

IAN BLACK
REALESTATE

THE PLACE FOR SPACE

FOR SALE

OFFICE
& WAREHOUSE

7575 Commerce Ct, Sarasota, FL 34243

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PROPERTY SUMMARY

Seize the opportunity to acquire a robust and durable concrete block industrial building, featuring extensive office space and adjacent land for further development. This property combines structural strength with functional versatility, making it an ideal choice for businesses looking for a reliable facility with room for growth.

Situated in the heart of Sarasota, this property enjoys excellent visibility and convenient access. It is just minutes from major highways such as US 301 and I-75, providing seamless connectivity to Sarasota-Bradenton International Airport and downtown Sarasota. The area is known for its dynamic commercial environment and accessibility, making it an ideal location for businesses aiming to attract and serve a wide clientele and employees alike.

The property features a durable 44,164 square foot concrete block industrial building with a flexible layout suitable for various commercial uses. It features extensive office space, conference rooms, essential facilities, and adjacent land allowing for further development.

Spanning 3.2 acres, the site provides ample parking for employees and visitors, with well-maintained landscaping enhancing its professional appeal.

The property is zoned for Planned Development (PD-I), accommodating a broad range of commercial activities, including office, retail, light industrial, heavy industrial, as well as research and development operations.

The building is air-conditioned and features amenities such as high-speed internet, climate control systems, and energy-efficient lighting. Additional features such as the option to occupy the entire building or utilize two separate units further add to its functionality.

With its durable concrete block construction and extensive office space, this property offers significant investment potential in this thriving market.

SALE PRICE:
\$9,950,000.00

PROPERTY OVERVIEW

Spanning 44,164 square feet in total, this facility offers ample space that can be tailored to suit various business operations. The layout is thoughtfully designed to enable natural subdivision, making it possible to accommodate two distinct users for investors looking to capitalize on the potential for multiple tenants or to maintain a single, unified space. The property features three expansive open warehouse areas, a dedicated overhead door, and a secure, gated outdoor area, which provides additional storage or operational space.

Unit 7565: 18,746 SF

- Newly renovated space
- Includes 15 private offices
- Open workstation areas
- Abundance of training areas
- Functional break room
- Reception area available

Unit 7575: 25,418 SF

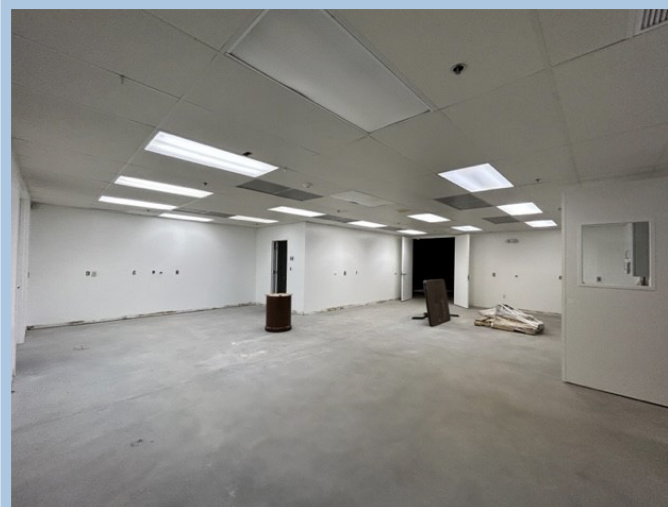
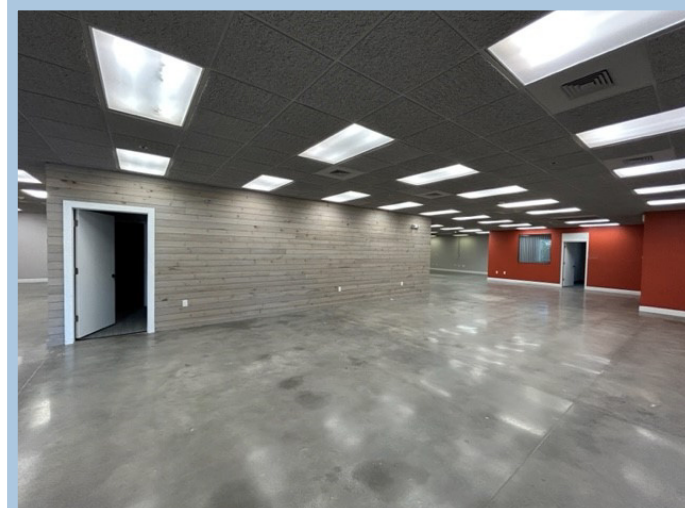
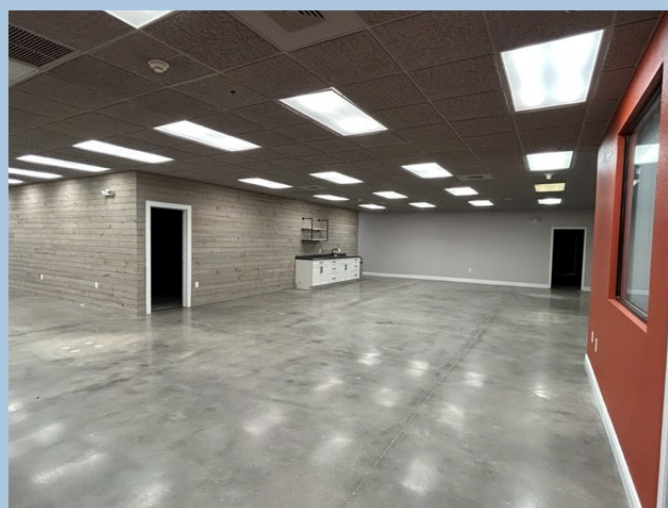
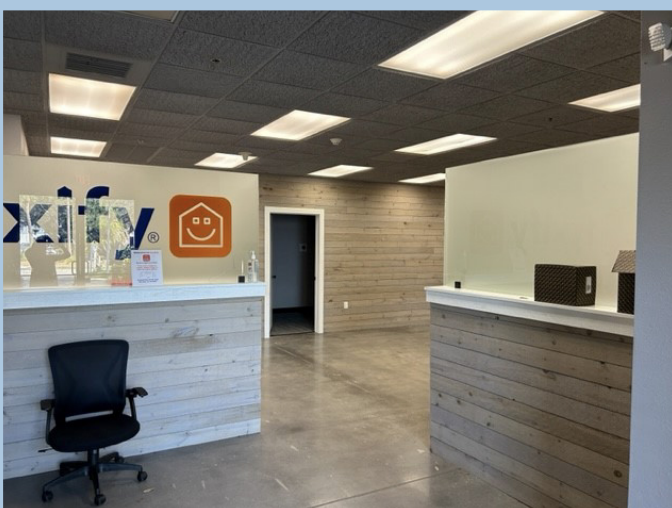
- Large open office area
- Numerous private offices
- Open workstation areas
- Research clean rooms available
- Open warehouse storage



7576 COMMERCE COURT

Office with Lab areas and Warehouse

Suite 7565 is 18,418 sf and includes an expansive office area with 11 private offices, open collaborative work areas, 2 large training areas, breakroom and lounge. Accessing through the office area are various spacious lab areas, open areas and warehouse space. There is a fenced outdoor area as well and good parking. Perfect for a growing company.



7575 COMMERCE COURT

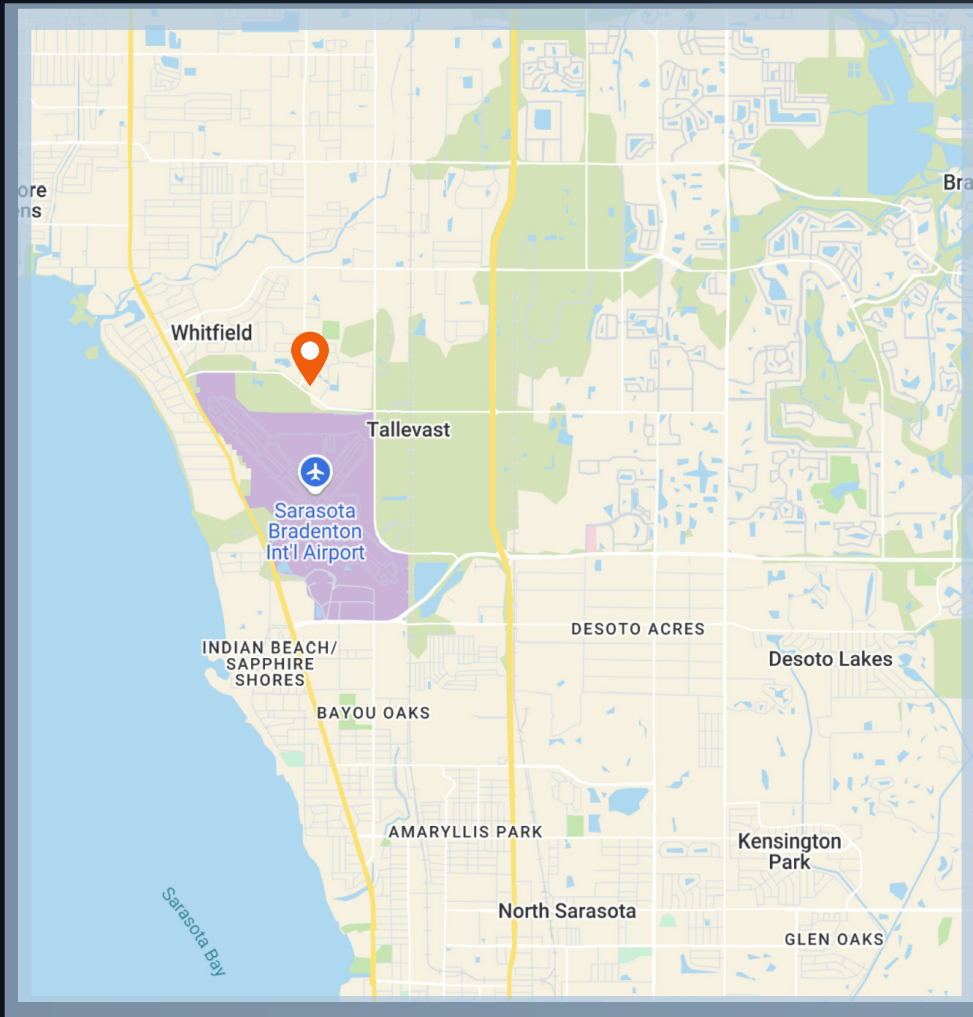
Office with Open Areas and Warehouse with Mezzanine.

Suite 7575 is 25,418 sf and includes an large office area with 15 private offices of varying sizes, conference rooms and open collaborative areas. Adjoining the office area are various multi-purpose areas for work, assemblage or storage and varying warehouse areas with mezzanine. An expansive suite that offers versatility, adaptable to many uses.



The floor plan illustrates the 1st floor of the FBI Laboratory building, showing a variety of functional spaces. At the top, there are three large warehouse areas. Below these, the plan is divided into several office zones. On the left, there's a lounge and several offices, some with restrooms. A central corridor provides access to 'NEW TENANT SPACE #1' and other offices. To the right, another 'NEW TENANT SPACE #2' is shown, along with more offices and restrooms. The bottom section includes a reception area, a conference room, and a general office area. The plan also shows multiple restrooms (R. RM.), elevators (ELEV./STL.), and various doorways (e.g., D001, D002) connecting the different sections of the building.

AIR & PORT PROXIMITY TO LOCATION



Airport Travel

SRQ: Sarasota-Bradenton Airport: 3 Miles

PGD: Punta Gorda Airport: 60.2 Miles

PIE: St. Pete-Clearwater Airport: 42.4 Miles

RSW: Southwest International Airport: 95.3 Miles

TPA: Tampa International Airport: 48.6 Miles



Port Travel

Port Manatee: 18.3 Miles

Port Tampa Bay: 47 Miles

Port Everglades: 218 Miles

Port Miami: 233 Miles

BIOGRAPHY | MICHELE FULLER



MICHELE FULLER

PARTNER

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PROFESSIONAL BACKGROUND

Michele Fuller joined Ian Black Real Estate in 2009 bringing her extensive expertise and market savvy to one of the most reputable commercial real estate firms in Florida. In 2016 Michele was invited to become a partner of the firm. Her commercial real estate career began in 1999 with Coldwell Banker where she quickly became one of the most successful commercial agents. Her real estate experience encompasses the office, retail, industrial and land sectors of the commercial market. Michele is involved in a variety of development and investment transactions and exhibits the market knowledge and tenacity required to guide challenging transactions to successful closure.

Michele grew up in South Asia. Having moved to the United States during high school she began exploring the New England area. Her entrepreneurial spirit led Michele to Martha's Vineyard where she owned a boutique hotel for 8 years. In 1998 Michele found herself in Sarasota, being enamored by the community and natural beauty, she decided to stay and pursue a career in commercial real estate. Michele has two children and enjoys traveling, skiing and appreciating all the arts the city has to offer.

Community Involvement:

Michele is a CCIM Candidate, a member of ICSC, and a member of the Sarasota Commercial Investment Division. She is still personally involved in real estate investments and also devotes free time to a variety of community activities including the Sarasota Chamber of Commerce and the Southside School District.

BIOGRAPHY | NICK DEVITO II, SIOR



NICK DEVITO II, SIOR
PARTNER

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PROFESSIONAL BACKGROUND

Nick DeVito II, SIOR, a 6th generation Floridian, grew up in Sarasota as did his parents, Nick Menard DeVito and Nancy Alday, so his Sarasota roots run deep. After graduating from Riverview High School, Nick attended the University of Florida and received a B.A. at the College of Business, focusing on Finance, Marketing, and Real Estate. Nick joined Ian Black Real Estate in 2010 and was named a partner of the firm in 2016.

Over the past 12 years, Nick has achieved \$310,000,000+ in sales and leasing volume which represents more than 3,150,000 square feet of commercial property, making him a true market leader.

He has successfully assisted clients with sales, leasing, and tenant representation for industrial, office, and retail locations. Nick also specializes in the acquisition and disposition of investment properties, owner-user CRE, as well as evaluating assets owned by lending institutions and Trusts. Notable companies that Nick has served include Northern Trust, Gorman Plumbing, Berlin Patten Ebling, Lennox, ASO, Roofing Supply Group, Wentzel's Heating and Air, Allied Building Products, HD Supply, Custom Air & Plumbing, Massey Services, Clark & Washington, Tidewell Hospice (Empath), Microtron Inc., The Starling Group, Willis Smith Construction, Linksters, and Paddywagon. In 2017, Nick worked with the Sarasota County Sheriff's Department to procure a 70,000 square foot office facility.

Nick holds the prestigious designation as a member of the Society of Industrial and Office Realtors (SIOR). He is the 2023 Vice President and incoming 2024 President of the Florida Chapter of SIOR. SIOR is the leading global professional office and real estate association which represents today's most knowledgeable, experienced, and successful commercial real estate brokerage specialists. He is also a member of the International Council of Shopping Centers (ICSC), a member of the Realtor Association of Sarasota and Manatee (RASM), a member of the Commercial Investment Division (CID) of RASM, and a Certified Commercial Investment Member (CCIM) member, actively pursuing the CCIM designation.

Married to Susan Kerstan, the couple has 5 children. Nick & Susan attend 360 Church. They enjoy traveling together and spending time with their children. Nick enjoys spending his spare time on the golf course. He currently gives back to the community by serving on the Board of The First Tee of Sarasota/Manatee. He is a past President and has been committed to serving the organization at some capacity since 2010. Nick is also a current Board Member of Seaport Manatee.

BIOGRAPHY | BRIE TULP, RPA



BRIE TULP, RPA
SALES ASSOCIATE

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PROFESSIONAL BACKGROUND

Brie Tulp, RPA® has quickly emerged as a standout figure in the commercial real estate industry in SWFL. With a strong professional background and her tenure at SL Green Realty Corp., she joined Ian Black Real Estate 3 years ago, bringing a wealth of experience and expertise to the table. She is a recent Business Observer 40 Under 40 Award Winner which recognizes top young entrepreneurs and professionals across every industry from Tampa Bay to Naples.

Brie relocated from New York City in early 2021 where she worked for the largest office landlord and fully integrated REIT. Her experience spanned Property Management, Building Services, and Underwriting. During her tenure at SL Green, she evaluated investment opportunities for the firm which included asset repositioning, base building efficiencies, direct acquisitions, structured finance, and dispositions for mixed-use properties. She was critical for the approval and acceptance of liability for ~50M square feet of redevelopment, development, repositioning, and conversion opportunities as well as ~\$3B in acquisition targets. Her astute judgment and analytical skills were instrumental in identifying and assessing potential ventures.

Since joining Ian Black Real Estate, Brie has been involved in 80+ transactions totaling over ~\$81M. She consistently brings a new level of service to her roles, elevating procedures, and setting high standards of excellence. Moreover, her exceptional interpersonal skills have allowed her to quickly foster and maintain excellent relationships with tenants and vendors, enhancing client satisfaction, and cultivating a positive reputation for the firm.

Brie holds a Bachelor of Arts degree from Northeastern University. She also holds a valid Real Property Administrator (RPA®) designation and a Florida Sales Associate license. Brie is a Founding Board Member of Commercial Real Estate Women's Network Sarasota/Manatee (CREW) and is a Member Associate of the Society of Industrial and Office Realtors (SIOR). She is also a graduate of the Leadership Sarasota program.

When she is not working on deals to benefit her clients, Brie enjoys traveling, golfing, scuba diving, boating, fishing and all things water-related with her husband and two children.