



INDUSTRIAL PROPERTY FOR SALE

## Move In Ready Warehouse With Showroom

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**IAN BLACK**  
REAL ESTATE  
THE PLACE FOR SPACE



# MOVE IN READY WAREHOUSE WITH SHOWROOM

8293 Consumer Court, Sarasota, FL 34240

## Property Overview



### PROPERTY SUMMARY

<b>Sale Price:</b>	\$6,495,000
<b>Lot Size:</b>	2.31 Acres
<b>Building Size:</b>	24,201 SF
<b>Grade Level Doors:</b>	1
<b>Dock High Doors:</b>	2
<b>Ceiling Height:</b>	21.0 FT
<b>Year Built:</b>	2006
<b>Zoning:</b>	PID
<b>Market:</b>	Bradenton-Sarasota-Venice
<b>Sub Market:</b>	Fruitville/I-75 Interchange
<b>Cross Streets:</b>	Sarasota Center Blvd.

### PROPERTY OVERVIEW

Ian Black Real Estate is pleased to present the opportunity to purchase or lease a move in ready warehouse with showroom in the Sarasota International Trade Center. This building includes manufacturing and professional office/showroom space on 2.31 ± acres of land. The building and improvements were constructed in 2006.

### PROPERTY HIGHLIGHTS

- Prime International Trade Center location, close to I-75 with new connectivity to Lakewood Ranch
- Built in 2006 on 2.31 acres
- 18,612 +/- SF manufacturing warehouse (with additional 2,400 SF of mezzanine storage space including an additional office)
- 5,589 +/- SF professional office space
- Steel frame, stucco over block 11' up topped with steel panels
- Two 10' x 14' box dock-high loading doors, one 12' x 14' grade level loading door and one 14' x 14' grade level loading door.
- Warehouse has 21' 8" foot clear ceiling height at peak and 19' clear at eaves
- Fully sprinklered
- 3-phase power with transformer on site, 120 to 480 volt distribution
- 1000 amp main panel with 200 amp distribution panels
- Building is also available for lease



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## PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

The subject property is located in the International Trade Center industrial complex, minutes from the I-75/Fruitville Interchange and fast growing Lakewood Ranch in Sarasota, FL.

## EXTERIOR DESCRIPTION

Stucco over block up +/- 11-feet topped by vertical steel panels to a total wall height of +/- 20 feet all supported by a steel frame.

## INTERIOR DESCRIPTION

Built out with Office/Showroom and manufacturing warehouse. Floors Commercial grade carpet and tile in office/showroom and finished concrete in warehouse. Ceilings are drop down panels in office areas and open insulated metal in warehouse areas. Interior walls are drywall.

## PARKING DESCRIPTION

Surface parking area for 48 vehicles,

## POWER DESCRIPTION

Heavy Duty; 3-phase with transformer on site, 120 to 480 volt distribution. 1000 amp main with 200 amp distribution panels.



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## Property Information

Sale Price	\$6,495,000
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Lease Rate	\$15.50 SF/YR
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## LOCATION INFORMATION

Building Name	Move in Ready Warehouse with Showroom
Street Address	8293 Consumer Court
City, State, Zip	Sarasota, FL 34240
County	Sarasota
Market	Bradenton-Sarasota-Venice
Sub-market	Fruitville/I-75 Interchange
Cross-Streets	Sarasota Center Blvd.
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-75
Nearest Airport	SRQ International

## BUILDING INFORMATION

Building Size	24,201 SF
Ceiling Height	21 ft
Minimum Ceiling Height	19 ft
Number of Floors	1

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	PID
Lot Size	2.31 Acres
APN #	0209080006
Rail Access	No

## PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	48

## UTILITIES & AMENITIES

Sprinklers	Fully
Central HVAC	Yes
HVAC	HVAC in office area only
Restrooms	3



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Aerial Photos



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Information deemed reliable but not guaranteed. Prices subject to change without notice.





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Office Photos



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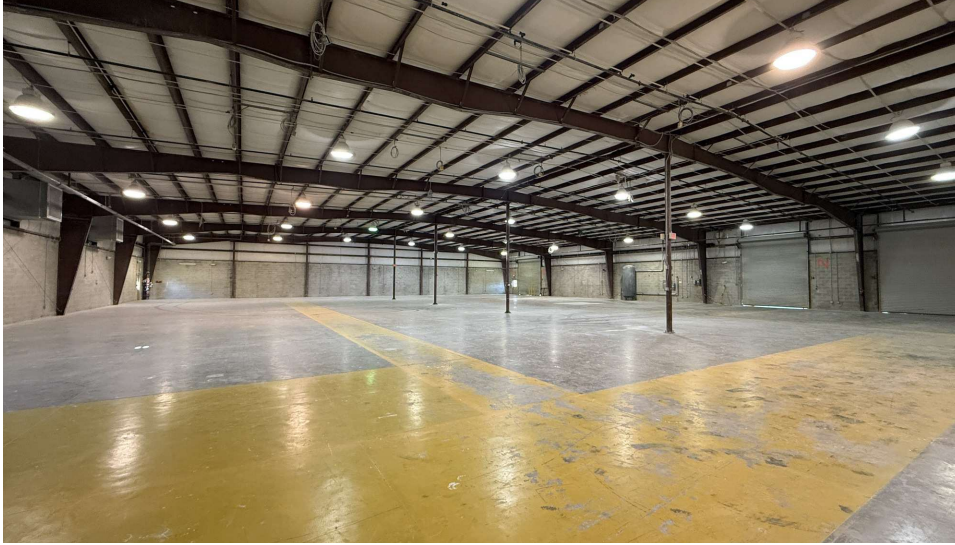




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Warehouse Photos



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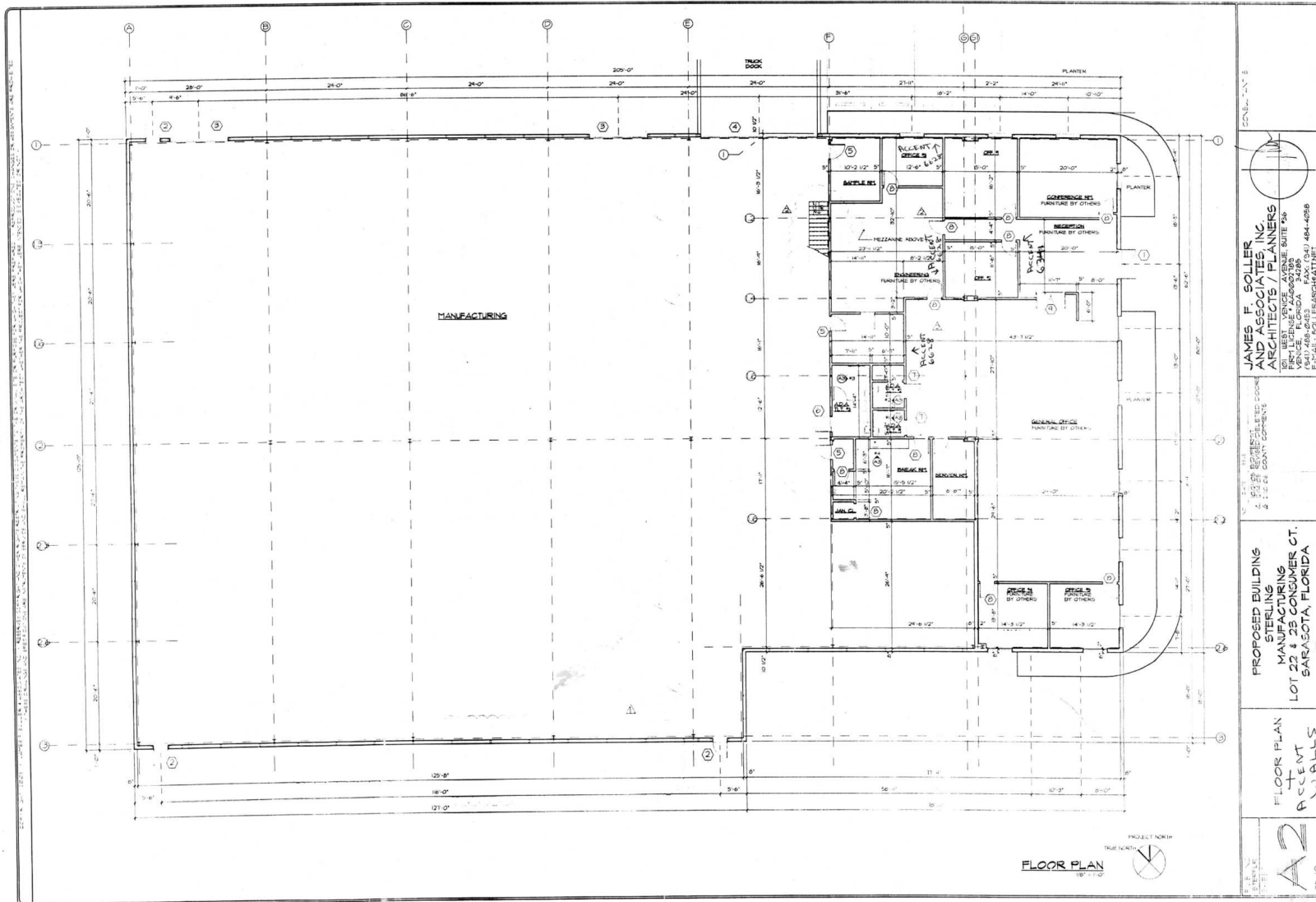
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Floor Plan



**JAMES F. SOLLER  
AND ASSOCIATES, INC.  
ARCHITECTS / PLANNERS**  
1041 WEST VENICE AVENUE SUITE 500  
VENICE, FLORIDA 34789  
(844) 484-0983 FAX (844) 484-4059  
E-MAIL: JSOLLER@ARCHITECTSINC.COM

PROPOSED BUILDING  
STERLING  
MANUFACTURING  
LOT 22 & 23 CONSUMER CT.  
SARASOTA, FLORIDA

FLOOR PLAN  
ACENT  
WALLS

**A2**



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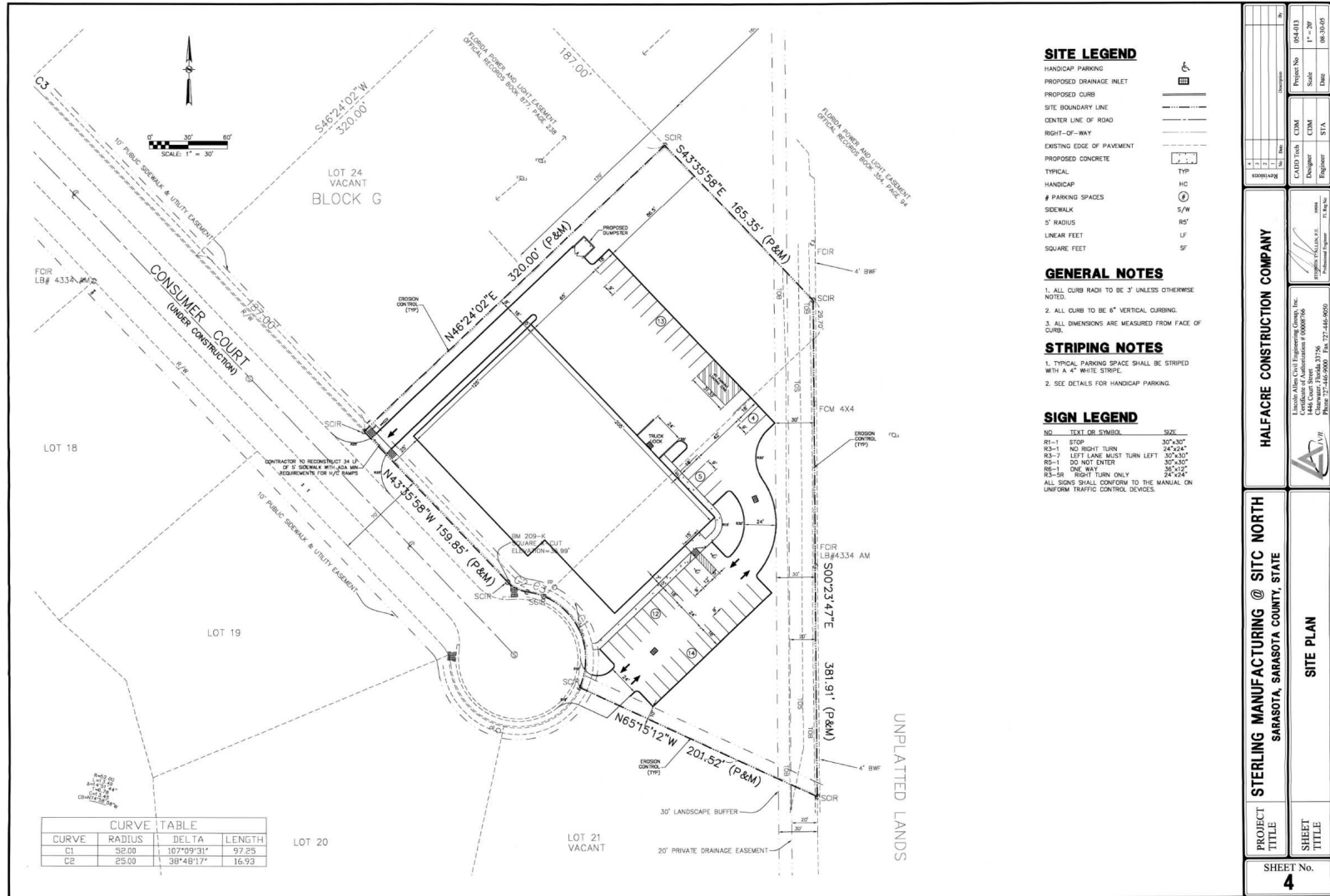
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## Site Plan



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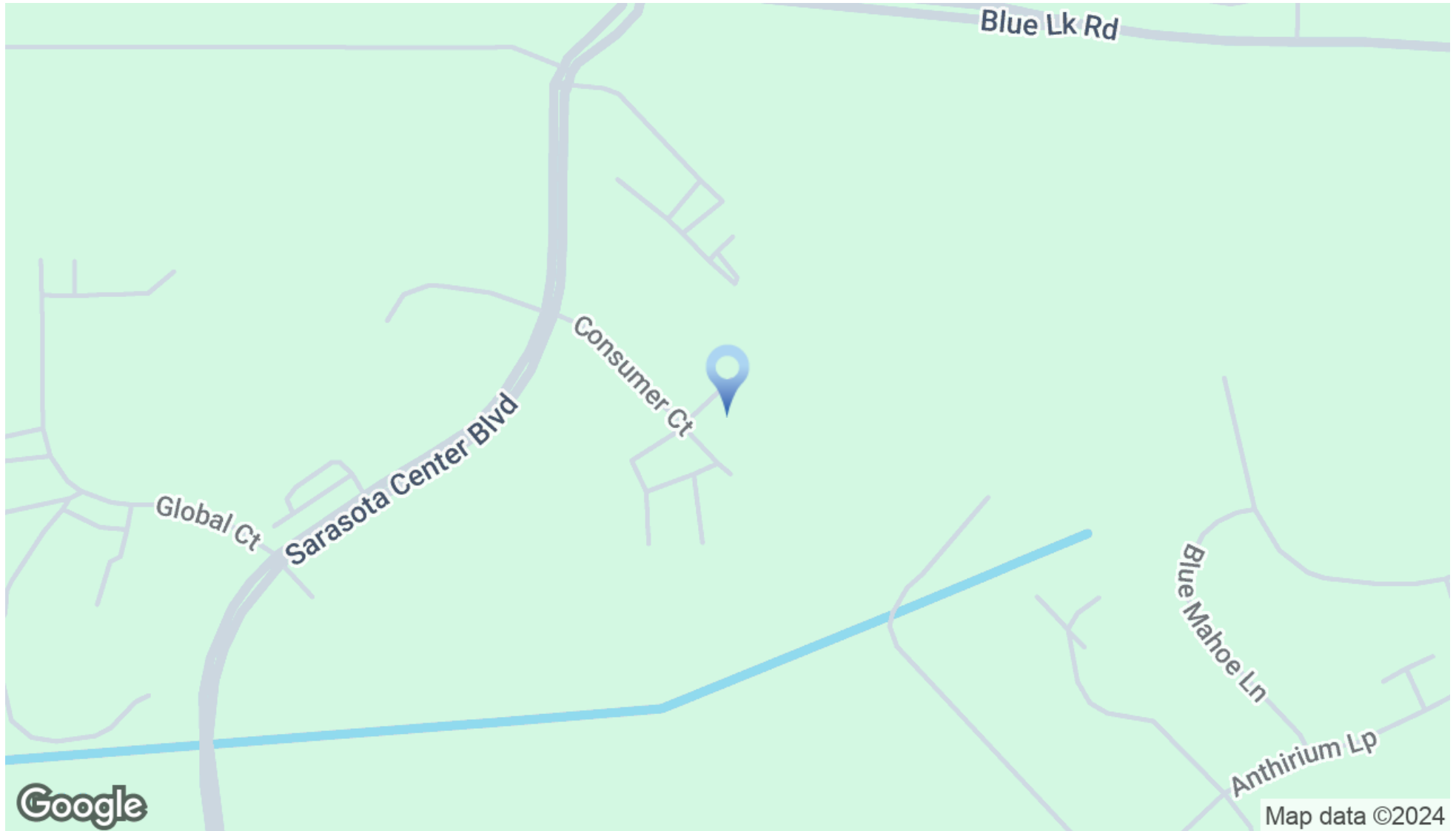




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Location Map



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Distance Map



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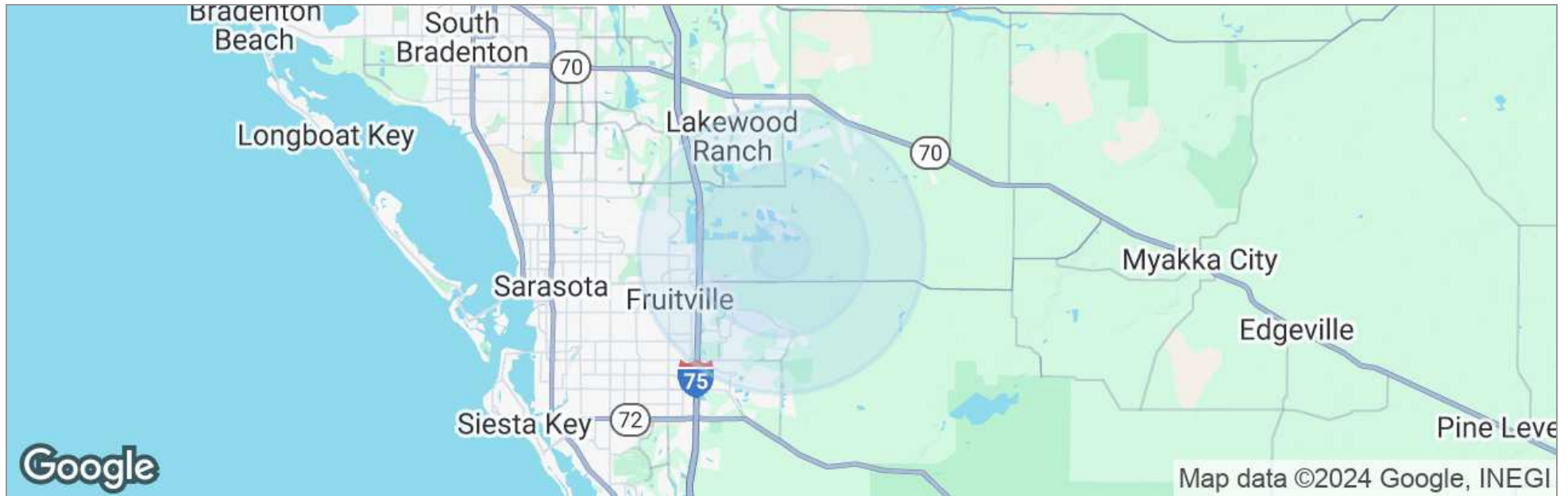




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## Demographics



	1 Mile	3 Miles	5 Miles
Total Population	1,197	11,773	69,799
Population Density	381	416	888
Median Age	50	50	50
Median Age (Male)	49	50	50
Median Age (Female)	50	50	51
Total Households	497	4,854	30,112
# of Persons Per HH	2.4	2.4	2.3
Average HH Income	\$168,571	\$165,613	\$137,260
Average House Value	\$741,310	\$694,460	\$581,604

\* Demographic data derived from 2020 ACS - US Census



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