



PROPERTY HIGHLIGHTS

- Flex space for lease
- 100% air-conditioned units
- Column-free spaces
- 16' to 20' clearing ceiling height
- Rear drive-in doors
- Office space in the front section of each unit
- Evacuation Zone D. Flood Zone X. Average elevation above sea level +30 ft. Topography: Flat.

OFFERING SUMMARY

Lease Rate:	\$10.95 - 12.95 SF/yr (NNN)
Available SF:	1,736 - 5,332 SF
Lot Size:	15.3 Acres
Building Size:	183,227 SF

**AIRPORT COMMERCE CENTER
TALLEVAST RD & 15TH ST E
SARASOTA, FL 34243**

accsarasota.com

VIDEO

PROPERTY DESCRIPTION

Introducing an exceptional opportunity for industrial and flex space tenants: the lease offering at 15th Street East & Tallevast Road, Sarasota, FL. With versatile, 100% air-conditioned units and column-free spaces boasting 16' to 20' clearing ceiling heights, this property provides a flexible canvas for businesses to thrive. Each unit features convenient rear drive-in doors and well-appointed office space in the front section, optimizing functionality and practicality. Embrace a space designed to accommodate the diverse needs of modern businesses, offering a seamless blend of comfort, functionality, and adaptability. Elevate your operations and productivity within this thoughtfully designed and strategically located property.

AVAILABLE SPACES	LEASE RATE	SPACE SIZE
1453 Tallevast Rd	\$11.95 SF/yr	2,527 SF
1271 Tallevast Rd	\$12.95 SF/yr	1,736 SF
7614-20 15th St E	\$11.95 SF/yr	5,011 SF
1201 Tallevast Rd	\$10.95 SF/yr	5,332 SF
1437 Tallevast Rd	\$11.95 SF/yr	2,612 SF

JEFF BUTTON

Richardson Kleiber Walter Kleiber Button Inc.
O: 941.313.1193
jeff@sarasotawarehouses.com



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For Lease

1,736 - 5,332 SF | \$10.95 - 12.95 SF/yr
Industrial Space



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LOCATION DESCRIPTION

Discover the prime location of the Airport Commerce Center in Sarasota, FL, boasting proximity to major transportation routes, including the Sarasota-Bradenton International Airport. Situated amidst a thriving industrial and flex space market, tenants enjoy access to a diverse range of neighboring businesses, fostering collaboration and synergy. With convenient access to I-75, the area is seamlessly connected to the wider region, positioning businesses for success and growth. Nearby amenities and services, such as dining, hotels, and retail options, further enhance the appeal of the location, offering convenience and accessibility for employees and visitors alike. Embrace the dynamic opportunities of the SW Florida market from this strategically positioned property.

Evacuation Zone D. Flood Zone X. Average elevation above sea level +30 ft. Topography: Flat.

SITE DESCRIPTION

Airport Commerce Center is a 183,283 SF warehouse flex property comprised of eight (8) buildings. Professionally managed by Newmark. Excellent condition. Central A/C throughout (office and warehouse areas). Minimum of one (1) drive-in door per unit. Wet fire sprinkler system throughout all buildings. Column-free (clear span) units.

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CONSTRUCTION DESCRIPTION

Masonry and Steel

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,736 - 5,332 SF	Lease Rate:	\$10.95 - \$12.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1453 Tallevast Rd	Available	2,527 SF	NNN	\$11.95 SF/yr	65% warehouse/35% office. Full AC. Column-free. Drive-in door in rear. Renovated warehouse
1271 Tallevast Rd	Available	1,736 SF	NNN	\$12.95 SF/yr	The front door leads to the open entry/reception, open office/workspace, and one private office. Two private restrooms are located in the unit with one restroom serving the office area and 2nd restroom serving the warehouse space.
7614-20 15th St E	Available	5,011 SF	NNN	\$11.95 SF/yr	Warehouse w/private offices, showroom/work space, 4 restrooms & large, open warehouse w/ two DI's.
1201 Tallevast Rd	Available	5,332 SF	NNN	\$10.95 SF/yr	80% warehouse. 100% AC, 20' Clr Ceiling Height. Column Free.
1437 Tallevast Rd	Available	2,612 SF	NNN	\$11.95 SF/yr	Flex space, reception, 3 private offices, 1 semi-private office/work area, conference room, large air-conditioned work room/storage area along with open warehouse with 12'x12' rear DI

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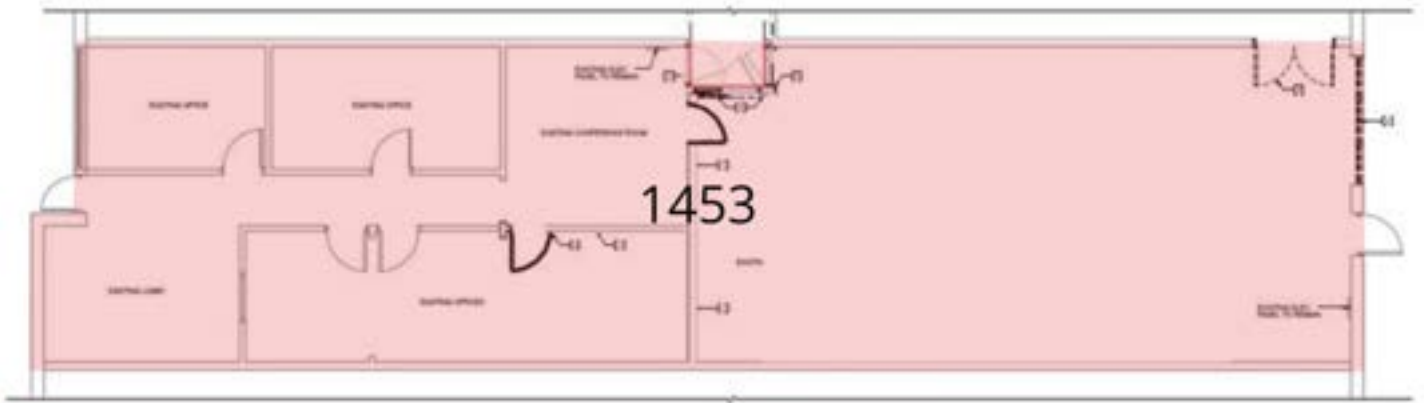
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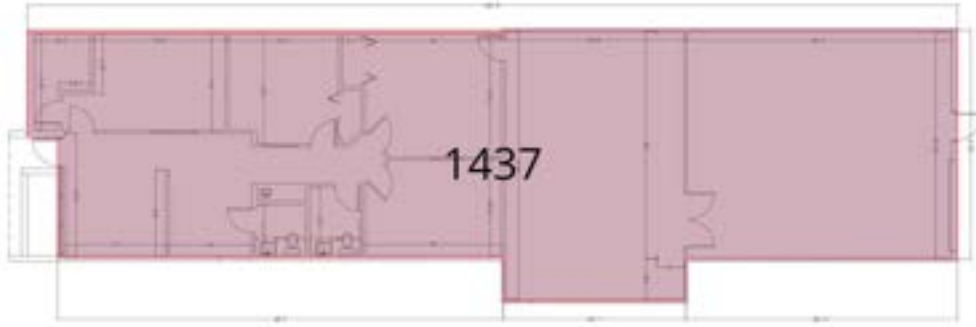
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ANSI/ISO A 150-2012 Industrial Exterior Wall Insulation Standard Q14-14121P

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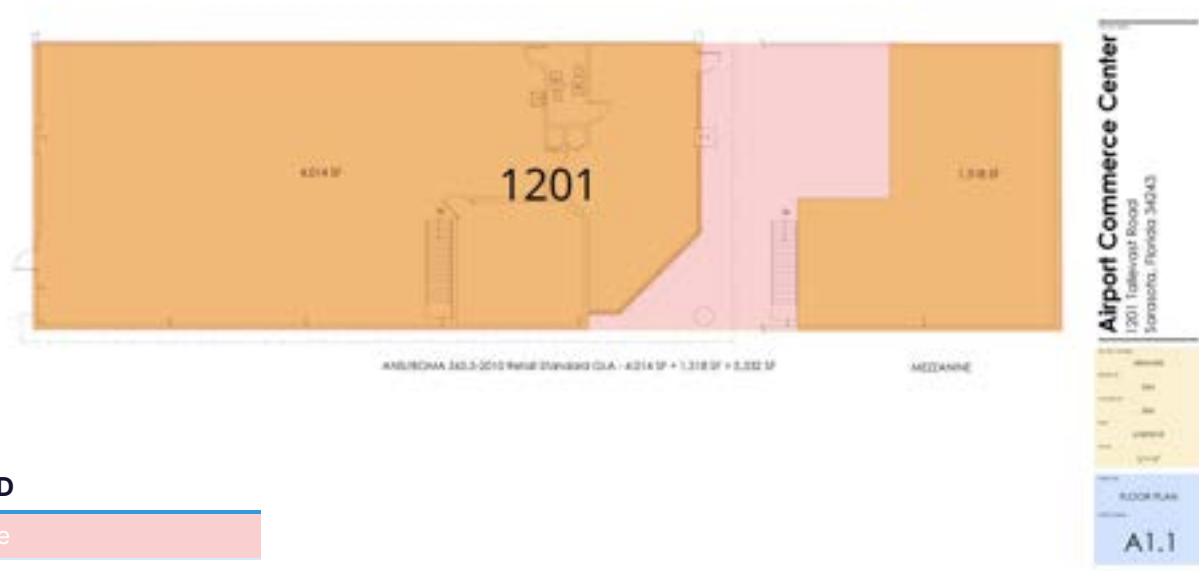
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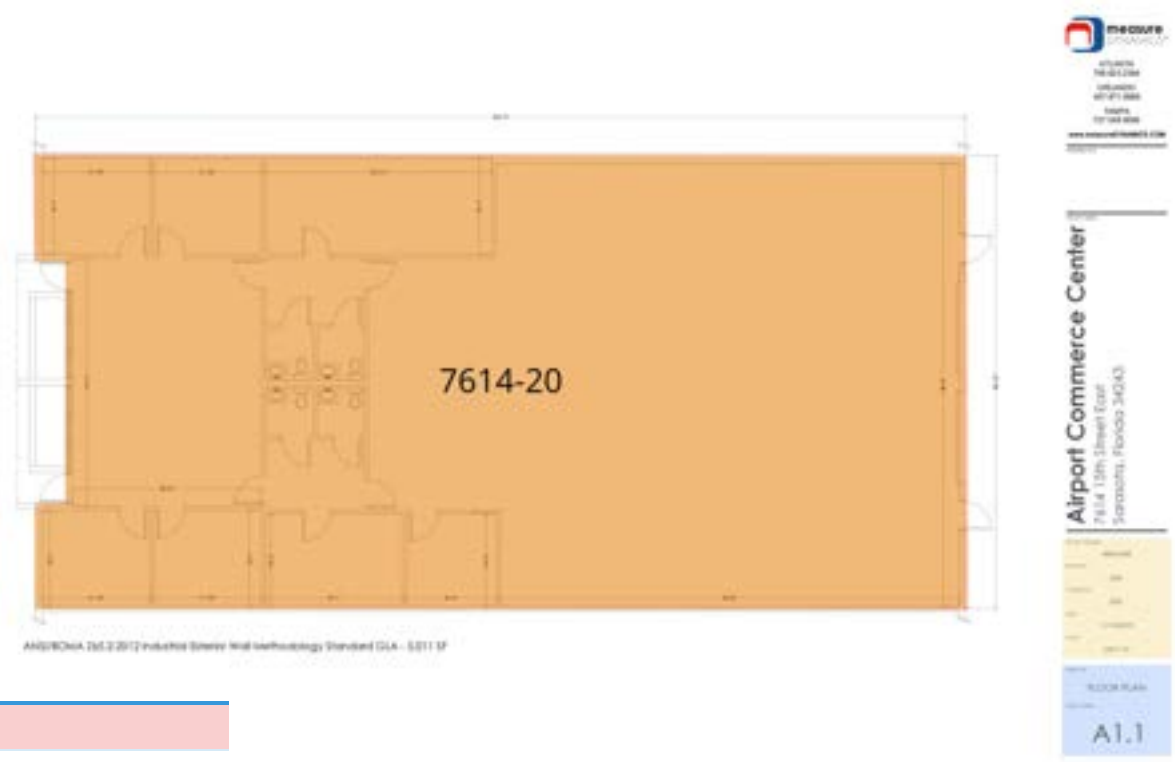
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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1201 Tallevast Rd	Available	5,332 SF	NNN	\$10.95 SF/yr	80% warehouse. 100% AC, 20' Clr Ceiling Height. Column Free.

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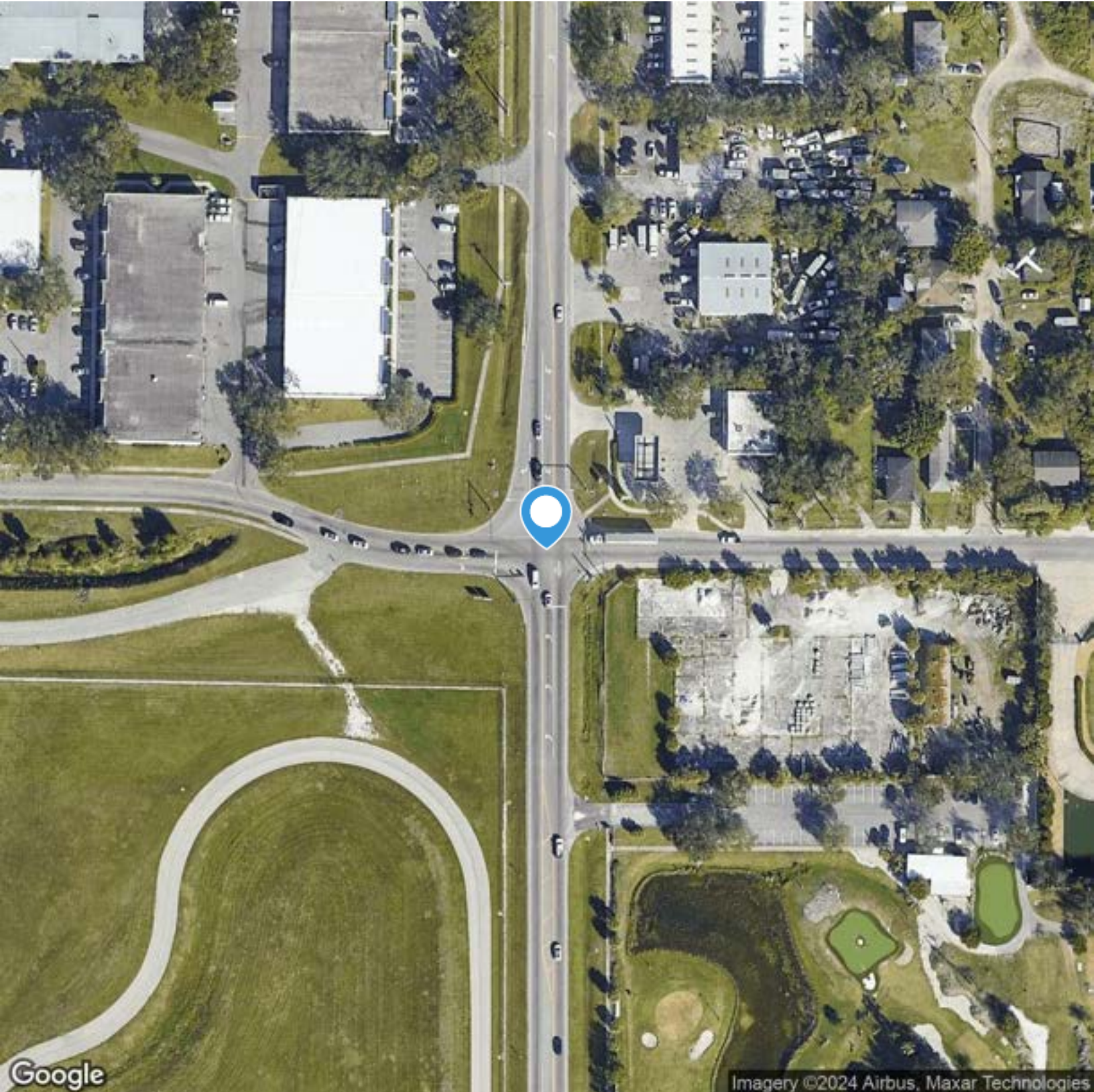
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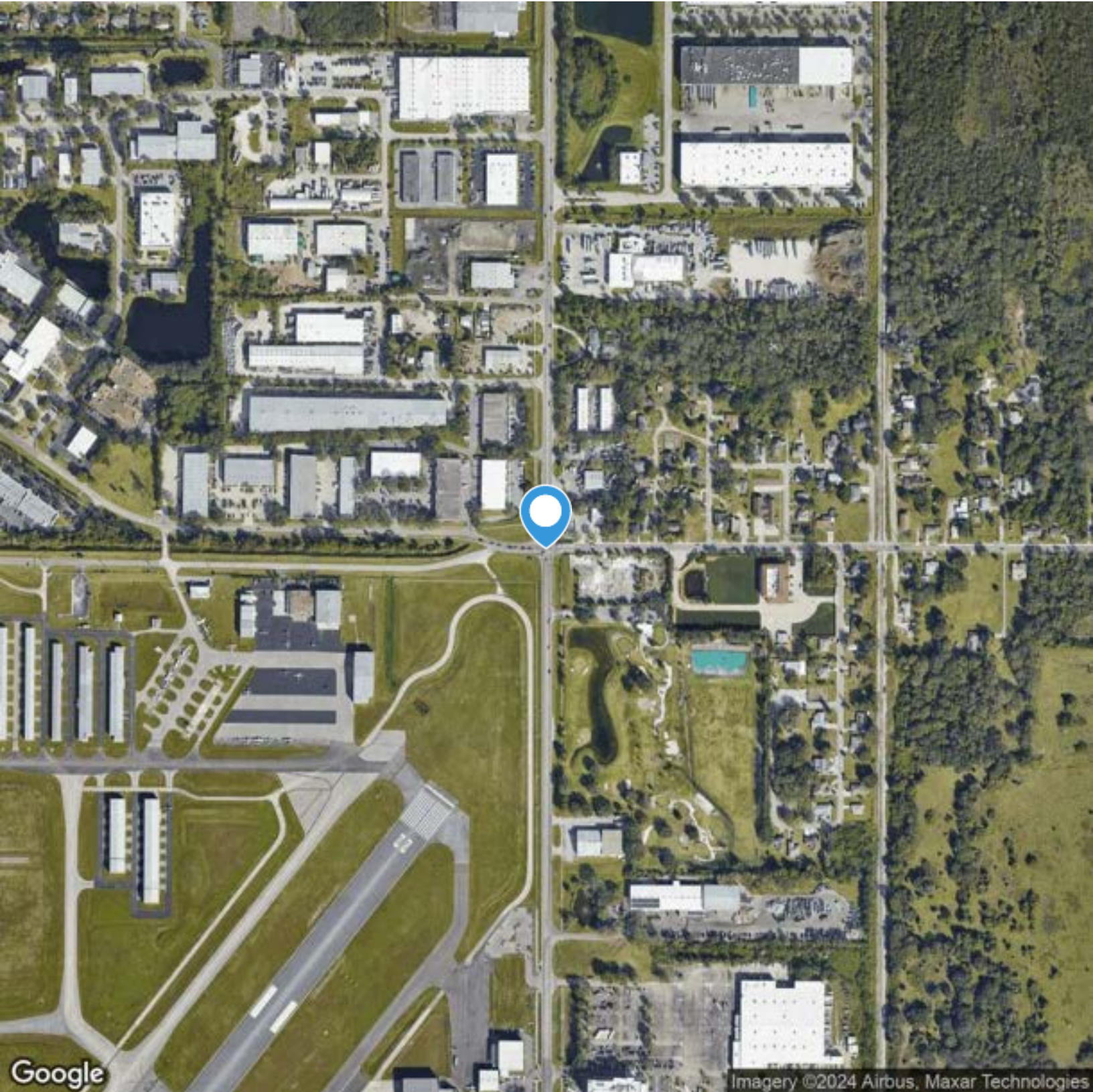
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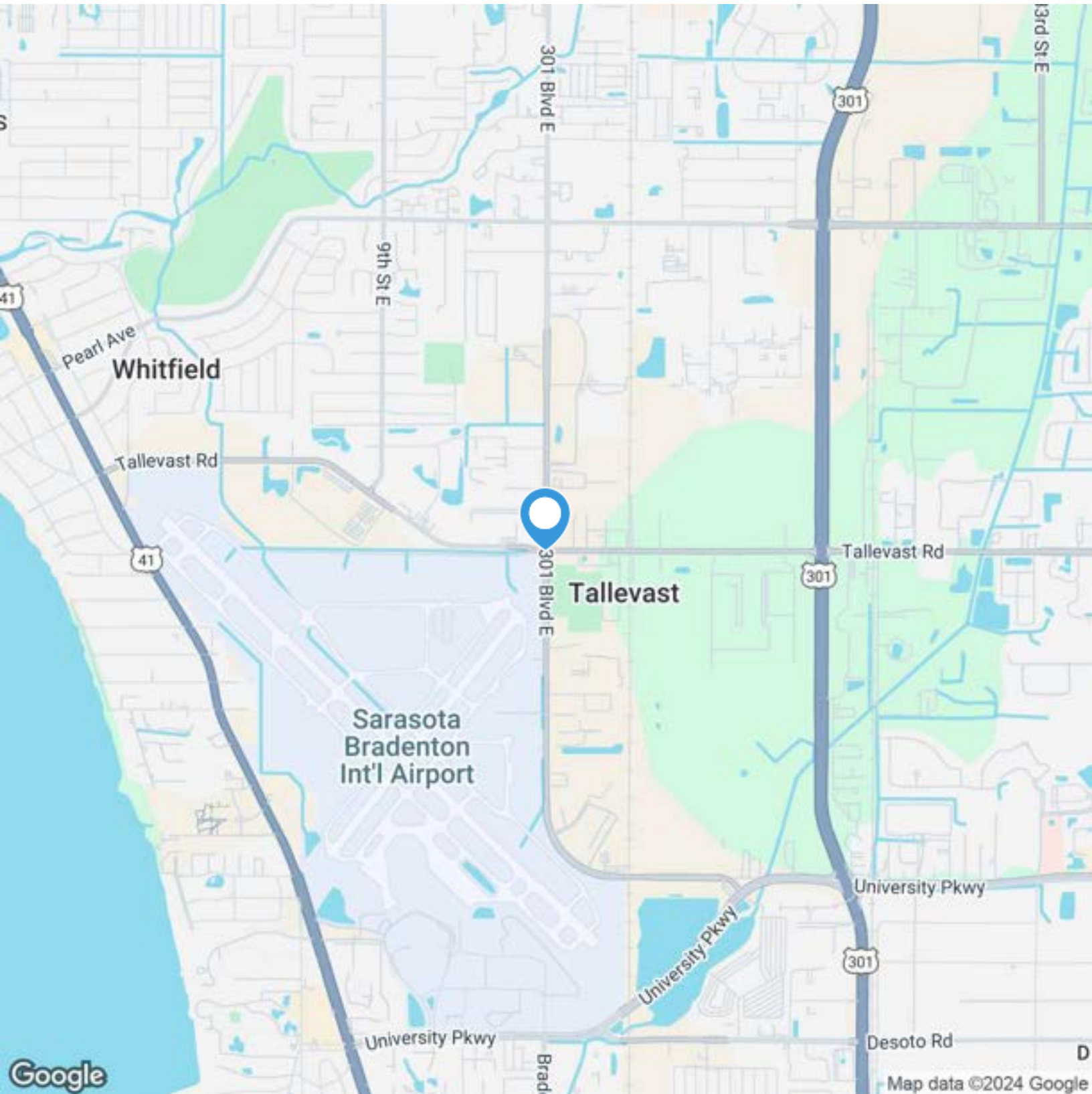
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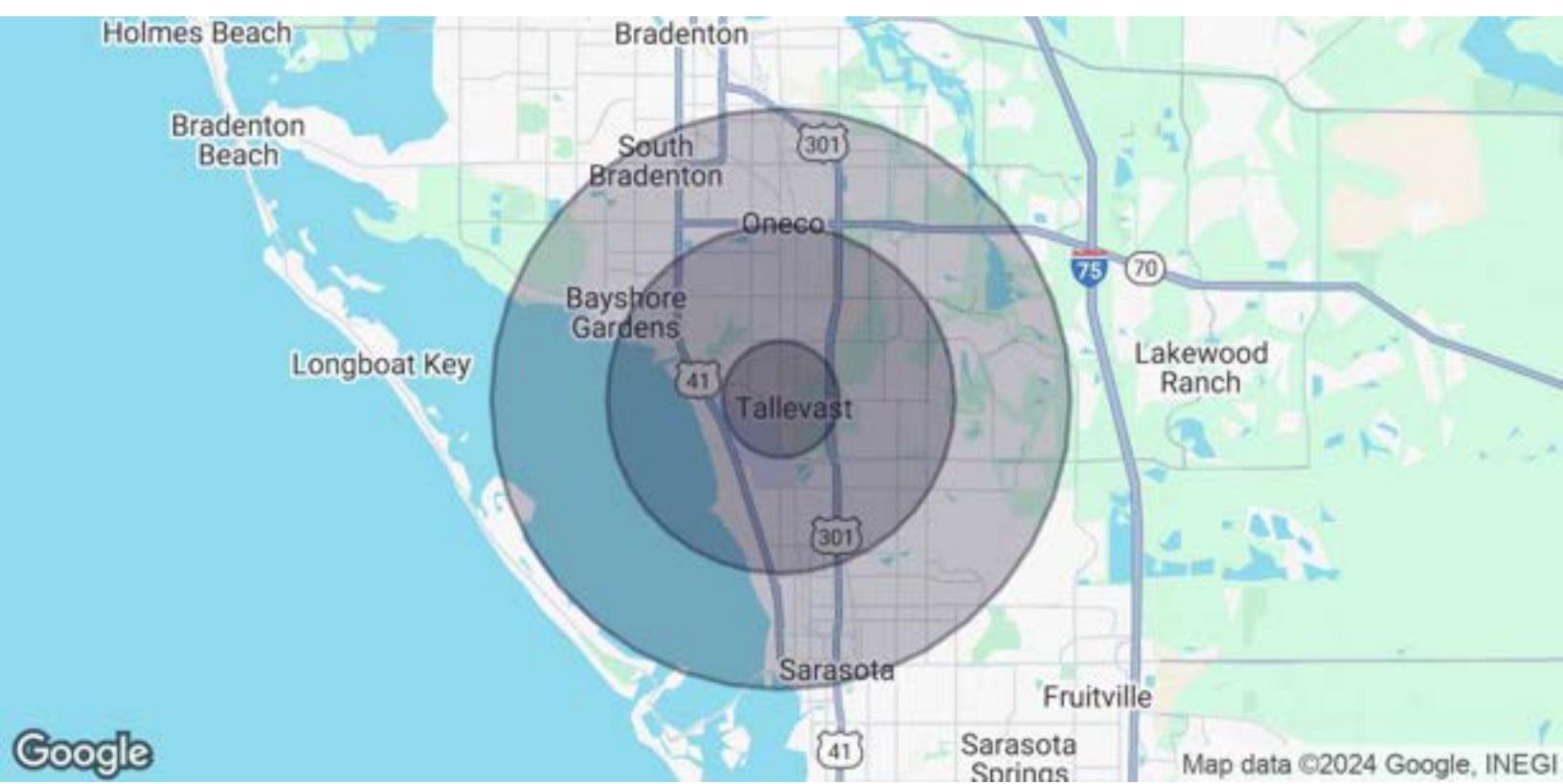
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,690	61,977	171,259
Average Age	47	46	47
Average Age (Male)	47	45	46
Average Age (Female)	47	46	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	697	26,005	75,430
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$90,075	\$82,235	\$82,104
Average House Value	\$377,331	\$312,978	\$337,033

Demographics data derived from AlphaMap

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