

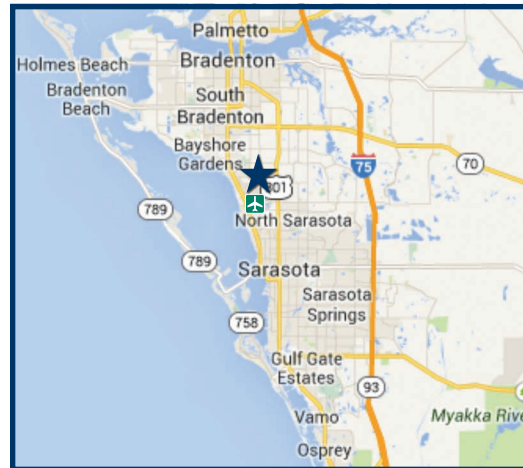
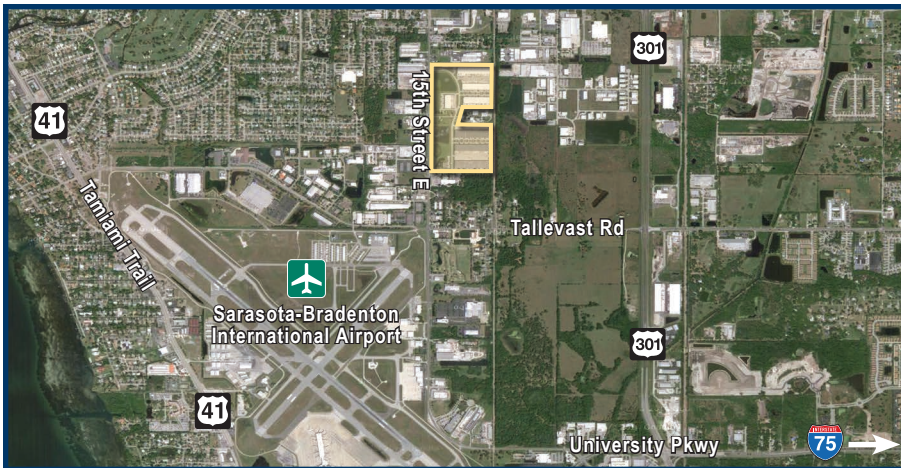
SARASOTA-BRADENTON COMMERCE CENTER

7115 - 7456 16TH STREET EAST :: SARASOTA, FLORIDA 34243

BENDERSON DEVELOPMENT

AVAILABLE FOR LEASE

LATITUDE: 27.410983 LONGITUDE: -82.545548



:: LOCATION FEATURES

- Strategically Located Near Sarasota and Manatee County Line to Serve Both Counties
- Only One Minute to US 301, a Major, High-Speed, Four-Lane, North-South Thoroughfare
- 1/3 Mile to Sarasota-Bradenton International Airport
- 6 Miles to Interstate 75 via University Parkway, a Major, Four-Lane, East-West Connector
- 20 Miles to Port Manatee via US 41/US 301
- 50 Miles to Port of Tampa via Interstate 75

:: SITE FEATURES

- 687,000 SF on Over 70 Acres; Largest Project of its Kind in the Market
- Park-Like Corporate Setting; Home to Fortune 500, NYSE and Major Local Concerns
- Ideal Setting for Distribution or Manufacturing
- Unparalleled Truck Access with 235' Between Buildings, or 120' where Building Stands Alone; 50' Concrete Truck Aprons
- 1,088 Car Parks

:: BUILDING FEATURES

- Column Spacing Approximately 44' x 37.5'
- Concrete Tilt-Wall Construction
- Typical Clear Heights of 26'
- Suites Including Concrete Ramps with 12' x 15' Overhead Doors and Larger Available
- Dock High 9' x 10' Overhead Doors, Grade level Doors Available; Additional Concrete Ramps can be Added
- Depths of 150' or 175' Allowing for Very Flexible Suite Sizes Ranging from 5,000 SF to 125,000 SF
- Suites with Air-Conditioned Warehouse Space Available
- 480V Three Phase Power; over 1,000 Amps in Some Suites

:: FOR INFORMATION

Larry Fineberg or Mark Curran
941.359.8303.P 941.359.1836.F



www.benderson.com

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BENDERSON

SARASOTA-BRADENTON COMMERCE CENTER

SARASOTA :: FLORIDA

BENDERSON

DEVELOPMENT



OFFICE :: INDUSTRIAL :: RETAIL :: HOTEL :: RESIDENTIAL

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