



RENTS AT 50% OF MARKET VALUE

**SINGLE TENANT NNN AND
VALUE ADD OPPORTUNITY**

**1800
University Parkway**

Sarasota, Florida 34243


STREAM



HIGHLIGHTS:

Single Tenant Net Leased Warehouse Building

105,752
SQUARE FEET

Up to 30'-32'
CLEAR HEIGHT

ILW
ZONING

7.5
ACRES

10
EXTERIOR DOORS

1
DRIVE-IN DOOR

2
EXTERIOR LEVELERS

1965 / 1990
BUILT / RENOVATED

- New Roof
- Fortune 500 Tenancy
- 6.5 Years Remaining Term
- \$573,751 2025 NOI
- Current Rent is approximately 50% below the competitive set
- Serviced by Fully Functional Rail Spur



The Asset

This industrial property is a 105,752 SF single-tenant warehouse facility located at 1800 University Parkway in Sarasota, Florida. Built in 1965 and renovated in 1990, the building sits on a generous 7.5-acre parcel in Sarasota County and directly adjacent to the Sarasota Bradenton International Airport (SRQ).

The warehouse features up to a 30-foot clear ceiling height, 10 exterior docks, 2 exterior levelers, and 1 drive-in door. It's currently 100% occupied by the Sarasota Herald-Tribune, which has been a tenant since February 2012 with a lease extending through January 2032. Tenant has sublet 33,091 s.f. to AM Design with term through November 30, 2026. Sublet rental rate is \$6.95/ft.

Location-wise, the property is positioned in a highly accessible area with a parking ratio of 4.00 spaces per 1,000 SF. It benefits from proximity to major roadways with substantial traffic counts, including Sarasota Lakes Blvd (20,319 vehicles), W University Pkwy (14,210), and 57th St (37,807). The Sarasota/Bradenton International Airport is only a 7-minute drive away, enhancing its accessibility and logistical advantages.



1800 University Pky

Sarasota, Florida 34243

SQUARE FOOTAGE:	105,752 SF
ACREAGE	7.5
OCCUPANCY:	100%
COMPLETION YEAR:	1965
CLEAR HEIGHT:	30'-32'
DOCK-HIGH DOORS:	10 doors
GRADE-LEVEL DOORS	1 door
TOTAL DOCK DOORS:	11 doors
TRUCK COURT:	n/a
OFFICE FINISH:	6.6%
CAR PARKING:	4.0/1,000 SF
SPRINKLERS:	ESFR
ROOF:	Membrane
STRUCTURE:	Reinforced Concrete





Let's Connect

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