



INDUSTRIAL FLEX SPACE WITH EXCELLENT SIGNAGE!

1575 Cattlemen Rd, Units K, P & G Sarasota, FL 34232



PROPERTY OVERVIEW

Located on Cattlemen Rd with easy access to I75, downtown Sarasota, and 41. Excellent signage and ample parking.

Flex warehouse space with retail frontage on the main thoroughfare north/south east of I-75 between Bee Ridge Road and Fruitville Road.

Each unit has a grade level roll up door that is 12' X 16'. Ceiling heights are 18' eave – 20' peak.

Units K (2,596 SF) & Unit P (3,080 SF) do not have retail frontage. Strictly warehouse storage accessible from the back of the building.

Unit G (2,637 SF) has retail showroom and warehouse storage.

PROPERTY SUMMARY

Lease Rate:	\$12 - \$17 /SF NNN
Available SF:	2,596 - 8,313 SF
Zoning:	ILW
OPEX	\$3.71 /SF



NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com



BRIE TULP, RPA®, SIOR
551.206.4390
brie@ian-black.com



1575 Cattlemen Rd

1575 Cattlemen Rd , Sarasota, FL 34232



NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com



BRIE TULP, RPA®, SIOR
551.206.4390
brie@ian-black.com

1575 CATTLEMEN RD

ADDITIONAL PHOTOS

UNIT K PHOTOS - 3 OFFICES + WAREHOUSE



NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com



BRIE TULP, RPA®, SIOR
551.206.4390
brie@ian-black.com

IAN BLACK
REAL ESTATE
THE PLACE FOR SPACE

UNIT P - CLEARSPAN WAREHOUSE WITH BATHROOM

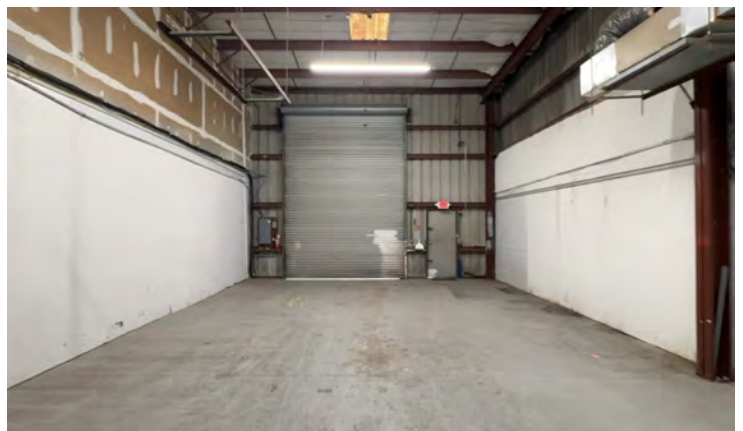
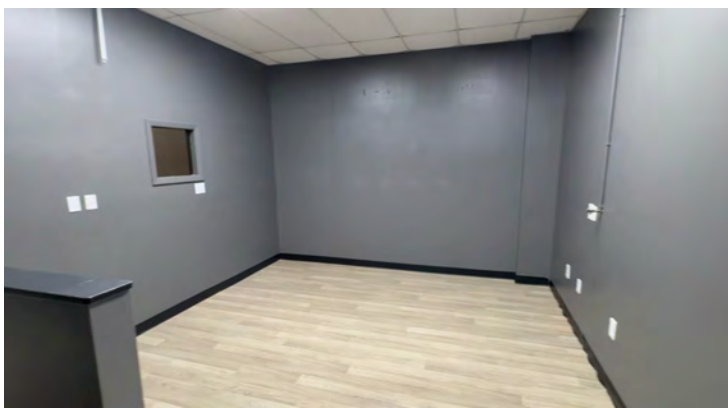


NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com



BRIE TULP, RPA®, SIOR
551.206.4390
brie@ian-black.com

UNIT G - SHOWROOM, 3 OFFICES, BATHROOM, OPEN AREA, WAREHOUSE



NICK DEVITO II, SIOR
941.928.1243
nick@ian-black.com



BRIE TULP, RPA®, SIOR
551.206.4390
brie@ian-black.com

IAN BLACK
REAL ESTATE
THE PLACE FOR SPACE