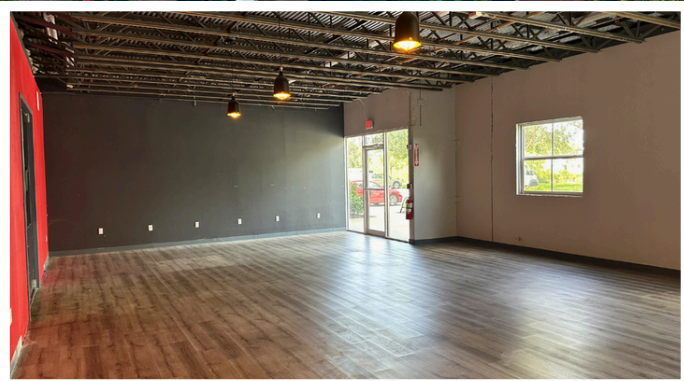


6311 Porter Road Units 10-13



Class A Office Warehouse

- 10,600-square-foot office/warehouse unit in a highly sought-after industrial park.
- Large open workspace with multiple roll-up doors for streamlined workflow.
- Includes mezzanine storage and high ceilings, ideal for industrial activities.
- Excellent access for large trucks, perfect for logistics and distribution operations.

Square feet: 10,600
Modified Gross
Pricing: \$18/SF/Yr

**FOR LEASING
INFORMATION**

(941)724.2321

Kevin Robbins
Kevin@RobbinsCommercial.com



Harry E. Robbins Associates, Inc
Kevin@RobbinsCommercial.com
941.724.2321



This 10,600-square-foot Class A office/warehouse unit at 6311 Porter, Units 10-13, is now available in a highly desirable industrial park. The corner unit features several private offices, a conference room, and a break area, providing ample space for all business operations. The spacious open workspace is complemented by multiple roll-up doors, enabling efficient workflow. The expansive warehouse includes mezzanine storage and boasts high ceilings, making it ideal for various industrial activities. Additionally, the property offers excellent access for large trucks, making it well-suited for logistics and distribution operations.

Contact the agent now to schedule a private showing!

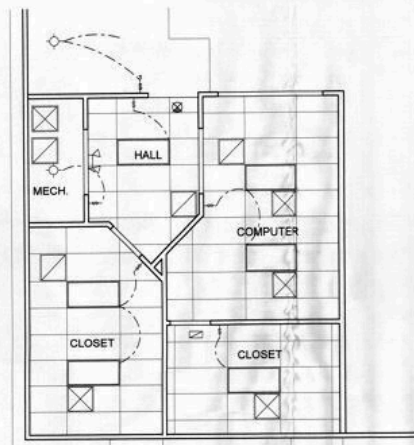
MECHANICAL EQUIPMENT

ZONE	BRAND	MODEL	TON	SEER	CFM	PHASE	CONDENSER	FW
#1	RYLINE	FX20A300	5	13	18	80	-	-
	RYLINE	FX20A300	5	-	2000	18	-	10
#2 & 3	RYLINE	FX20A300	4	13	18	40	-	-
	RYLINE	FX20A300	4	-	1800	18	-	10

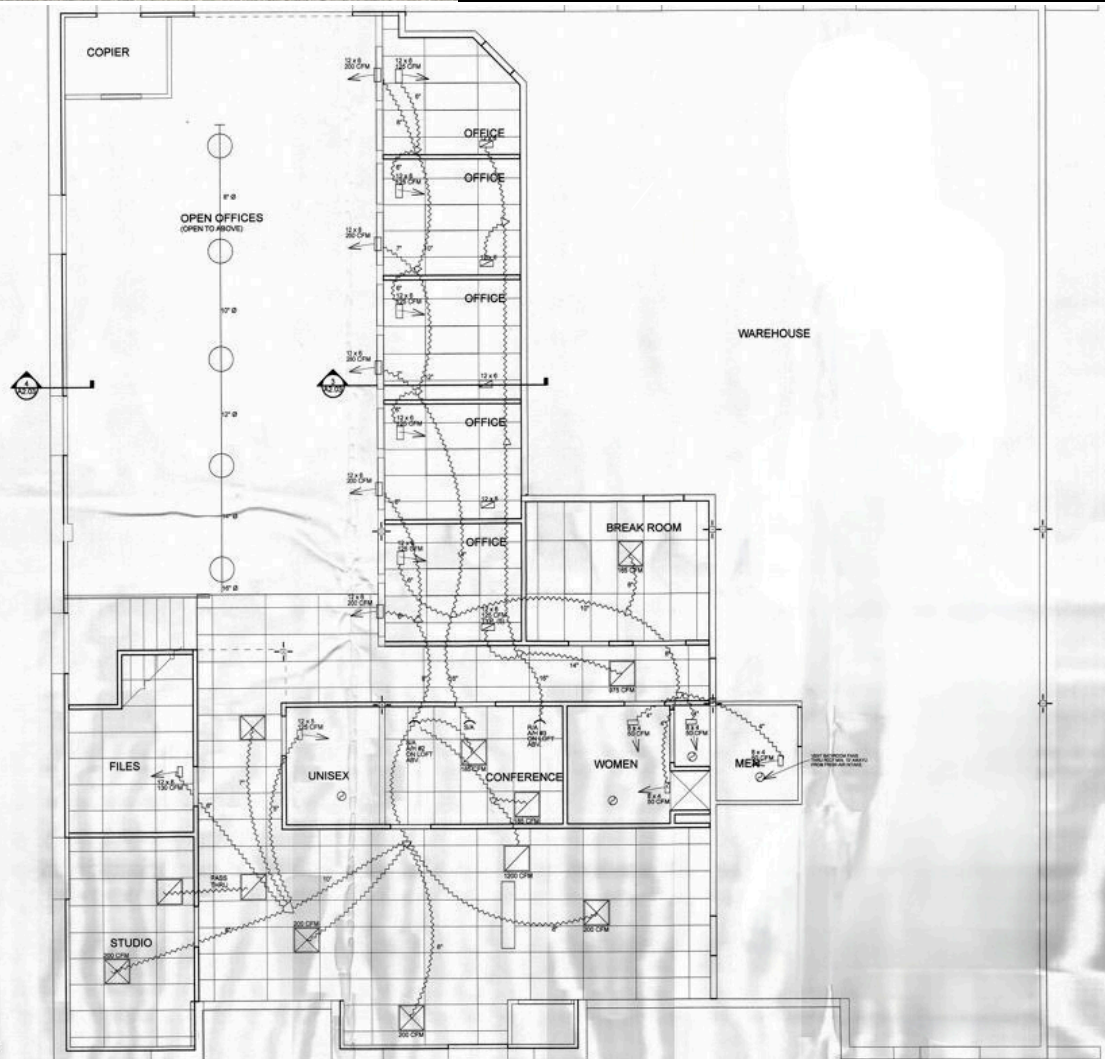
NOTE: CONDENSING UNITS ON EXISTING STANDS ON ROOF HURRICANE STRAPPED PER CODE

MECHANICAL INFORMATION
 REQUIRED OUTDOOR AIR VENTILATION
 PER ASHRAE 62 AND PER 2015 IBC
 MAX SF/1000 = 3.8 X 10 + 57 OCCUPANT LOAD
 57 PEOPLE X 15 CFM PERSON = 855 CFM REQUIRED
 855 CFM OUTSIDE AIR PROVIDED

Jim McDonald Heating and Cooling Inc.
 2100 S 1st St. Sarasota FL 34234
 941 350 9898
 State License: #CAC015960



2 Second Floor Mechanical Plan
 M2.01 SCALE: 1/4" = 1'-0"



1 First Floor Mechanical Plan
 M2.01 SCALE: 1/4" = 1'-0"

LEED AP
 WALTER HAMM ARCHITECT INC.
 1808 18th Street, Suite 1, Sarasota, Florida 34234
 941 551 1000
 www.walterhammarchitect.com

PORTER COMMERCE PARK
 Building B-5 Units 12 and 13
 Sarasota, Florida

WALTER HAMM ARCHITECT INC.
 1808 18th Street, Suite 1, Sarasota, Florida 34234
 941 551 1000

Mechanical Plan

24 Sep 12
 Checked by WH
 Drawn by wwh
 Job No.
 Sheet Number

M2.01
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Harry E. Robbins Associates, Inc
 Kevin@RobbinsCommercial.com
 941.924.2346