

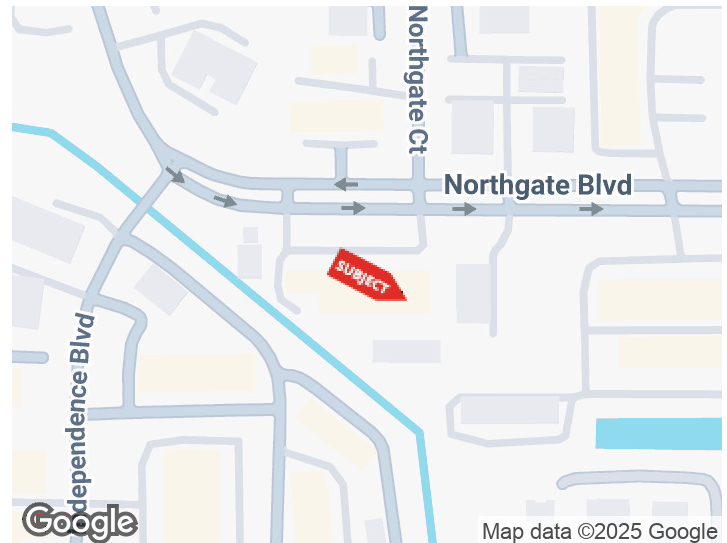


NORTHGATE FLEX WAREHOUSE UNIT A1 +/-1,750 SF

1800 NORTHGATE BLVD
SARASOTA, FLORIDA 34234

PROPERTY HIGHLIGHTS

- Located in Northgate Center Business Park off US-301
- Minutes to Downtown Sarasota & University Pkwy
- Well-maintained flex/office/warehouse park with professional management
- Excellent signage and visibility
- Ample parking throughout the park
- Versatile floorplans suitable for many industries
- CAM approx. \$3.62 PSF (subject to change)



For More Information

ADAM DOAK

Commercial Realtor
941 923 0535 x304
adoak@americanpropertygroup.com

NORTHGATE FLEX WAREHOUSE +/-1,750 SF



OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Building Size:	19,000 SF
Available SF:	1,750 SF
Lot Size:	68,787 SF
Year Built:	1987
Zoning:	CI
Submarket:	Sarasota Ind

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents Gateway Industrial Park - Northgate Center, Sarasota, FL

Property Type: Flex / Office / Warehouse

Space Available: Multiple Units - 1,400 SF to 1,750 SF

Gateway Industrial Park offers high-quality flex, showroom, warehouse, and office spaces in a professionally maintained business park just off US-301. Located south of University Pkwy and north of Downtown Sarasota in Northgate Center Business Park, this location provides excellent accessibility, strong signage, and ample parking. Businesses benefit from the park's exceptional upkeep, convenient layout, and proximity to major Sarasota corridors.

Unit A1 - Approx. 1,750 SF (New Availability!)

Unit A1 features approximately 1,414 SF of office/showroom space and 336 SF of warehouse. The unit includes a large reception area, four private offices, and a spacious open work area that can function as a conference space or collaborative zone. Two handicap-accessible restrooms are provided for convenience. The previous tenant operated a custom printing business, leaving behind a functional and efficient buildout suitable for professional services, production, tech, creative, or light industrial users.

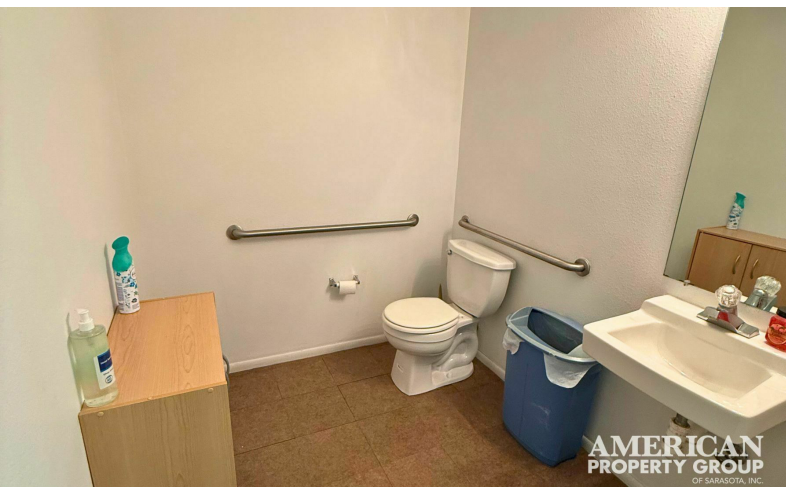
ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

1800 Northgate Blvd

NORTHGATE FLEX WAREHOUSE +/-1,750 SF



ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

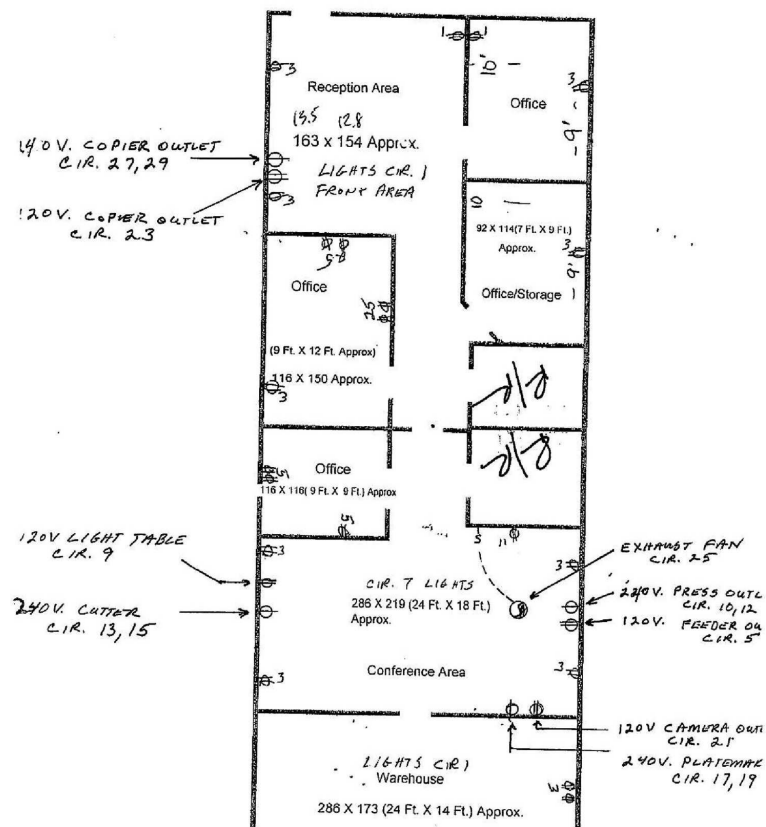
1800 Northgate Blvd

NORTHGATE FLEX WAREHOUSE +/-1,750 SF



1800 Northgate Blvd. Unit A-1

1750 Sq. Feet Total Approx.



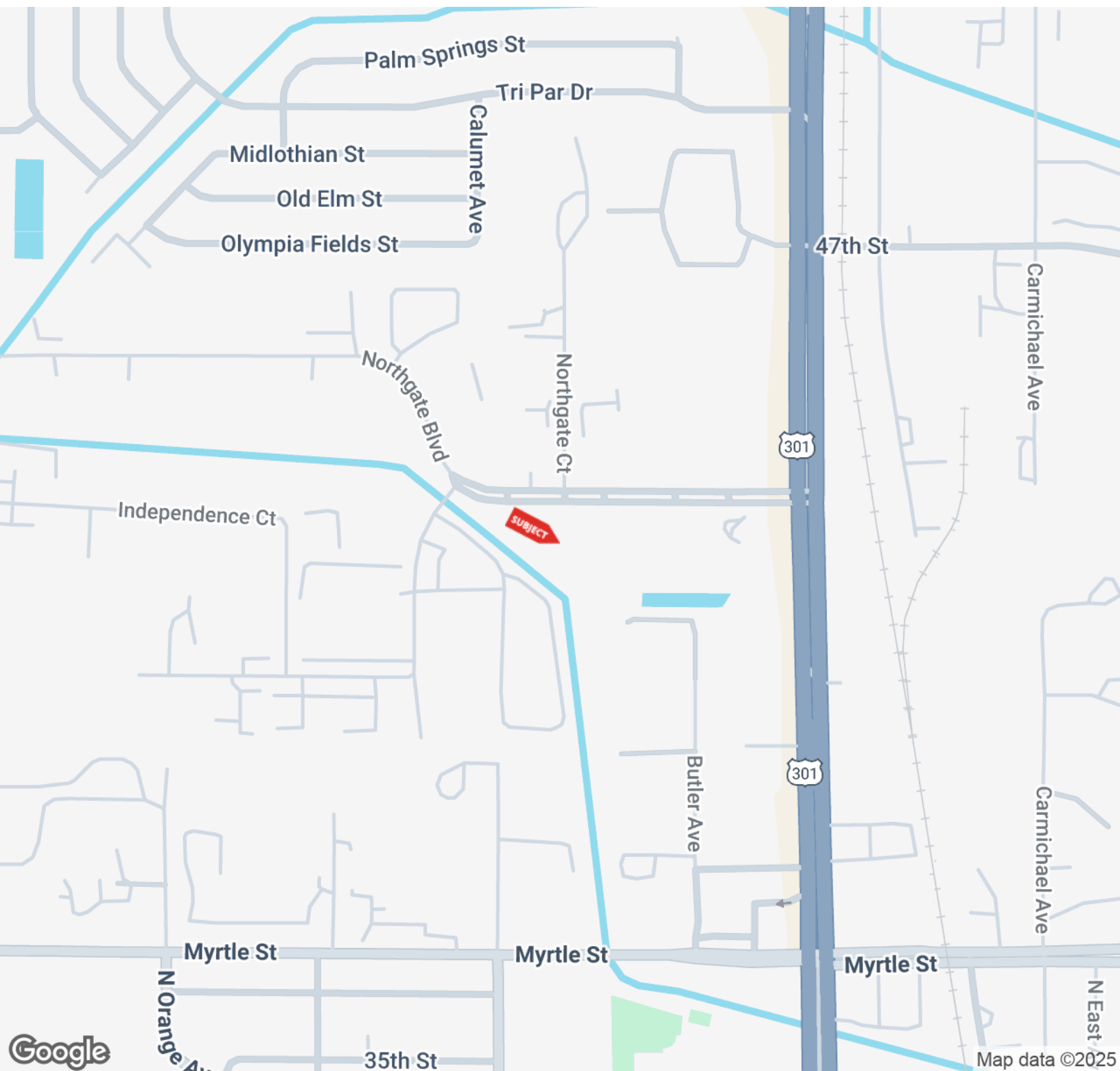
ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

1800 Northgate Blvd

NORTHGATE FLEX WAREHOUSE +/-1,750 SF

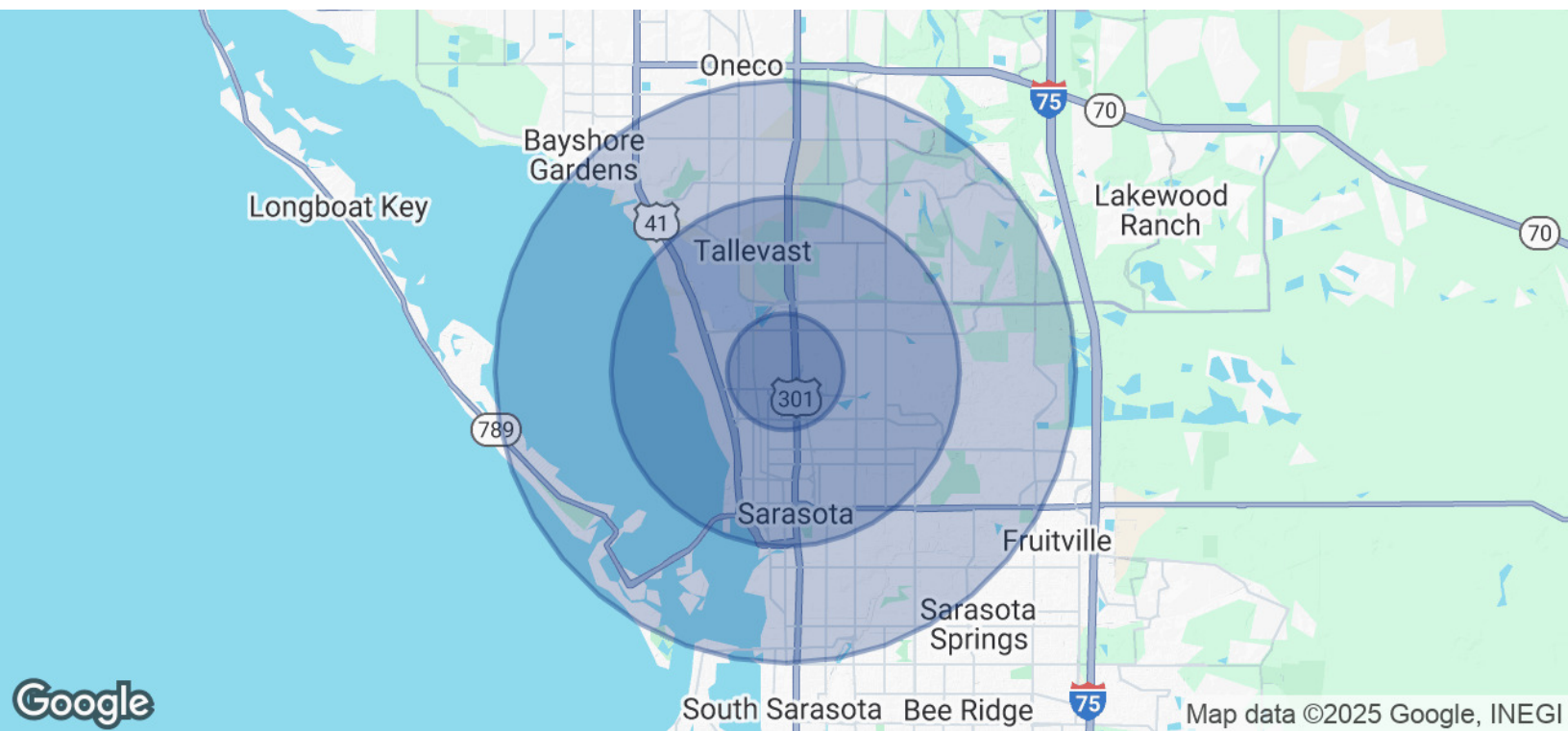


ADAM DOAK

Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.

NORTHGATE FLEX WAREHOUSE +/-1,750 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,541	57,801	148,348
Average Age	40.7	41.0	45.1
Average Age (Male)	42.1	39.5	44.2
Average Age (Female)	40.6	43.1	46.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,641	24,235	63,809
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$40,628	\$56,138	\$65,219
Average House Value	\$224,191	\$241,357	\$303,186

2020 American Community Survey (ACS)

ADAM DOAK
Commercial Realtor
941.923.0535 x304
adoak@americanpropertygroup.com

**AMERICAN
PROPERTY GROUP**
OF SARASOTA, INC.