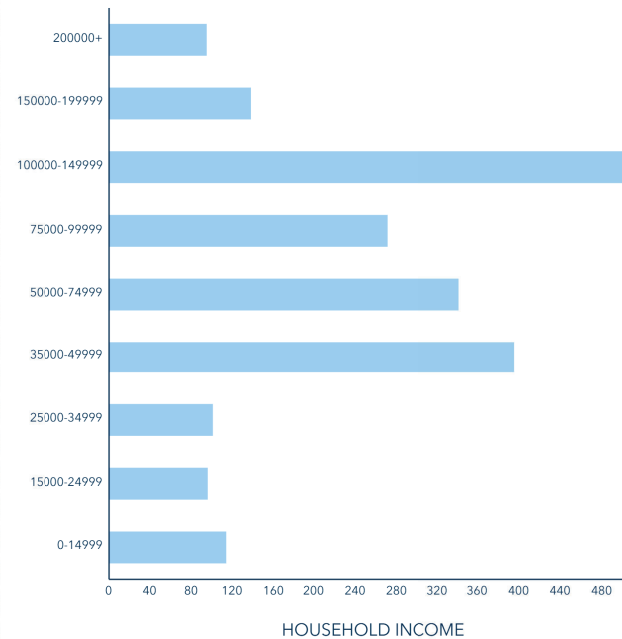
\$35,772

Per Capita Income



\$307,755

Median Net Worth



### EMPLOYMENT

58.1%

White Collar

10.6%

Blue Collar

34.4%

Services

2.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

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1605 Main Street , Suite 500  
Sarasota, FL 34236  
T 941.957.3730  
C 941.350.9747  
susangoldstein@msccommercial.com  
FL #3125850

## PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

## EDUCATION

CCIM Designation  
Columbia University Business School MBA  
Duke University BA

## MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member  
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member  
Columbia University Alumni Club Past President  
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair  
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee

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## PROFESSIONAL BACKGROUND

In 2002, Roberta graduated from Barry University in Miami Shores, Florida with a Bachelor of Arts Degree in Photography, and returned to Sarasota to be closer to her family and the community in which she grew up.

Coming from a real estate family, it was only natural that she follow in her parents' footsteps, so in 2004 Roberta began working with her father, Bob Kolton, in Michael Saunders & Company's Commercial Division. She was excited to be part of the Kolton Team and took the time to learn all she could from her father's 35+ years of experience in the Industrial/Commercial Real Estate market.

Even now, after Bob's retirement, Roberta carries on her father's legacy of specialization in Industrial and commercial intensive properties. Her product knowledge, attention to detail, and problem solving skills, help Roberta to provide the best possible service and experience to her clients.

In 2014, Roberta was voted as CID's Realtor of the Year.

## EDUCATION

Barry University - Miami Shores, Florida  
Bachelor of Arts Degree in Photography

## MEMBERSHIPS & AFFILIATIONS

Sarasota Association of Realtors  
CID - Commercial Investment Division

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