

IAN BLACK
REALESTATE

THE PLACE FOR SPACE

Industrial Boulevard

3,787 SF – 24,582 SF FOR LEASE
& 24,582 SF FOR SALE

NICK DEVITO II, SIOR
BRIE TULP, RPA, SIOR

Industrial Boulevard Summary

Modern functionality meets Gulf Coast connectivity. This multi-tenant industrial campus features functional clear heights, multiple grade-level and dock-high loading doors, and adaptable office/warehouse options. Select suites offer mezzanine space, outside storage, and upgraded office areas. With a prime Industrial Boulevard location and easy access to US-301 and I-75, tenants can reach Sarasota–Bradenton and the surrounding region efficiently

PROPERTY HIGHLIGHTS

- 3,787 SF – 24,582 SF FOR LEASE across multiple buildings
- Flexible suite sizes for small- to mid-size industrial users
- Grade-level and dock-high loading across multiple buildings
- 16'–26' clear heights depending on building
- Office, showroom, and warehouse configurations available
- Outside storage opportunities in select areas
- Located in Sarasota's established industrial corridor with access to major transportation routes



2387 INDUSTRIAL BOULEVARD



2363 INDUSTRIAL BOULEVARD



2383 INDUSTRIAL BOULEVARD



2230 INDUSTRIAL BOULEVARD



DISTANCE TO DOWNTOWN SARASOTA

3.6 MILES



AVERAGE DAILY COUNTS FOR US 301

50,000 ADT



EXCELLENT SIGNAGE

SIGNAGE AVAILABLE THROUGHOUT PROPERTY

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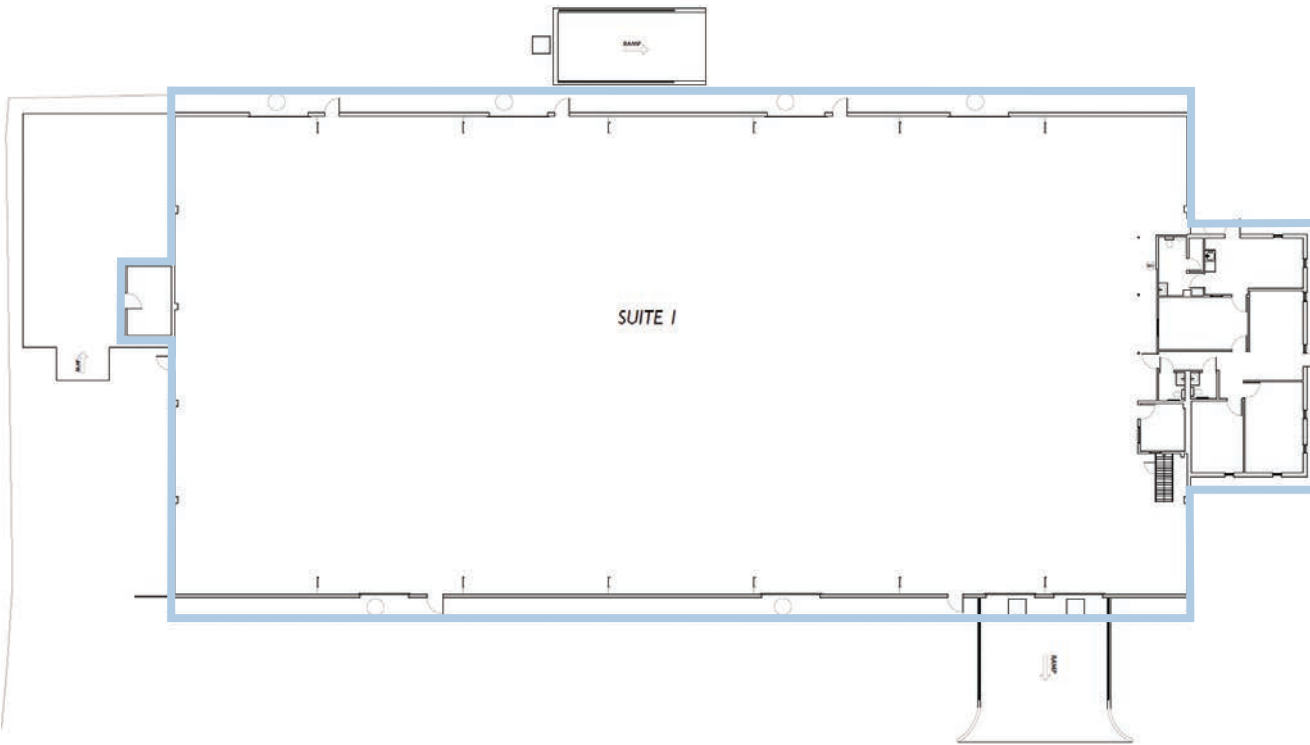
www.ian-black.com | 941.906.8688
1 S School Ave, Ste 600, Sarasota, FL 34237

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

2387 INDUSTRIAL BOULEVARD

FOR SALE OR LEASE
24,582 SF

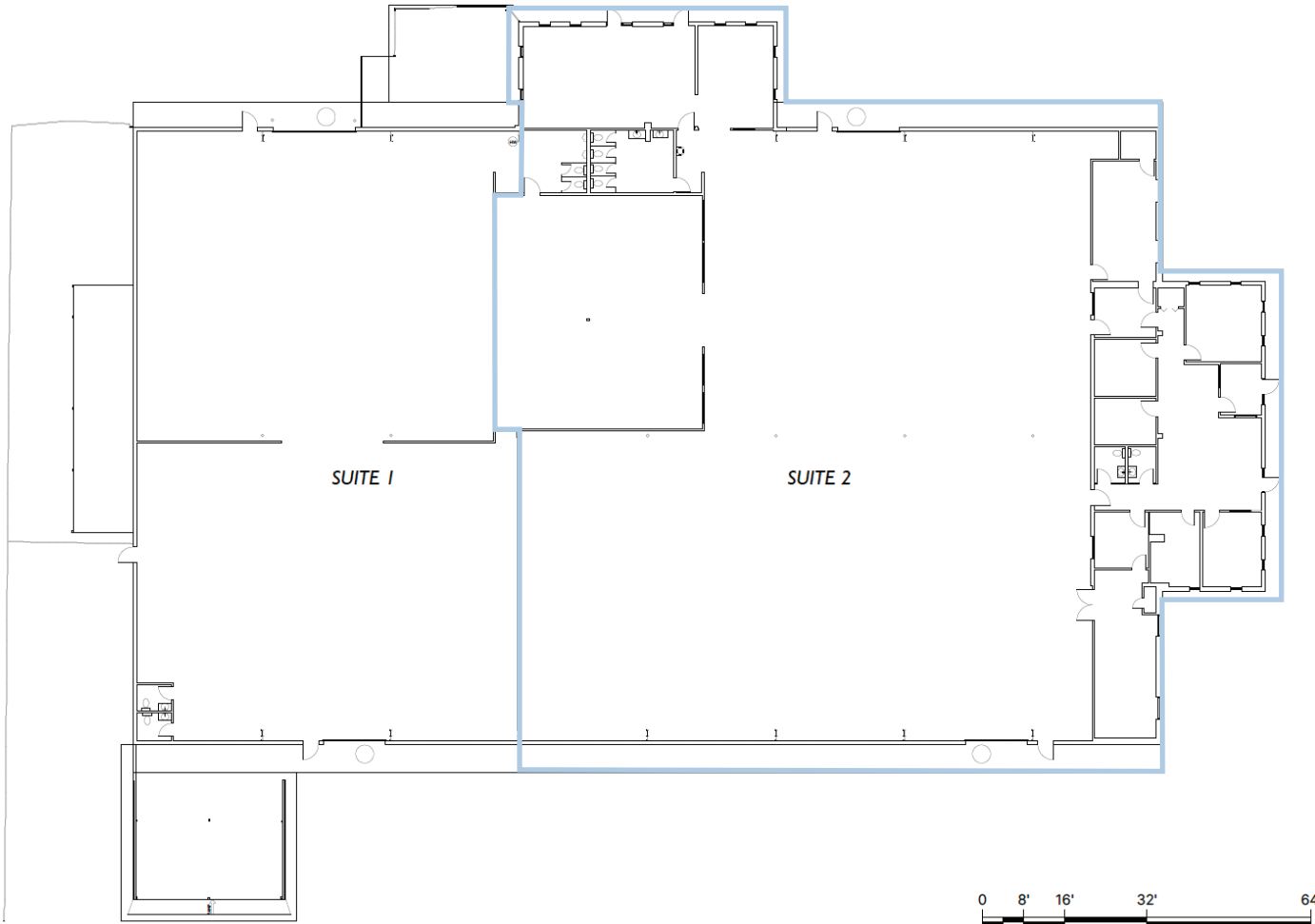
- Clear Height: 24' (Eave) / 26' (Peak)
- Doors: (5) 12' X 14', (3) 10' x 10', (2) 10' x 10'
- 4 offices, breakroom, reception, and restrooms
- Office renovation in progress
- Warehouse with mezzanine
- Reverse loading ramp, truckwell & outside storage



2363 INDUSTRIAL BOULEVARD

FOR LEASE - SUITE 2
19,021 SF

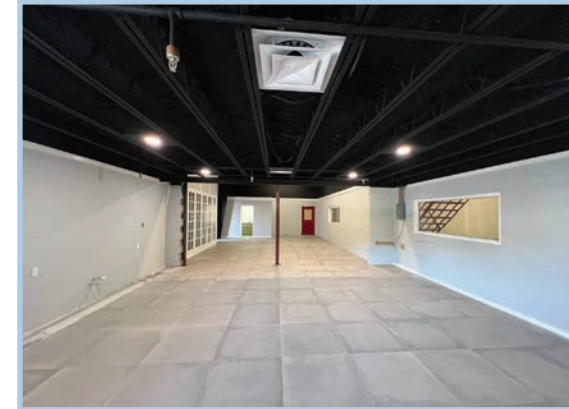
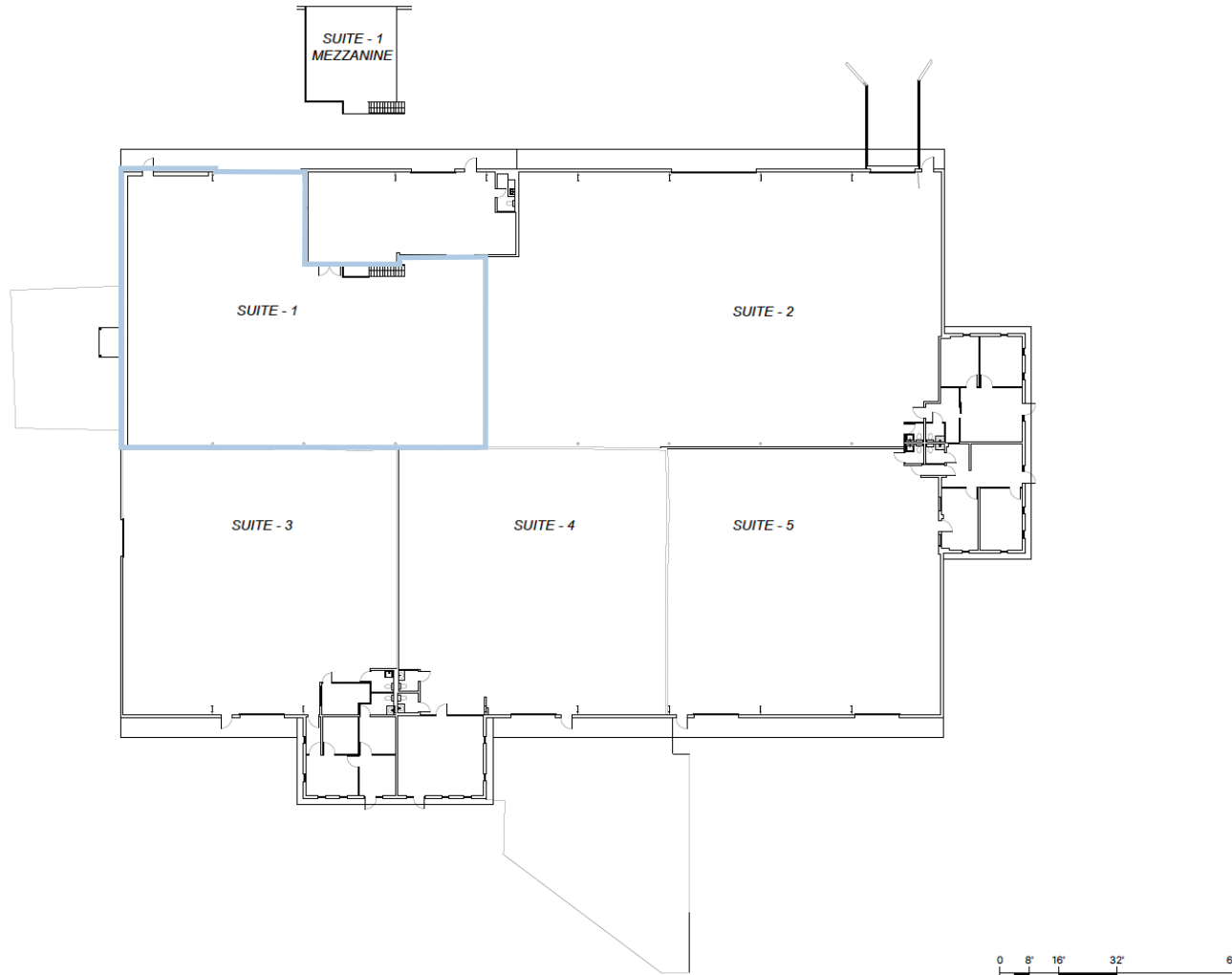
- Clear Height: 16' (Eave) / 18' (Peak)
- Doors: (2) 12' x 14'
- +/- 3,000 SF of office with restrooms
- Warehouse with restrooms



2383 INDUSTRIAL BOULEVARD

FOR LEASE - SUITE 1
8,449 SF

- Clear Height: 16' (Eave) / 18' (Peak)
- Doors: (1) 14 x 20 & (1) 12 x 14
- Open showroom with restroom
- Warehouse with mezzanine



2230 INDUSTRIAL BOULEVARD



FOR LEASE - SUITE 1, 2 & 5
3,787 SF, 8,828 SF
& 19,702 SF

Suite 1

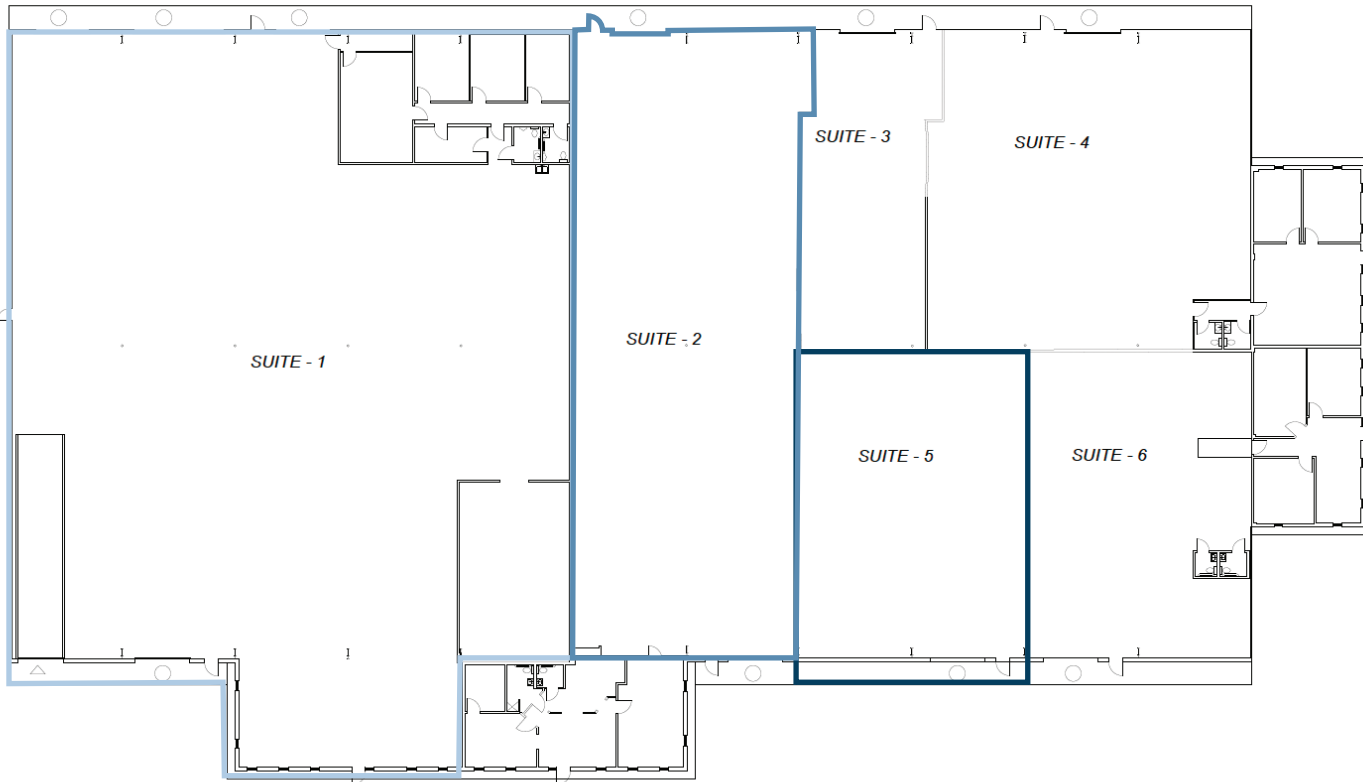
- Clear Height: 16' (Eave) / 18' (Peak)
- Doors: (1) 10' x 12', (2) 12' x 14', (1) 14' x 14'
- Reverse loading ramp
- 5 offices, breakroom, restrooms
- Fully air-conditioned warehouse/office

Suite 5

- Clear Height: 16' (Eave) / 18' (Peak)
- Door: (1) 12' x 14' Overhead Door
- 3 offices, breakroom, restrooms

Suite 2

- Clear Height: 16' (Eave) / 18' (Peak)
- Door: (2) 12' x 14' Overhead Doors
- 3 offices, breakroom, restrooms



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[NICK DEVITO II, SIOR]

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Nick DeVito II, SIOR, a 6th generation Floridian, grew up in Sarasota as did his parents, Nick Menard DeVito and Nancy Alday, so his Sarasota roots run deep. After graduating from Riverview High School, Nick attended the University of Florida and received a B.A. at the College of Business, focusing on Finance, Marketing, and Real Estate. Nick joined Ian Black Real Estate in 2010 and was named a partner of the firm in 2016.

Over the past 12 years, Nick has achieved \$345,000,000+ in sales and leasing volume which represents more than 3,600,000 square feet of commercial property, making him a true market leader. He has successfully assisted clients with sales, leasing, and tenant representation for industrial, office, and retail locations. Nick also specializes in the acquisition and disposition of investment properties, owner-user CRE, as well as evaluating assets owned by lending institutions and Trusts. Notable companies that Nick has served include Northern Trust, Gorman Plumbing, Berlin Patten Ebling, Lennox, ASO, Roofing Supply Group, Wentzel's Heating and Air, Allied Building Products, HD Supply, Custom Air & Plumbing, Massey Services, Clark & Washington, Tidewell Hospice (Empath), Microtron Inc., The Starling Group, Willis Smith Construction, Linksters, and Paddywagon. In 2017, Nick worked with the Sarasota County Sheriff's Department to procure a 70,000 square foot office facility.

Nick holds the prestigious designation as a member of the Society of Industrial and Office Realtors (SIOR). He was the 2023 Vice President and is currently the 2024-2025 President of the Florida Chapter of SIOR. SIOR is the leading global professional office and real estate association which represents today's most knowledgeable, experienced, and successful commercial real estate brokerage specialists. He is also a member of the International Council of Shopping Centers (ICSC), a member of the Realtor Association of Sarasota and Manatee (RASM), a member of the Commercial Investment Division (CID) of RASM, and a Certified Commercial Investment Member (CCIM) member, actively pursuing the CCIM designation.

Married to Susan Kerstan, the couple has 5 children. Nick & Susan attend 360 Church. They enjoy traveling together and spending time with their children. Nick enjoys spending his spare time on the golf course. He currently gives back to the community by serving on the Board of The First Tee of Sarasota/Manatee. He is a past President and has been committed to serving the organization at some capacity since 2010. Nick is also a current Board Member of Seaport Manatee.

[BRIE TULP, RPA, SIOR]

SALES ASSOCIATE | 551-206-4390 | brie@ian-black.com

Brie Tulp, RPA®, SIOR has quickly emerged as a standout figure in the commercial real estate industry in SWFL. With a strong professional background and her tenure at SL Green Realty Corp., she joined Ian Black Real Estate over 3 years ago, bringing a wealth of experience and expertise to the table. She is a recent Business Observer 40 Under 40 Award Winner which recognizes top young entrepreneurs and professionals across every industry from Tampa Bay to Naples.

Brie relocated from New York City in early 2021 where she worked for the largest office landlord and fully integrated REIT. Her experience spanned Property Management, Building Services, and Underwriting. During her tenure at SL Green, she evaluated investment opportunities for the firm which included asset repositioning, base building efficiencies, direct acquisitions, structured finance, and dispositions for mixed-use properties. She was critical for the approval and acceptance of liability for ~50M square feet of redevelopment, development, repositioning, and conversion opportunities as well as ~\$3B in acquisition targets. Her astute judgment and analytical skills were instrumental in identifying and assessing potential ventures.

Since joining Ian Black Real Estate, Brie has been involved in 165+ transactions totaling over ~\$260M. She consistently brings a new level of service to her roles, elevating procedures, and setting high standards of excellence. Moreover, her exceptional interpersonal skills have allowed her to quickly foster and maintain excellent relationships with tenants and vendors, enhancing client satisfaction, and cultivating a positive reputation for the firm.

Brie holds a Bachelor of Arts degree from Northeastern University. She also holds a valid Real Property Administrator (RPA®) designation and a Florida Sales Associate license. Brie is a Founding Board Member of Commercial Real Estate Women's Network Sarasota/Manatee (CREW) and holds the prestigious designation as a member of the Society of Industrial and Office Realtors (SIOR). She is also a graduate of the Leadership Sarasota program.

When she is not working on deals to benefit her clients, Brie enjoys traveling, golfing, scuba diving, boating, fishing and all things water-related with her husband and children.