



Exit 195 - Laurel Rd

AAADT 91,000



201 Triple Diamond Boulevard
Venice, Florida

43,080± SF Industrial For Lease

Fully air-conditioned warehouse

Conveniently located in North Venice, FL, with easy access to I-75, midway between Tampa and Fort Myers

Call For Pricing

Michelle Senner, SIOR
Senior Associate
Industrial Services
+1 813 900 7247
michelle.senner@colliers.com

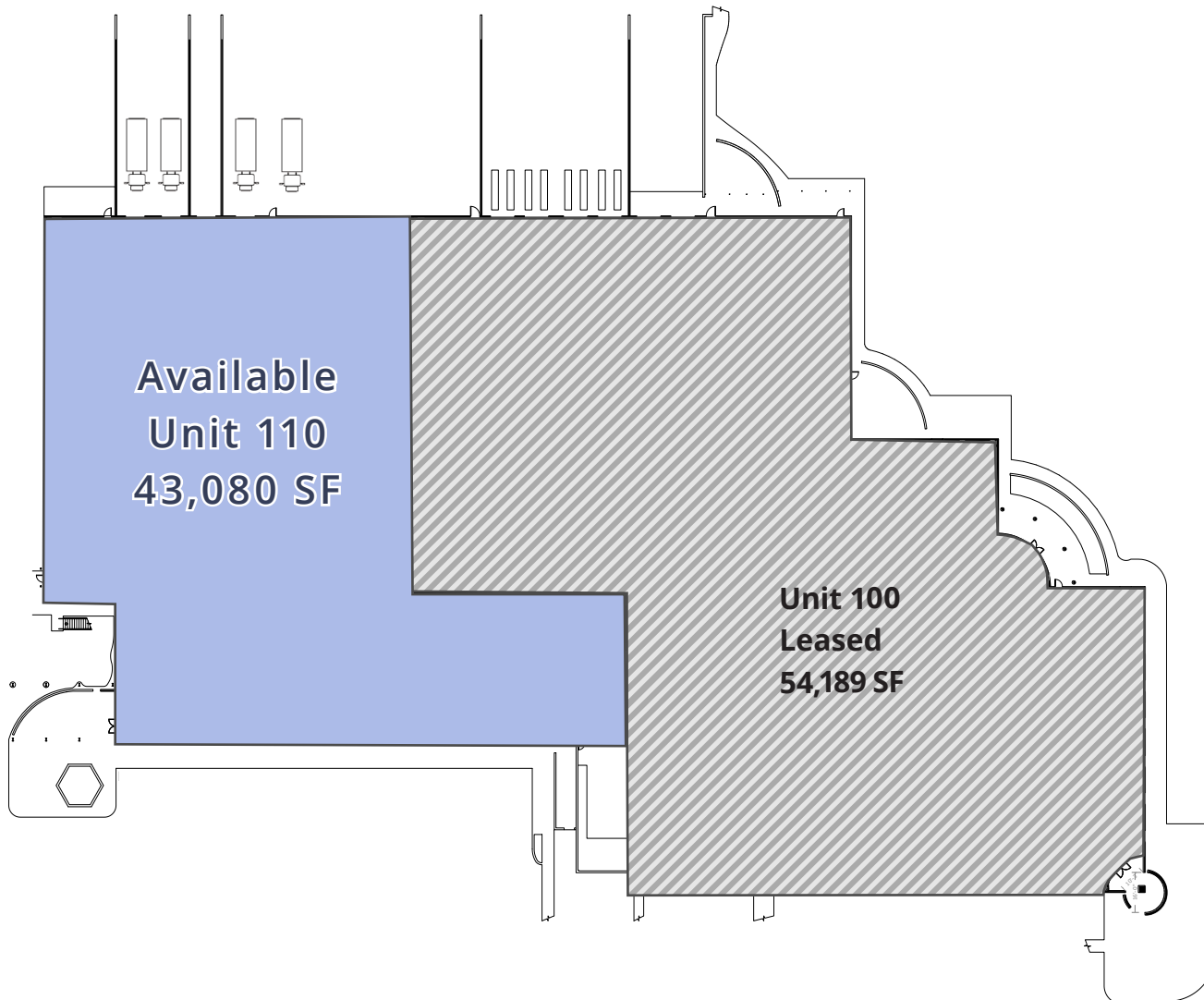
Lori Hellstrom, CCIM
Vice President
Office & Industrial Services
+1 941 504 5981
lori.hellstrom@colliers.com



Accelerating success.



Building Site Plan



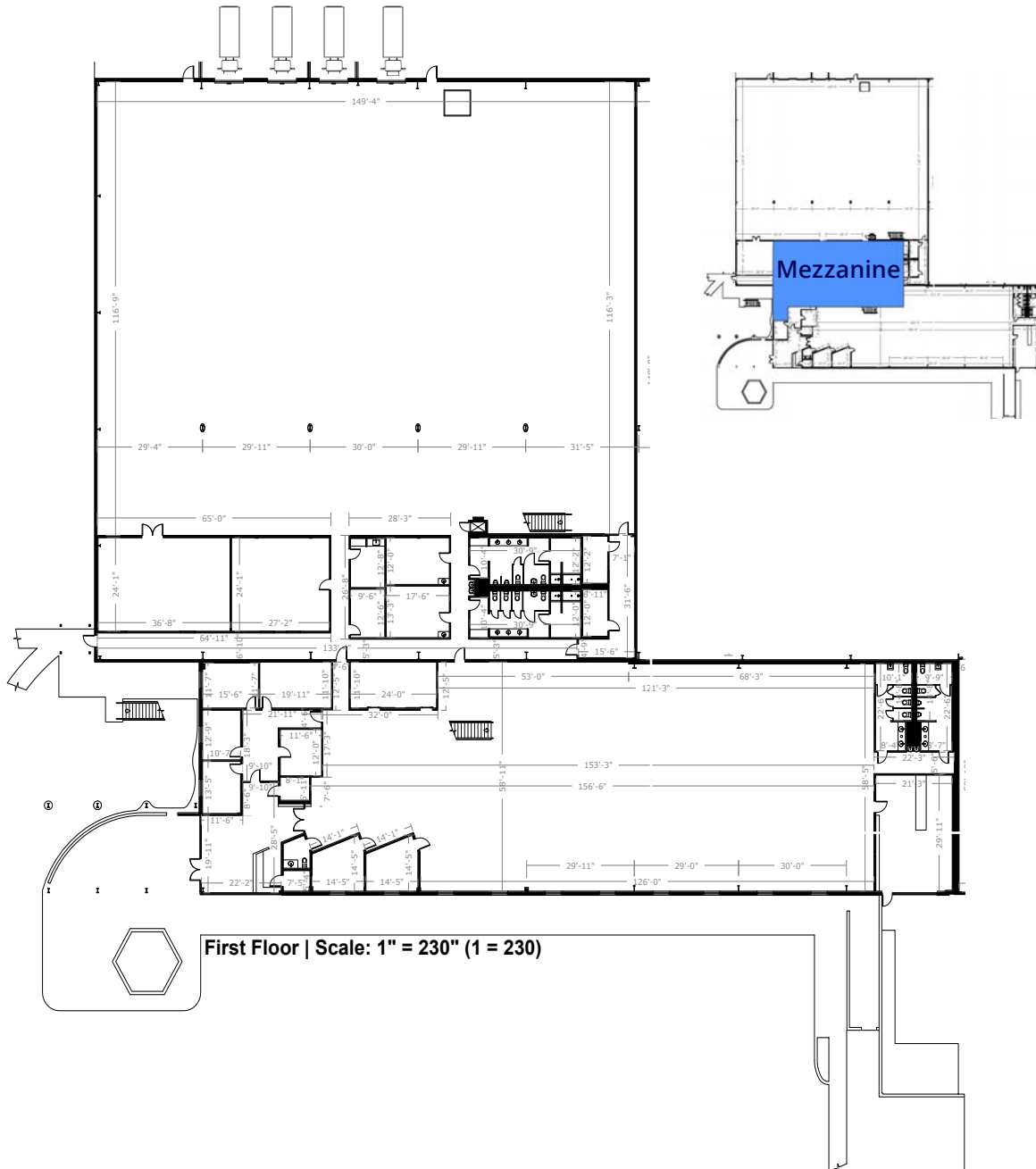
Building Features

The property was built in 2005 and was renovated in 2009. The multi-tenant building can support various industrial operations. The parking lot, recently resurfaced, has a very large capacity.

Available	43,080± SF <ul style="list-style-type: none">• Warehouse: 37,138± SF• Mezzanine: 5,943± SF
Building Area	96,440± SF
Lot Area	12.55± Acres
Co-Tenant	Goodwill Industries- Manasota, Inc.
Power	3 phase 4800 amps
Clear Height	18' - 26'7"
Sprinkler	ESFR
Parking Ratio	4/1,000
Zoning	PID
Property Use	4100 - Manufacturing - Light
Flood Zone	X per Fema



Floor Plan - Main Floor



Available Space Features

Main Floor

Unit 110 43,080± SF

Main Floor 37,138± SF

Layout

- Lobby
- Offices
- Open floor plan
- Storage
- Cafe
- Restrooms
- Mechanical room
- Elevator

Docks

- (2) 9'x12' dock high loading doors
- (1) 9'x12' van high loading door
- (1) Grade level door

Clear Height

18' - 26'7"

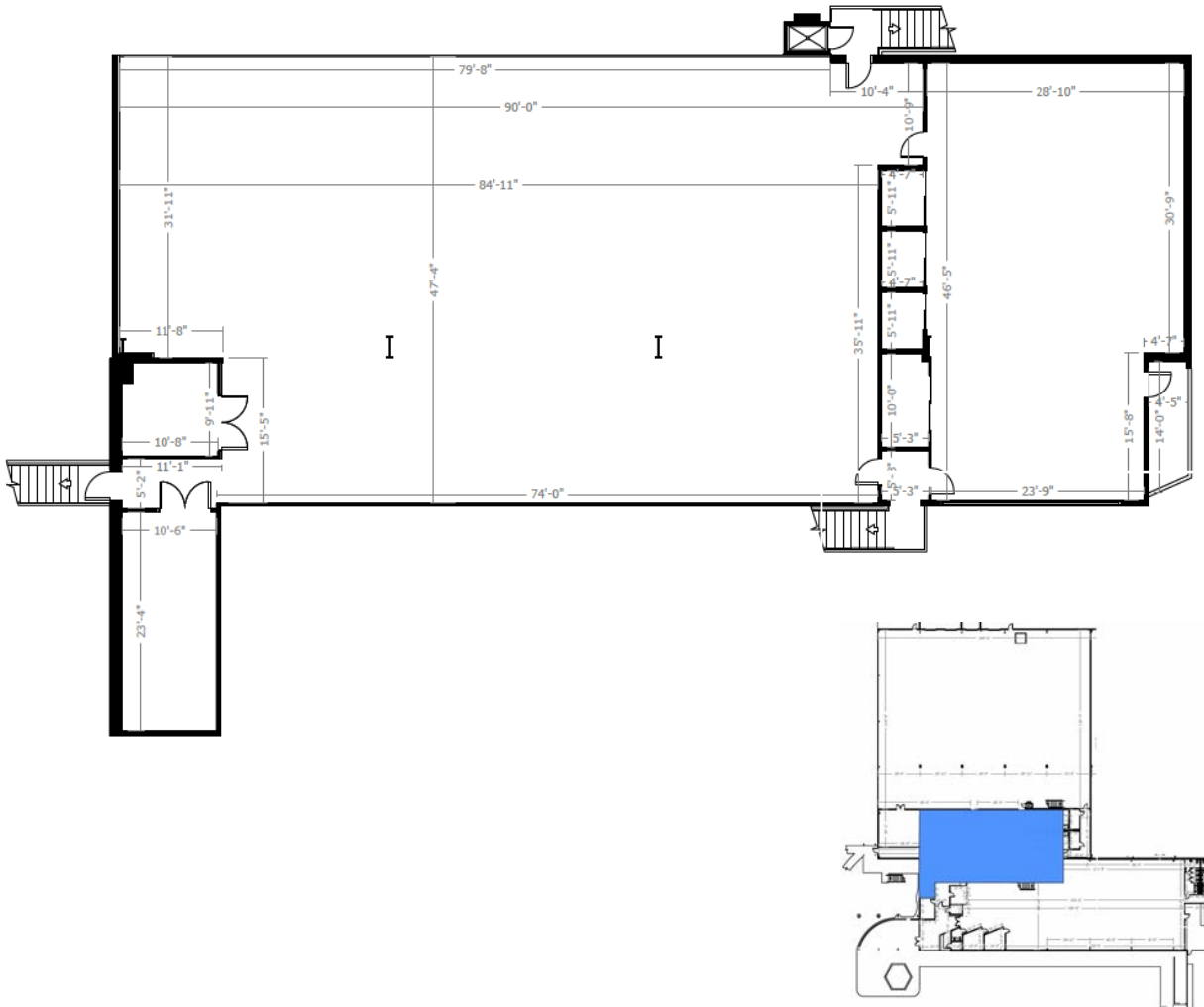
Power

3 phase 4800 amps

37,138± SF



Floor Plan - Mezzanine



Available Space Features

Mezzanine

Unit 110 43,080± SF

Mezzanine 5,943± SF

Layout

- Access by stairs and elevator
- Open floor plan
- Storage
- HVAC closet

5,943± SF

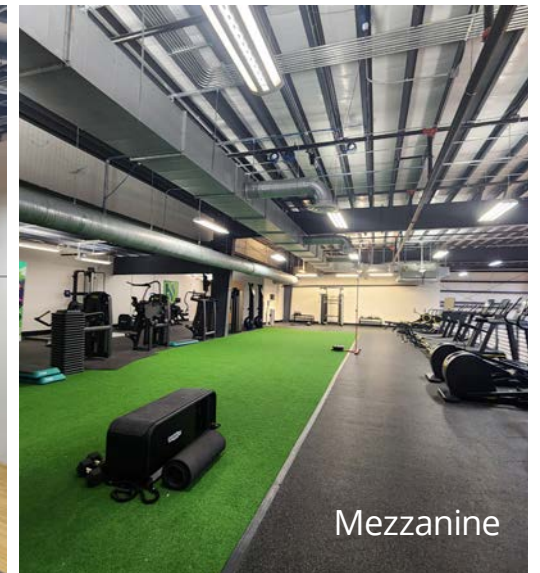
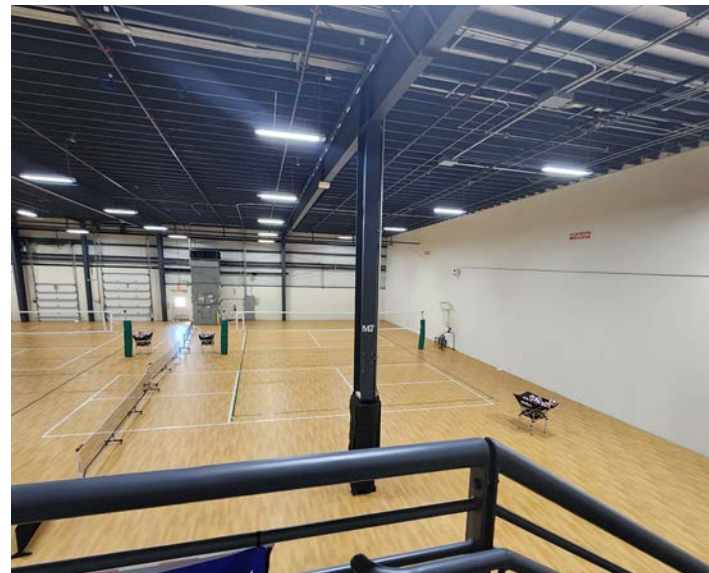


Property Photos





Property Photos





Area Amenities

Many amenities are just a short drive from the Property as well as new residential developments and the recently constructed Sarasota Memorial Hospital of Venice.

Magnolia Bay South Single Family Homes

Kings Gate Single Family Homes

201 Triple Diamond Blvd.

Toscana Isles Single Family Homes

Cassata Lakes Single Family Homes



Triple Diamond Blvd.

Knights Trail Rd.



Demographic Summary	1-hour drive time	2-hour drive time	3-hour drive time
Population	1,707,797	6,678,820	13,700,846
Households	752,197	2,801,441	5,508,925
Average Household Income	\$113,592	\$111,843	\$108,798

Laurel Road East - Exit 195

Laurel Nokomis School



Sarasota Memorial Hospital Venice



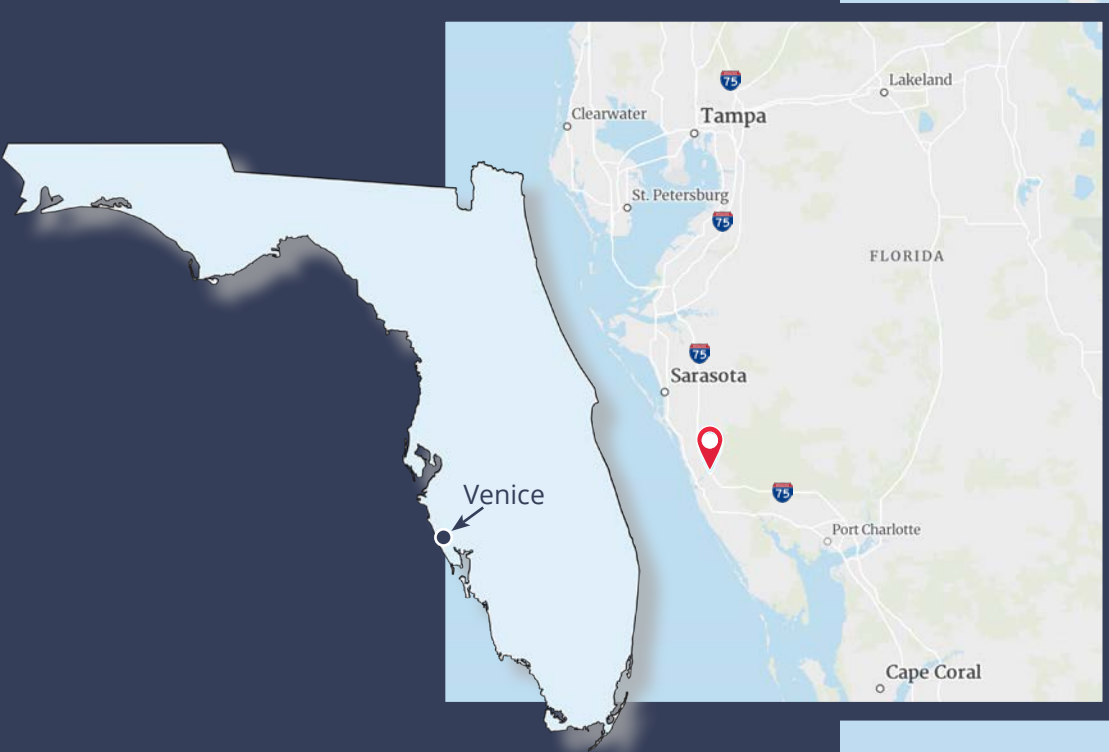
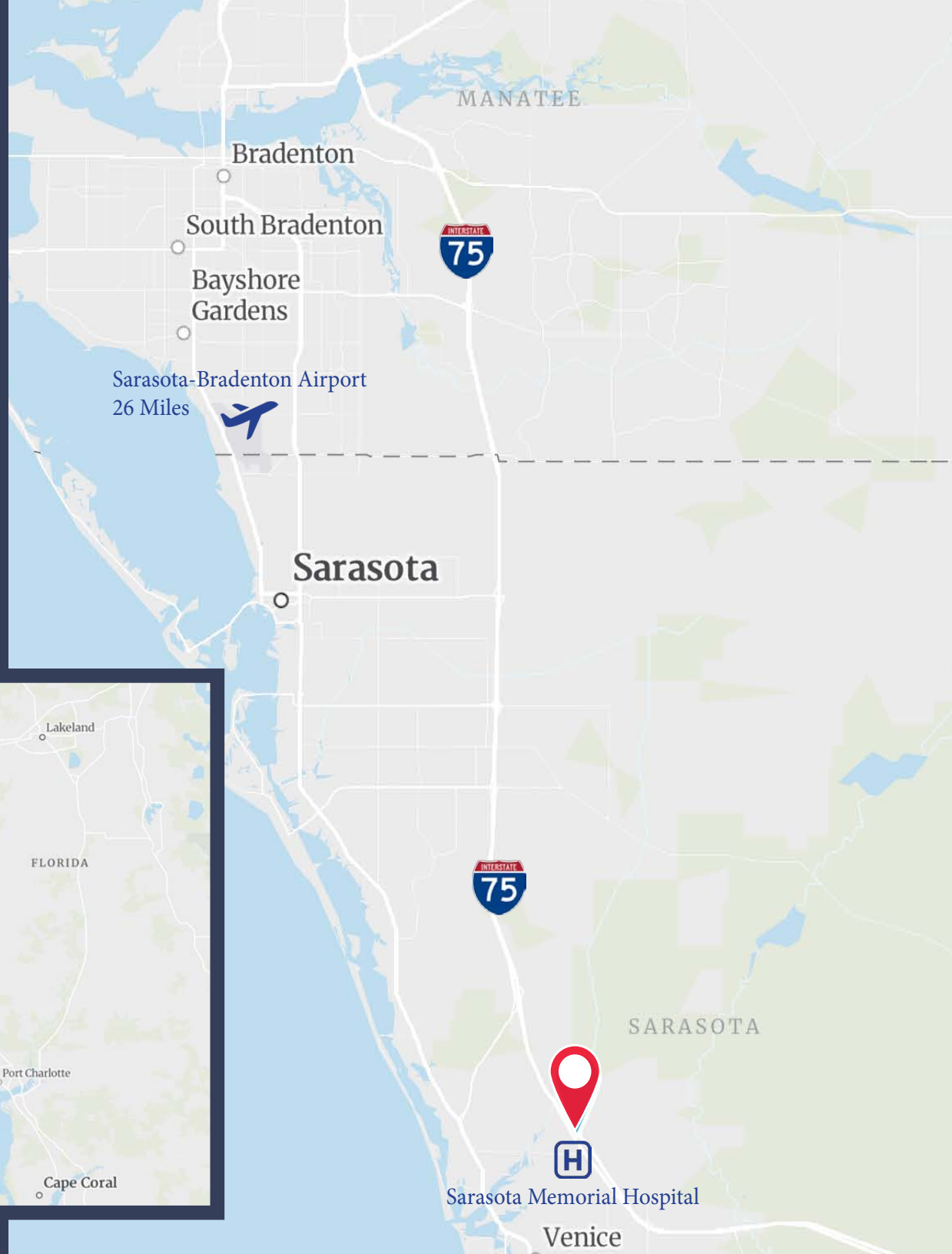


Location

201 Triple Diamond Boulevard is situated within the Triple Diamond Industrial Park in Sarasota County with retail and other support services within close proximity. Located between Tampa and Ft. Myers, the Property sits just off Interstate 75 via the Laurel Road exit providing immediate interstate access.

Drive Times

Downtown Sarasota	22 Miles
Sarasota-Bradenton Airport	26 Miles
St. Pete-Clearwater Airport	67 Miles
Downtown Tampa	71 Miles
Tampa International Airport	75 Miles





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Colliers

4830 W. Kennedy Blvd., Ste .300
Tampa, FL 33609
+1 813 221 2290

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