



NEW CONSTRUCTION - 7,080 SQ. FT. OFFICE/WAREHOUSE BUILDING

For Lease | Industrial Office/ Warehouse Building

687 | 28th St Cir E

Sarasota, FL 34243

**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

## PROPERTY INFORMATION

6871 28TH STREET CIRE, SARASOTA, FL

<b>TOTAL SQUARE FEET:</b>	7,080 SF
<b>SQ. FT. OFFICE:</b>	400 SF
<b>SQ. FT. WAREHOUSE:</b>	6,317 SF
<b>LAND SIZE:</b>	0.8 AC
<b>YEAR BUILT:</b>	2024
<b>ZONING:</b>	HM
<b>ELECTRIC (PHASE):</b>	3-Phase
<b>OVERHEAD DOORS:</b>	2 - 12'x14'
<b>LOADING DOCK:</b>	No
<b>FIRE SPRINKLERS:</b>	No
<b>PARKING:</b>	14 +/-

### PROPERTY DESCRIPTION

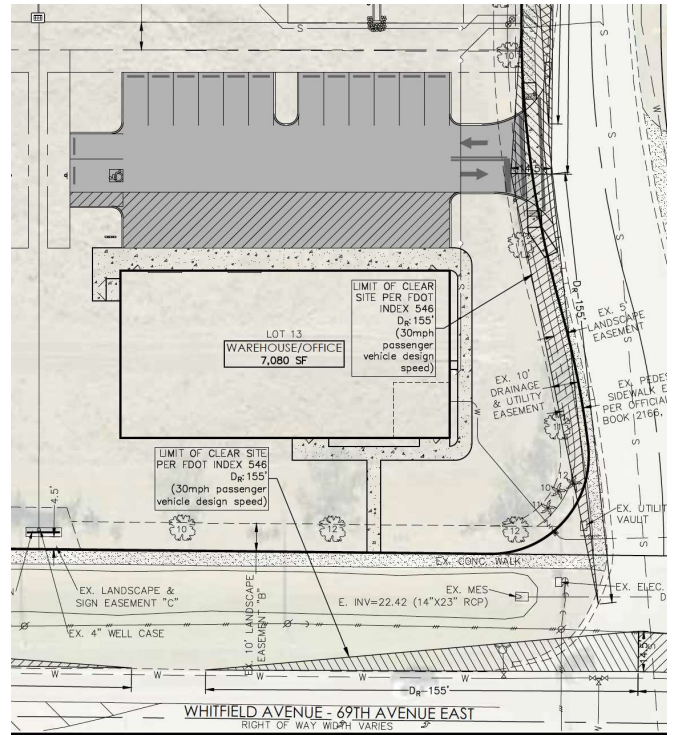
BRAND NEW 7,080 sq. ft., office/warehouse ready for occupancy off Whitfield Ave at 28th St Circle East. Warehouse is fully insulated and air conditioned, with two 12'x14' overhead doors, 16' ceiling height, bright LED lighting, and 3-phase power. Built out with 400 sq. ft. of open office area, plus 2 restrooms, one dedicated to the office area and one for warehouse use. This is a great opportunity to occupy a free-standing building with 14 car parking. Zoned for Heavy Manufacturing (HM) uses, however some uses are restricted under the regulations for the Whitfield Park of Commerce.

The building fronts Whitfield Avenue, just 3 blocks from Highway 301, for easy access to both Sarasota and Manatee Counties. Location also allows for quick access to I-75 via State Road 70 or University Parkway.

Need more storage space? Adjacent Lot 12 (6711 28th St Cir E) is 32,135 sq. ft. and can be leased together with the building for a total of 1.5 +/- acres. Great opportunity for users needing outside storage or additional parking! Contact agent for additional details and pricing information.

### LOCATION OVERVIEW

From Highway 301, go east on Whitfield Avenue to 28th Street Circle East. Property is located on the northwest corner of Whitfield Avenue and 28th Circle East in the Whitfield Park of Commerce. Look for sign.



# LEASE

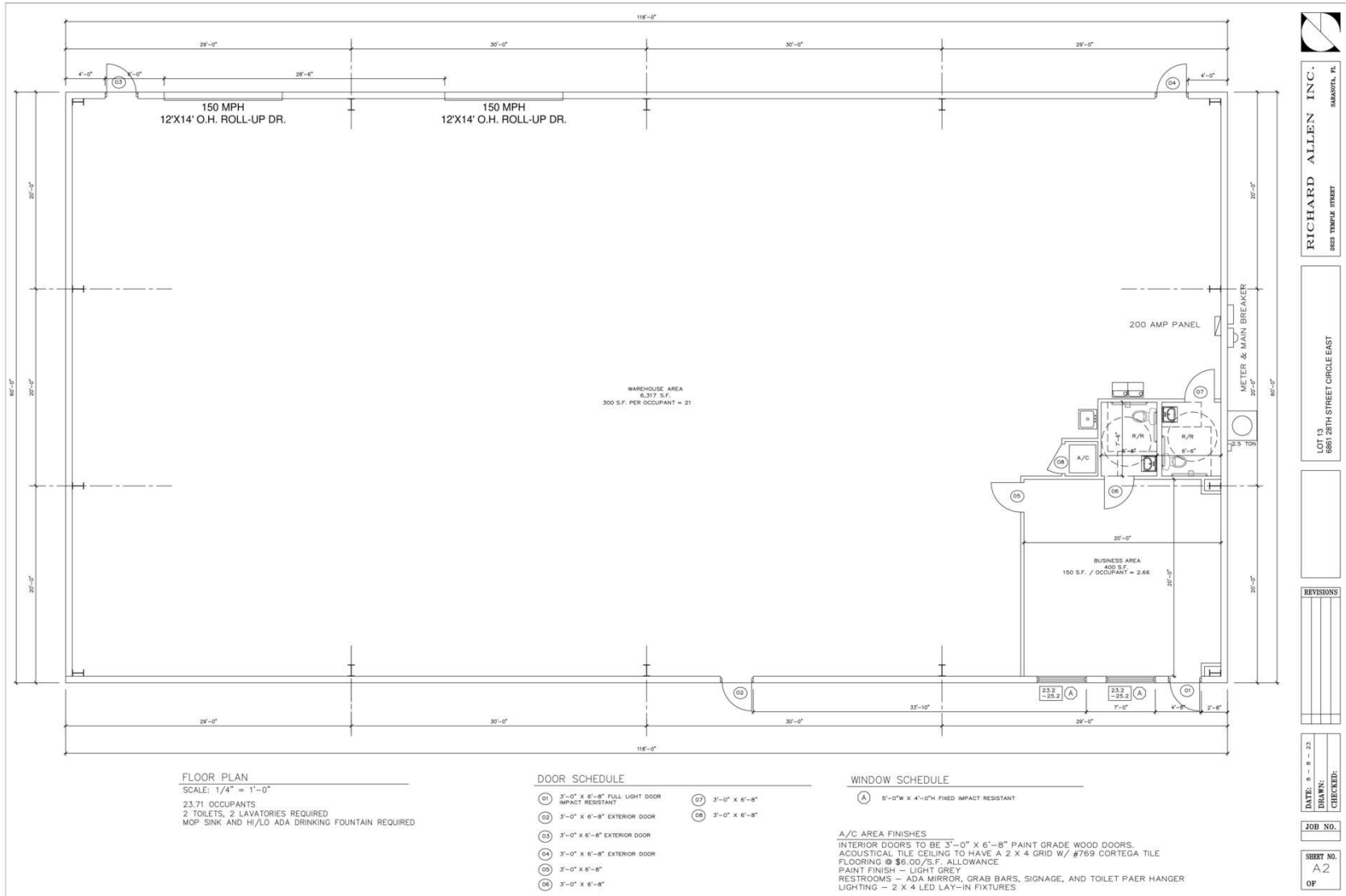
## \$18.50 PER SQ.FT.

## \$10,915/MONTH

# NNN RATE

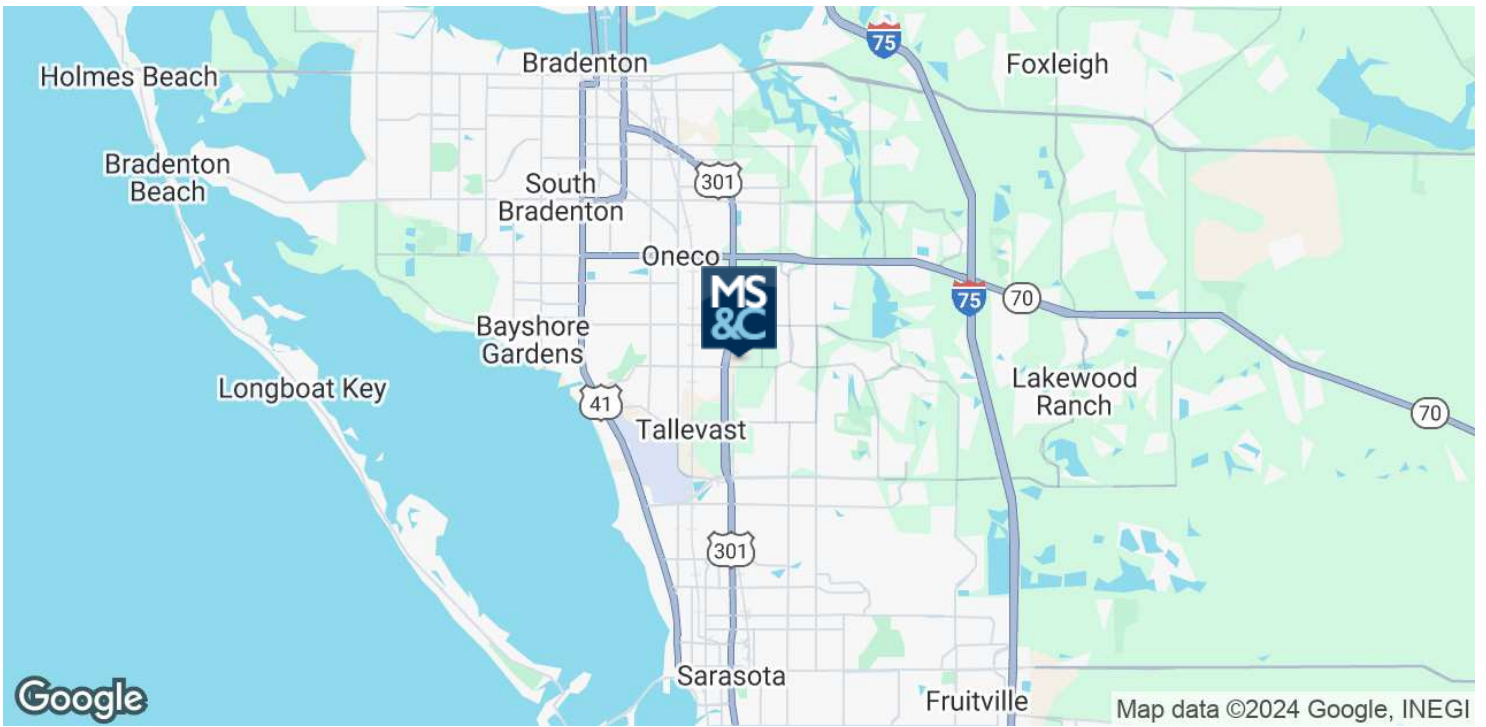
Charges estimated at \$3.26 per sq. ft. which includes property taxes, building insurance, and association dues. Sales Tax additional.





**LOCATION MAPS**

6871 28TH STREET CIRE, SARASOTA, FL



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