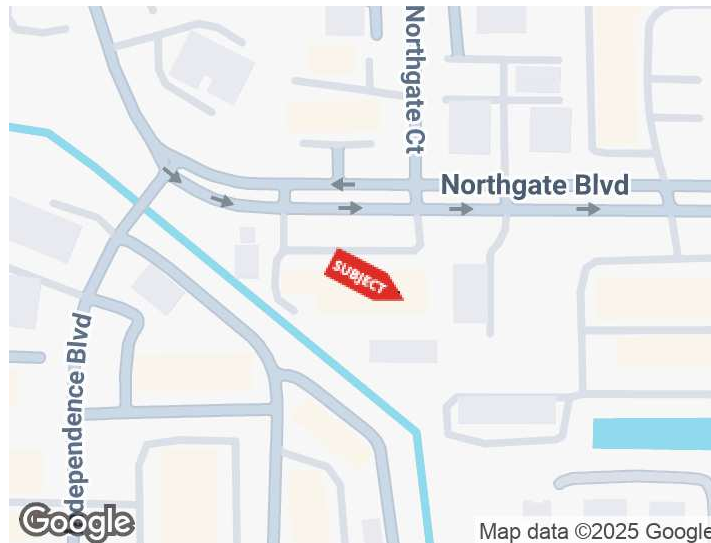




# NORTHGATE FLEX WAREHOUSE +/-1400 SF

1800 NORTHGATE BLVD  
SARASOTA, FLORIDA 34234

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,641	24,235	63,809
Total Population	6,541	57,801	148,348
Average HH Income	\$40,628	\$56,138	\$65,219

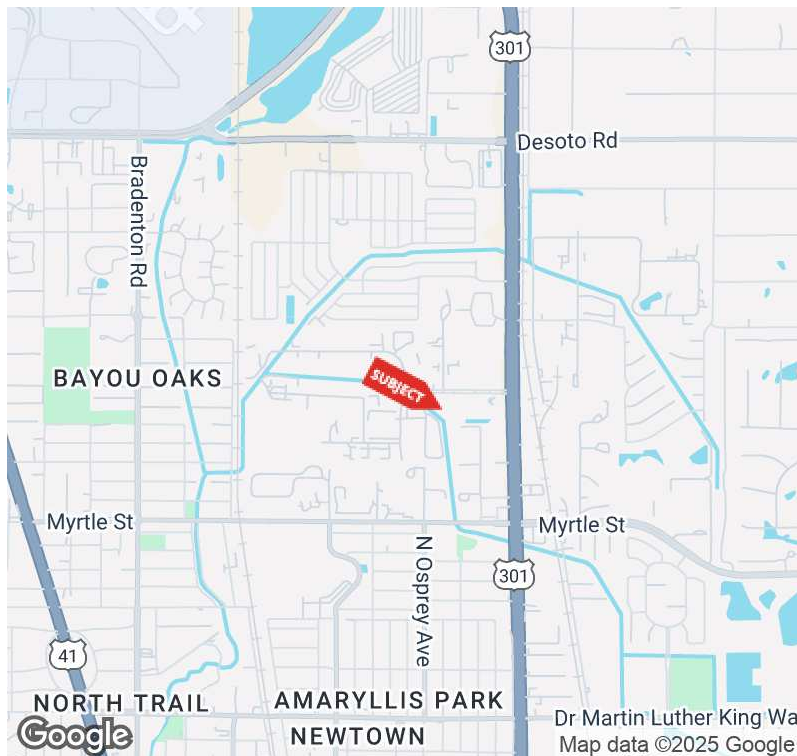


For More Information

**ADAM DOAK**

Commercial Realtor  
941 923 0535 x304  
adoak@americanpropertygroup.com

# NORTHGATE FLEX WAREHOUSE +/-1400 SF



## OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Building Size:	19,000 SF
Available SF:	1,400 SF
Lot Size:	68,787 SF
Year Built:	1987
Zoning:	CI
Submarket:	Sarasota Ind

## PROPERTY OVERVIEW

Now Available!

Unit A8 - Flex space approx. 1400 sf (Has approx. 820 sf office/showroom and approx. 580 sf warehouse) includes two handicap restrooms. The office/showroom has one restroom and the warehouse has one restroom. The office/showroom space two open areas and is A/C. The warehouse area includes one overhead door. The warehouse clear height is approx. 20ft with the overhead door 12x12.

- Newer HVAC system
- Hot water heater
- Full bathroom with shower
- Motorized overhead door

Gateway Industrial Park in Northgate is Located just off US 301, south of University Pkwy and North of Downtown Sarasota in Northgate Center Business Park. Gateway Business Center has the most optimum upkeep with spectacular signage and ample parking. Your business can call one of our well maintained flex, showroom, warehouse, and/or office spaces home with a location that can't be beat! Call today for availability as spaces do go fast.

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



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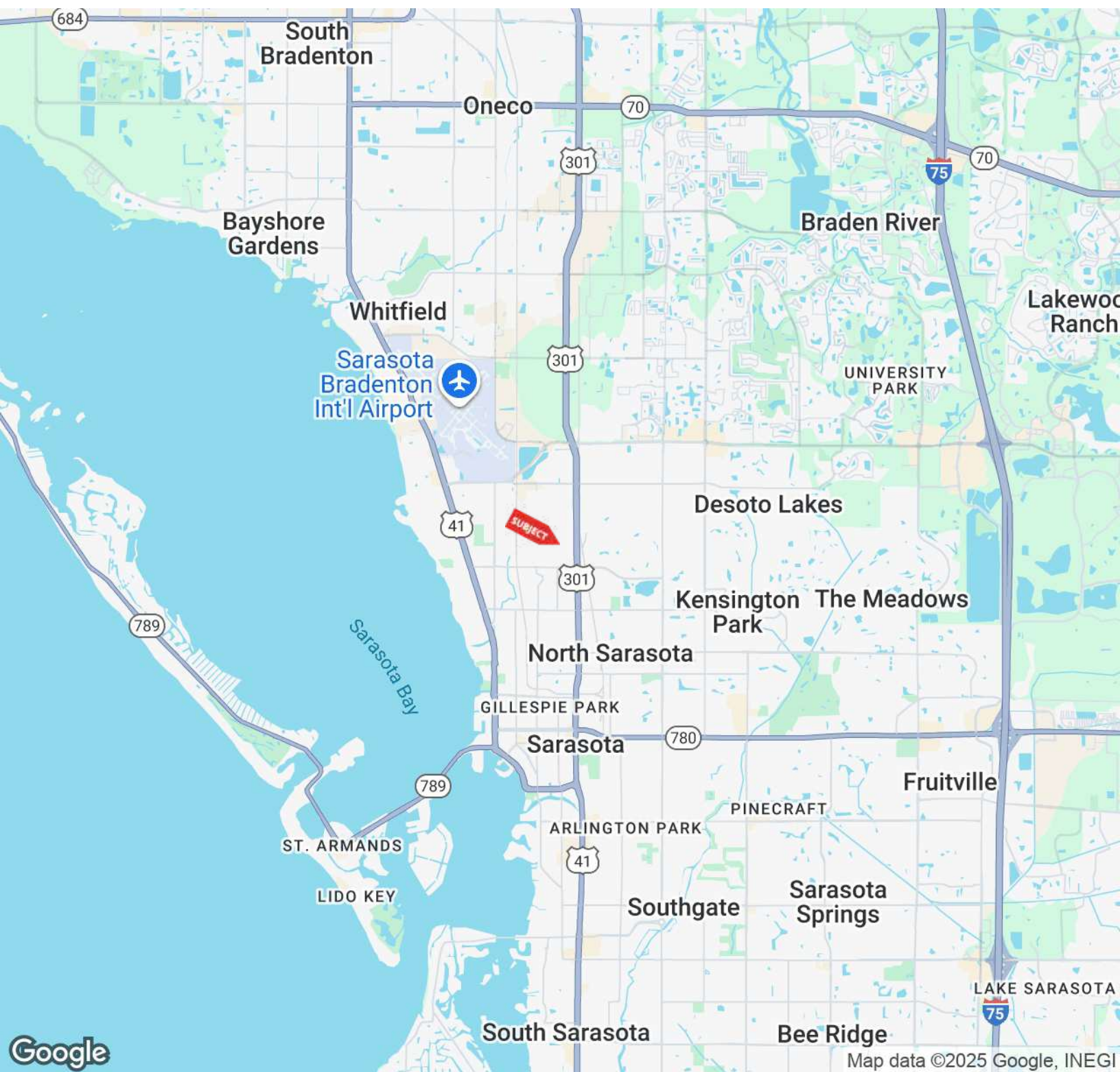
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