



4,500 SQ. FT. INDUSTRIAL SPACE W/ SMALL OFFICE AND 3-OVERHEAD DOORS

For Lease | Industrial Office/Warehouse

# 2225 Industrial Blvd., Unit B

Sarasota, Florida 34234

**Michael Saunders & Company**



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**Roberta Kolton Cera**

Senior Commercial Advisor

941.928.1428

robertakolton@michaelsaunders.com

## 4,500 SQ. FT. INDUSTRIAL SPACE

2225 INDUSTRIAL BLVD, UNIT B, SARASOTA, FL

<b>TOTAL SQUARE FEET:</b>	4,500 SF
<b>SQ. FT. OFFICE:</b>	1,500 SF
<b>SQ. FT. WAREHOUSE:</b>	3,000 SF
<b>YEAR BUILT:</b>	1981
<b>ZONING:</b>	ILW
<b>CEILING HEIGHT:</b>	12' under drop ceiling
<b>ELECTRIC DESCRIPTION:</b>	3-phase; 200amp
<b>OVERHEAD DOORS:</b>	3 - 22'x10'
<b>LOADING DOCK:</b>	No
<b>FIRE SPRINKLERS:</b>	No
<b>PARKING:</b>	14+/-
<b>PARK:</b>	Sarasota Industrial Park



### PROPERTY DESCRIPTION

4,500 sq. ft. unit with approximately 1,500 sq. ft. of offices including lobby, reception counter, display area, 2-large private offices, 2-restrooms and kitchenette. Warehouse area has high dropped ceiling, 3-phase power, and a 12' X 30' former cooler which can be used as secure storage. Fantastic access to the warehouse via 3-large, grade level, overhead doors which open to a fully concrete loading/storage area. Building is located just east of Highway 301/N. Washington Blvd., and south of University Parkway, in northern Sarasota County.

CAM fee of \$225 per month covers unit's portion of the landscaping, water service, and septic system maintenance, and fire monitoring.

### LOCATION OVERVIEW

From N. Washington Blvd north to 47th Street. East on 47th to Middle Ave. Take a left at Middle Ave and follow around onto 51st Street and Industrial Blvd. At stop sign, make a left.

**LEASE**  
**\$17 PER SQ.FT.**  
**\$6,375/MONTH**

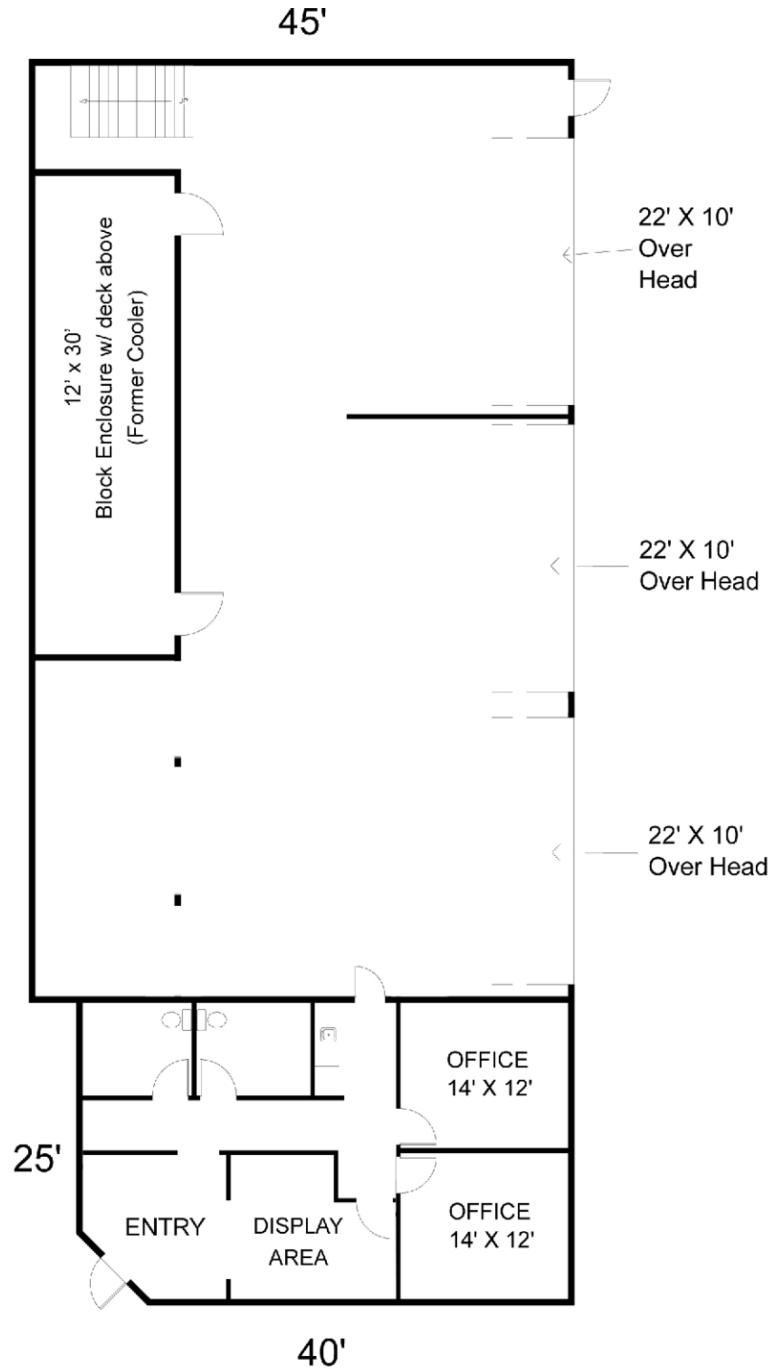
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**\$225/MO. CAM**

Common Area Maintenance fee represents the unit's portion of costs for landscaping, water, septic maintenance, and fire alarm for building. Sales Tax additional.

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NOTE: Not drawn to exact scale. Some measurements are approximate. Do not duplicate, publish, modify or otherwise distribute these materials unless specifically authorized by Roberta Kolton or Michael Saunders & Company. The information being provided to you is not guaranteed to be free of errors. No independent verification of the accuracy of any information or documentation is represented by the real estate licensee.



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INDUSTRIAL PROPERTY**

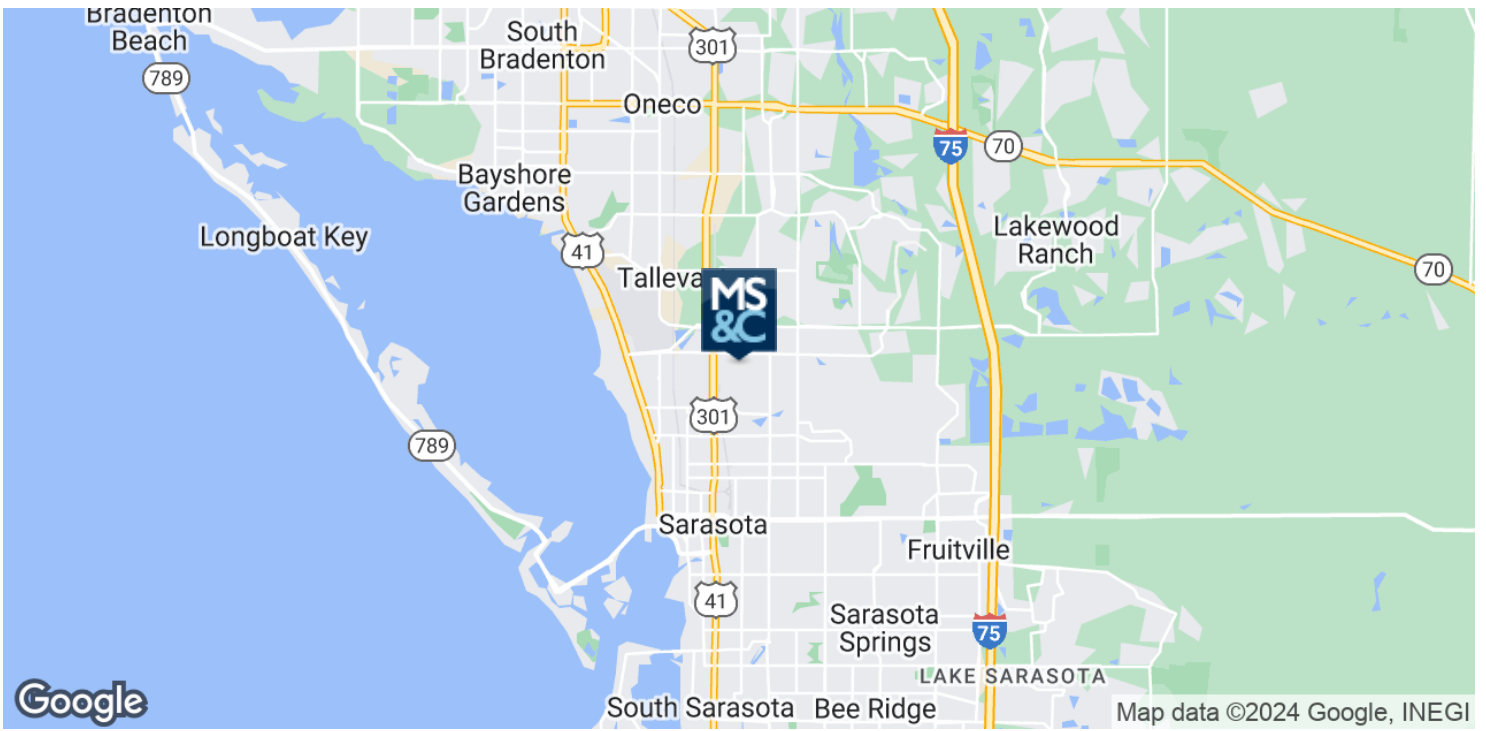
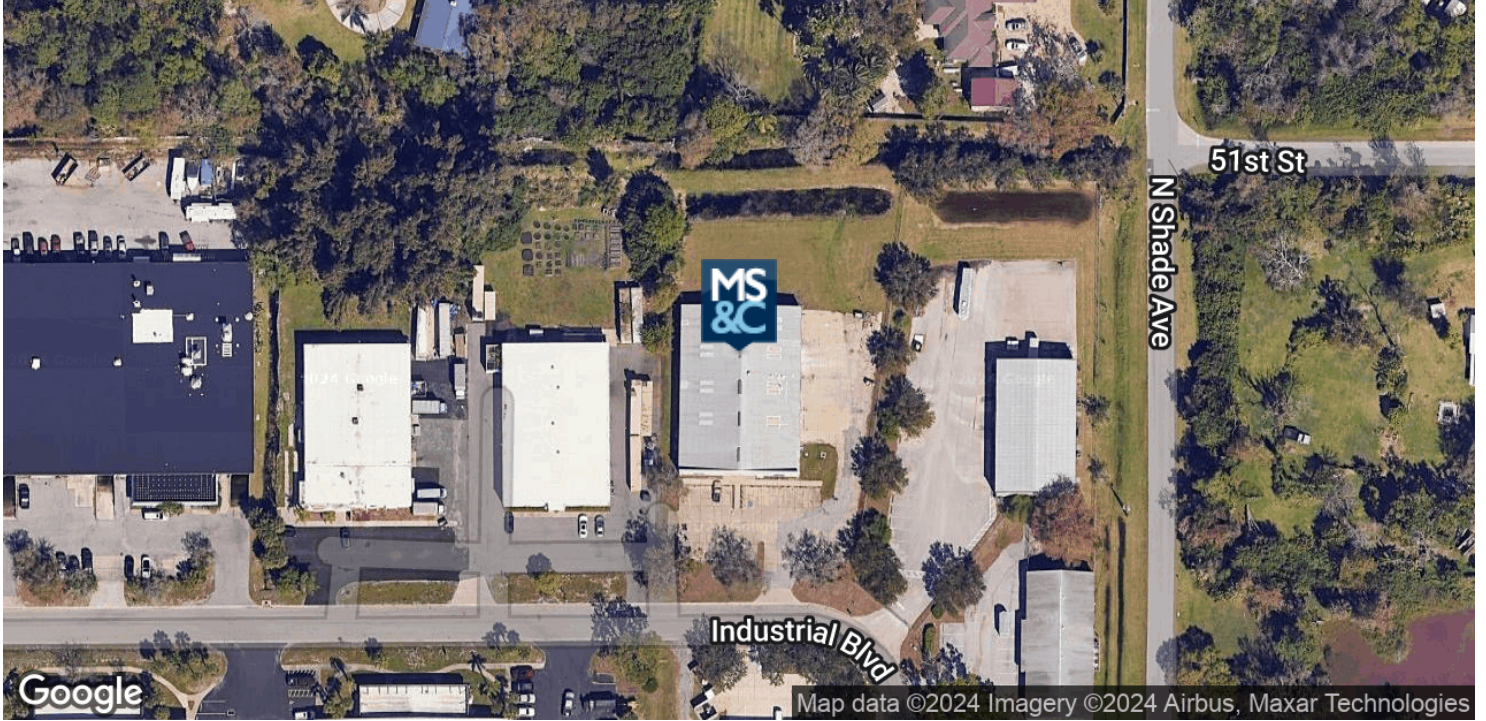
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