

# RARE FLEX INDUSTRIAL OPPORTUNITY FOR SINGLE TENANT

11,632 +/- SF ON 1.82 +/- AC

6289 TOWER LN SARASOTA, FL 34240

FOR SALE & LEASE



SALE PRICE  
LEASE RATE

CALL FOR PRICING  
CALL FOR PRICING

## PROPERTY HIGHLIGHTS

- Vacant and Available for Immediate Occupancy
- Incredibly Well-Maintained Class A Flex Building
- 11,632 +/- SF on 1.82 +/- AC
- (4) Private Offices, (1) Conference Room & Large Reception Area
- Improvements and Upgrades Including Quality Office Finishes, New HVAC System, and Fire Suppression System
- Full Security System with Functional Cameras
- Property Includes a Security Fence with Manual Locking Gate
- Air Conditioned Storage Space in Warehouse
- (4) Roll-Up Drive-In Doors
- M/F Restrooms in Office & Warehouse
- Cat 5 Wiring

## Drone Footage

- Shipping Containers On-Site Will Stay - May Be Used for Tenant Storage
- On-Site Ramp May Stay for Use By Tenant
- (14) Surface Parking Spaces
- Lake Bordering Property on North & East Sides
- Single Tenancy Benefit
- Year Built: 2000
- Zoned: PID | Planned Industrial Development
- Parcel ID: 0216120013
- Ideally Situated Along the I-75 Corridor Near Fruitville Road in Sarasota Offering Tremendous Access

**Chris DiBitetto**  
Managing Broker  
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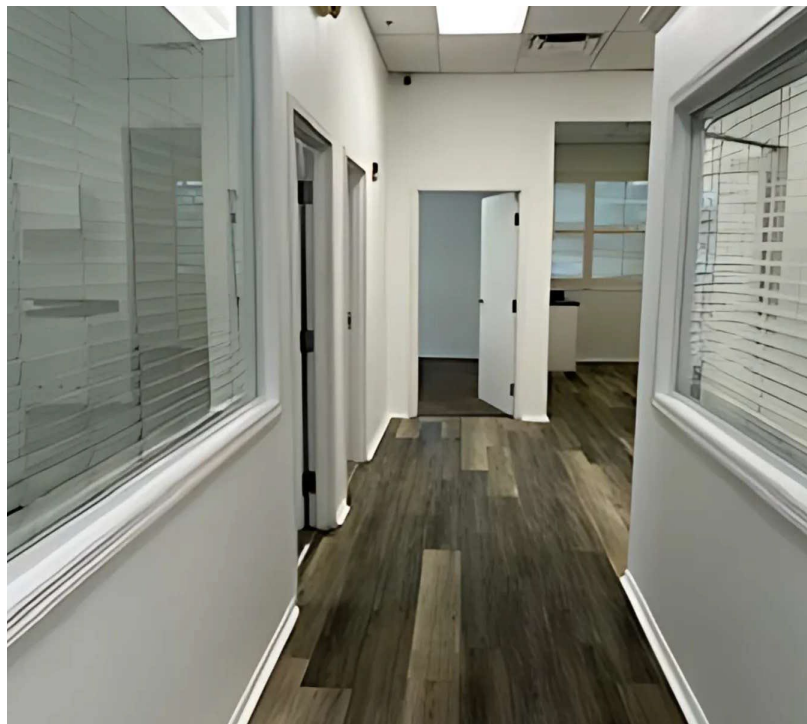
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## INTERIOR PHOTOS



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## WAREHOUSE PHOTOS



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AERIAL



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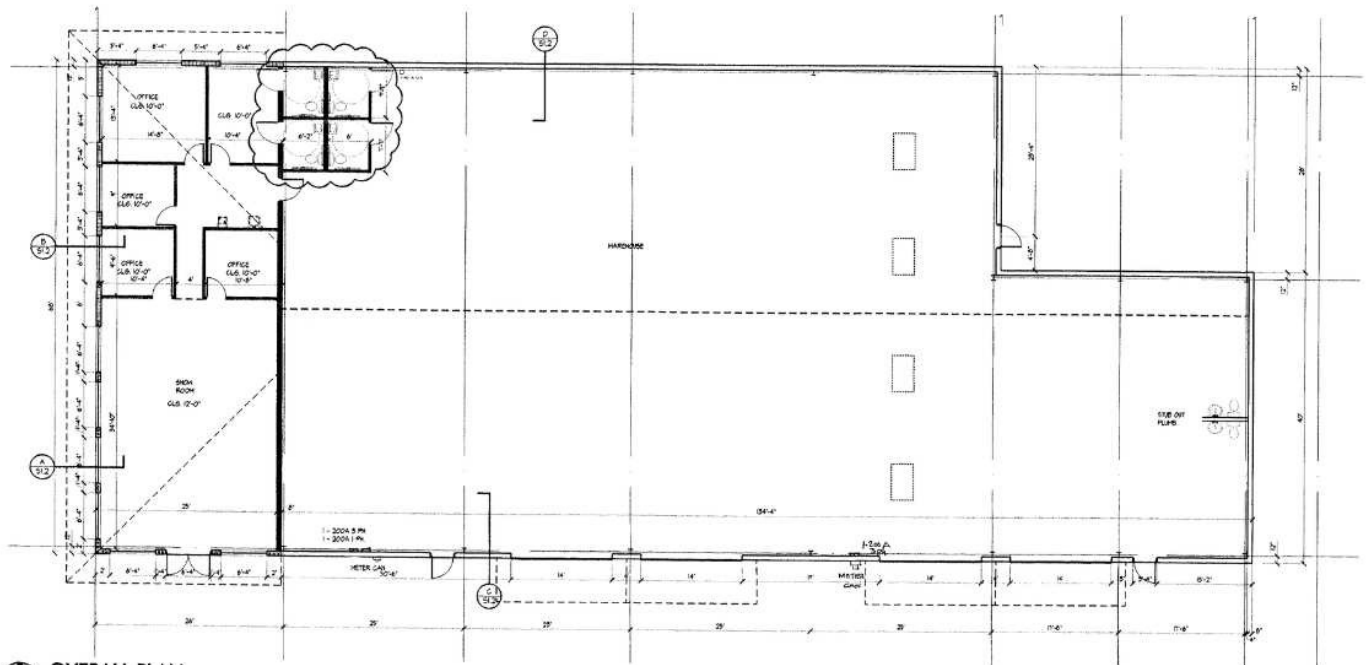
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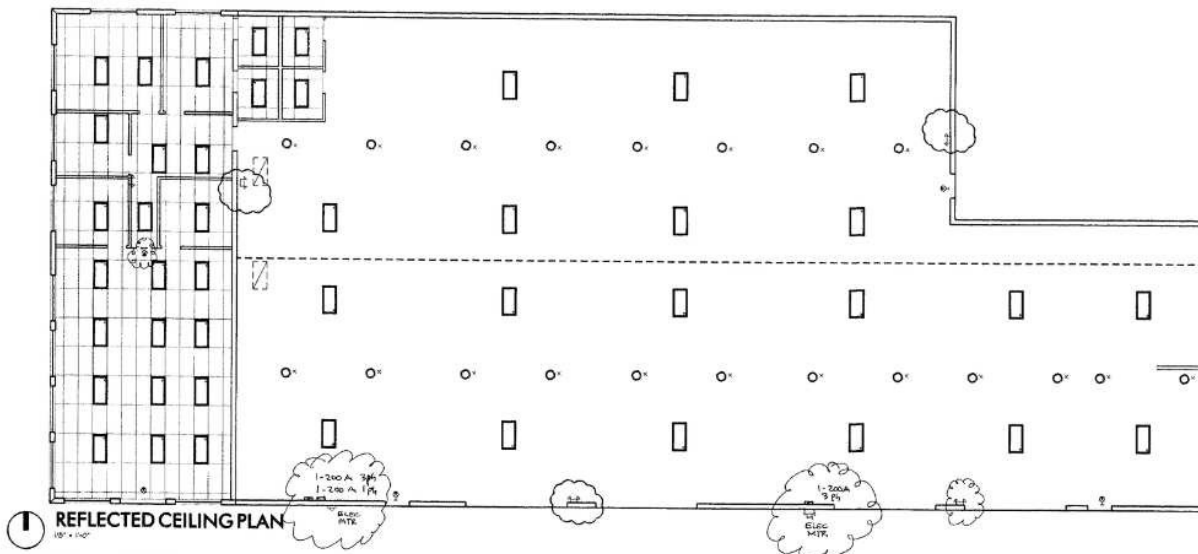
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## OVERALL FLOOR PLAN



1 OVERALL PLAN  
1/8" = 1'-0"



1 REFLECTED CEILING PLAN  
1/8" = 1'-0"

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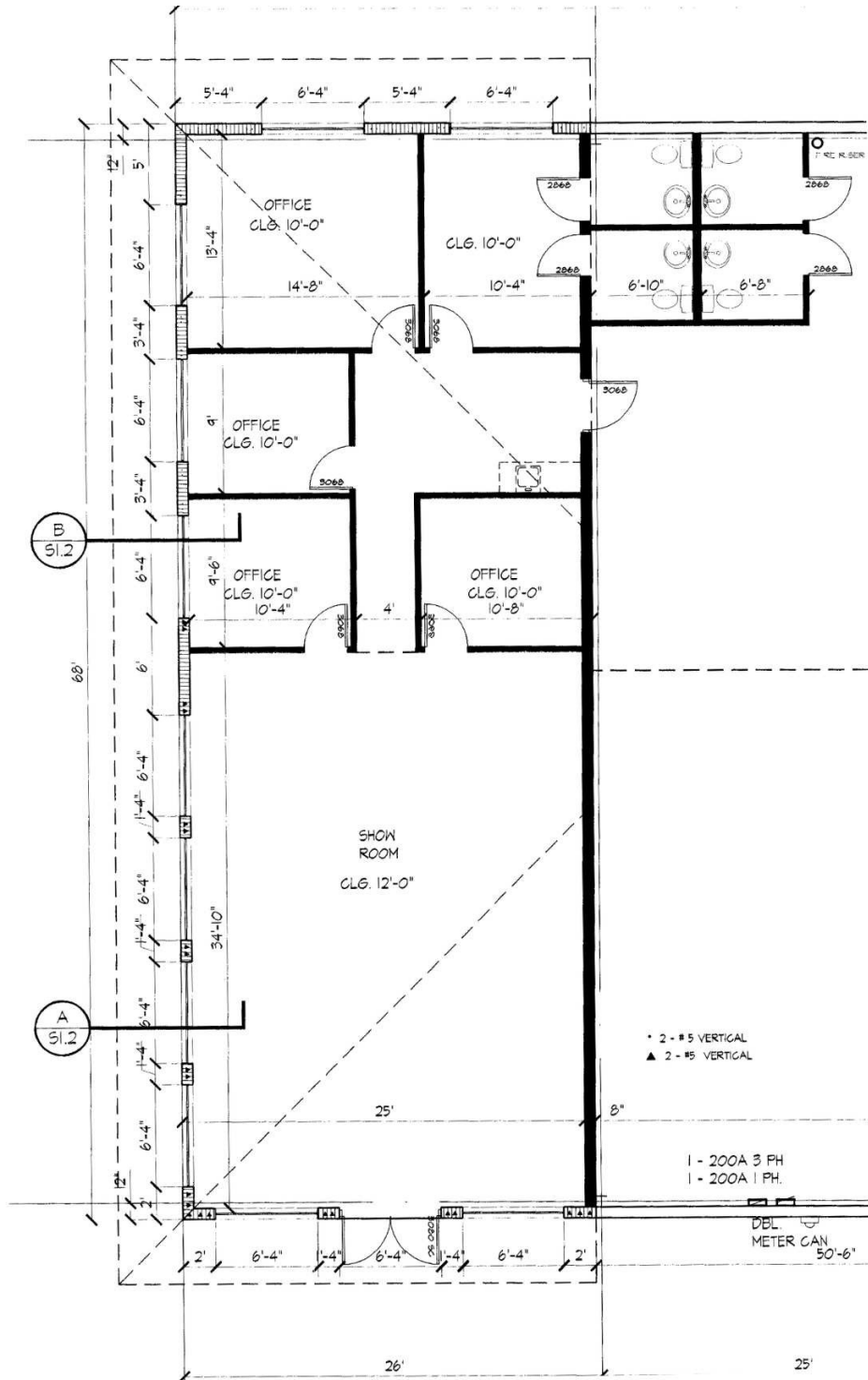
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## OFFICE FLOOR PLAN



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## RETAILER MAP



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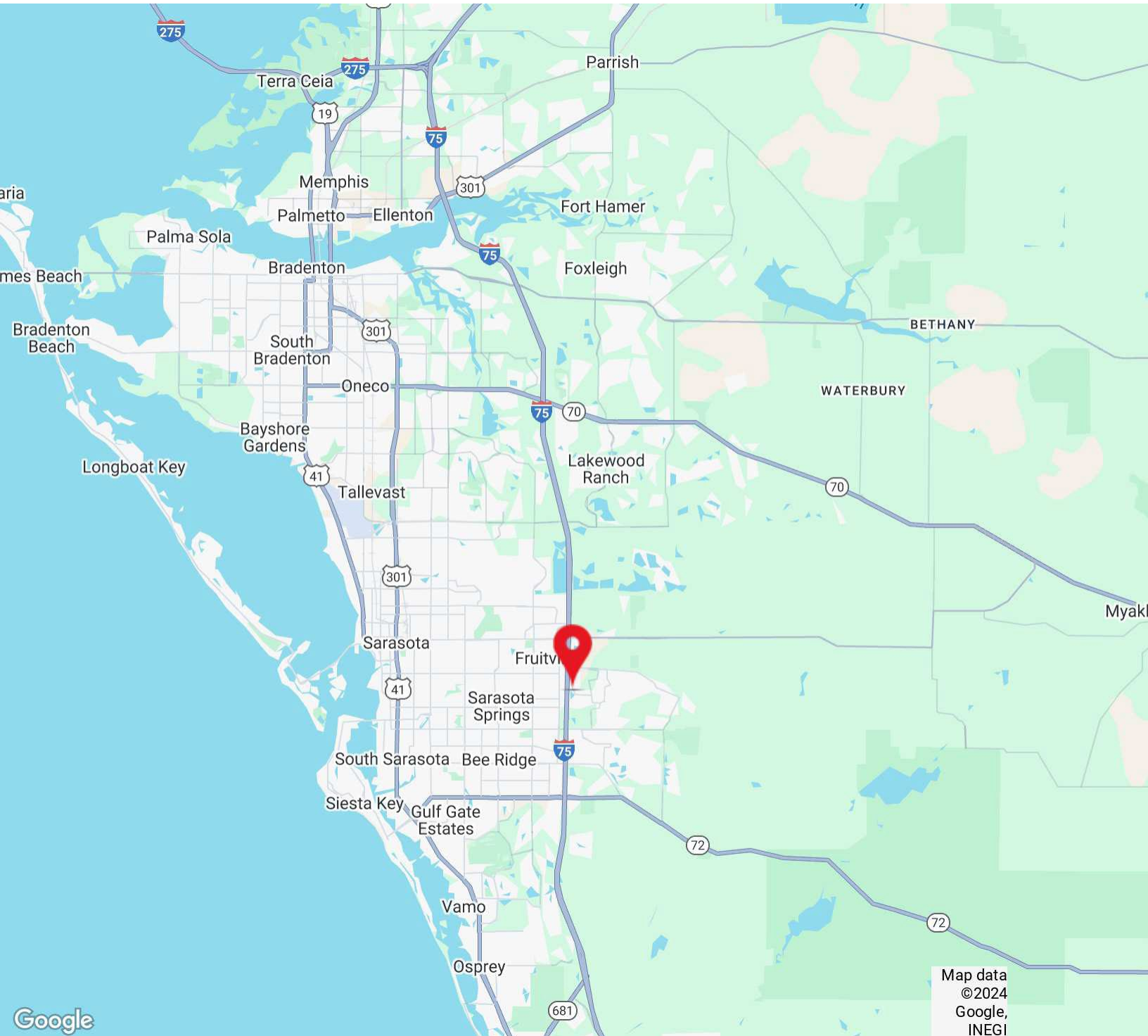
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## LOCATION MAP



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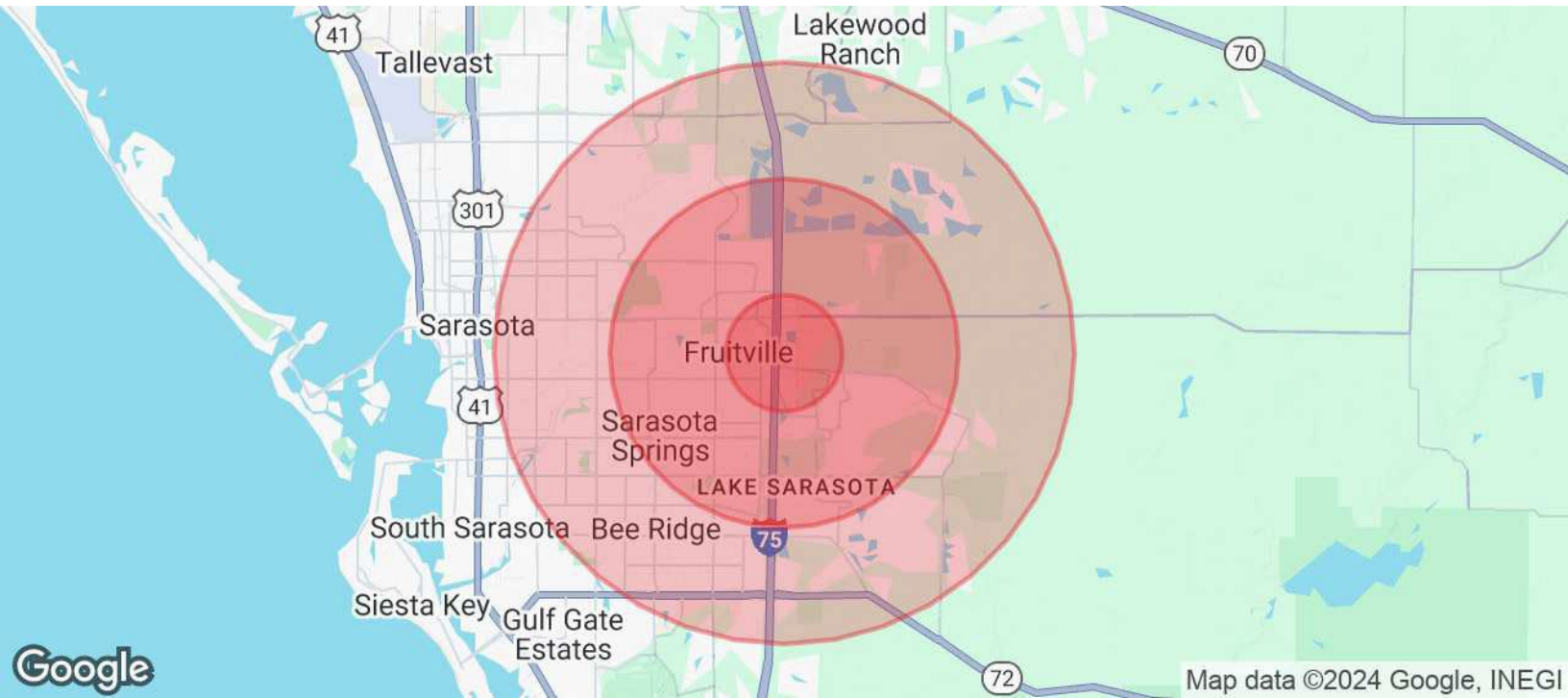
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,075	49,747	134,367
Average Age	42.9	47.2	49.0
Average Age (Male)	43.7	45.5	46.8
Average Age (Female)	42.8	48.6	50.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,601	23,325	66,563
# of Persons per HH	1.9	2.1	2.0
Average HH Income	\$68,175	\$80,897	\$74,926
Average House Value	\$258,856	\$271,915	\$268,385

2020 American Community Survey (ACS)

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