



LEASE

Excellent Flex Warehouse Space

7509 PENNSYLVANIA AVENUE

Sarasota, FL 34243

PRESENTED BY:

GAIL BOWDEN

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$17.00
NUMBER OF UNITS:	2
AVAILABLE SF:	7,500
LOT SIZE:	5.88 Acres
BUILDING SIZE:	61,500 SF
ZONING:	PDI/WR

PROPERTY HIGHLIGHTS

- Excellent industrial/flex configuration
- Generous office and showroom space
- Multiple private offices
- Multiple restrooms and storage areas
- Multiple points of ingress/egress
- Customizable to fit tenant requirements
- Centrally located between Sarasota and Bradenton
- Convenient access to major transportation corridors
- Close proximity to Sarasota Bradenton International Airport (SRQ)
- 18’ Ceiling Height
- Air Conditioned Units
- Contemporary Facade
- Sprinkled

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PROPERTY DESCRIPTION

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Excellent leasing opportunity at 7509 Pennsylvania Avenue in Sarasota, Florida, offering versatile industrial, warehouse, flex, manufacturing, distribution, showroom, and office space within an established Sarasota-Bradenton industrial corridor.

The property offers a variety of flexible space configurations designed to accommodate a wide range of business and operational needs. Individual suites may feature a combination of warehouse, production, showroom, office, and support areas, allowing tenants to select and configure space to best suit their specific requirements.

Strategically positioned between Sarasota and Bradenton, the property provides convenient access to major transportation corridors and is located near Sarasota Bradenton International Airport (SRQ). This central location offers excellent connectivity throughout Sarasota and Manatee Counties and the greater Southwest Florida market.

Available spaces may be move-in ready or customizable, depending on the individual suite and tenant requirements, providing an excellent opportunity for businesses seeking a flexible, well-located facility in the Sarasota-Bradenton market.

LOCATION DESCRIPTION

Strategically located at 7509 Pennsylvania Avenue in Sarasota, Florida, this industrial/flex property offers an exceptional location within the established Sarasota-Bradenton industrial corridor. Positioned just off Tallevast Road and 9th Street East, the property is approximately 0.9 miles from U.S. Highway 301 and immediately east of Sarasota-Bradenton International Airport (SRQ).

The central location between Sarasota and Bradenton provides convenient access to both markets while offering excellent regional connectivity to U.S. 301, U.S. 41, University Parkway, and Interstate 75. The surrounding area is home to a strong concentration of industrial, manufacturing, distribution, service, and flex users, making it an ideal location for businesses serving Sarasota, Manatee County, and the greater Southwest Florida region.

The property's proximity to SRQ International Airport, major transportation corridors, and the growing Sarasota-Bradenton employment base makes it particularly well-suited for distribution, light manufacturing, warehouse, service, showroom, and office/flex operations.

7509 Pennsylvania Avenue combines a highly accessible industrial location with the convenience and visibility of one of the Sarasota-Bradenton area's most active commercial corridors.

PARKING DESCRIPTION

Surface

LOADING DESCRIPTION

Ground Level

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PROPERTY DETAILS

LEASE RATE	\$17.00
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LOCATION INFORMATION

BUILDING NAME	Excellent Flex Warehouse Space
STREET ADDRESS	7509 Pennsylvania Avenue
CITY, STATE, ZIP	Sarasota, FL 34243
COUNTY	Manatee
MARKET	Sarasota
SUB-MARKET	Bradenton
CROSS-STREETS	Pennsylvania Ave (9th St E) & Tallavast Rd.
TOWNSHIP	35s
RANGE	17e
SECTION	25
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	US 41 - 0.9 miles
NEAREST AIRPORT	Sarasota Bradenton International Airport - approx 2.8 miles

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Flex Space
ZONING	PDI/WR
LOT SIZE	5.88 Acres
APN #	6651000369
LOT FRONTAGE	335 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	10500
TRAFFIC COUNT STREET	Tallevast
WATERFRONT	No
POWER	Yes

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BUILDING INFORMATION

BUILDING SIZE	61,500 SF
TENANCY	Multiple
NUMBER OF CRANES	0
CEILING HEIGHT	18 ft
MINIMUM CEILING HEIGHT	16 ft
NUMBER OF FLOORS	1
YEAR BUILT	2009
YEAR LAST RENOVATED	2018
GROSS LEASABLE AREA	62,635 SF
CONSTRUCTION STATUS	Existing
FRAMING	Concrete Block
CONDITION	Excellent
ROOF	Steel Truss
FREE STANDING	Yes
NUMBER OF BUILDINGS	3
WALLS	Drywall
CEILINGS	Combination open and drop
FLOOR COVERINGS	Concrete
FOUNDATION	Slab
EXTERIOR WALLS	Concrete Block
OFFICE BUILDOUT	Yes

PARKING & TRANSPORTATION

PARKING PRICE PER MONTH	\$0.00 /month
PARKING TYPE	Surface
PARKING RATIO	2.8
NUMBER OF PARKING SPACES	170

UTILITIES & AMENITIES

SECURITY GUARD	No
HANDICAP ACCESS	Yes
ELEVATORS	N/A
FREIGHT ELEVATOR	No
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	Yes
HVAC	Yes
LANDSCAPING	Beautifully Landscaped

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LEASE SPACES



LEASE INFORMATION

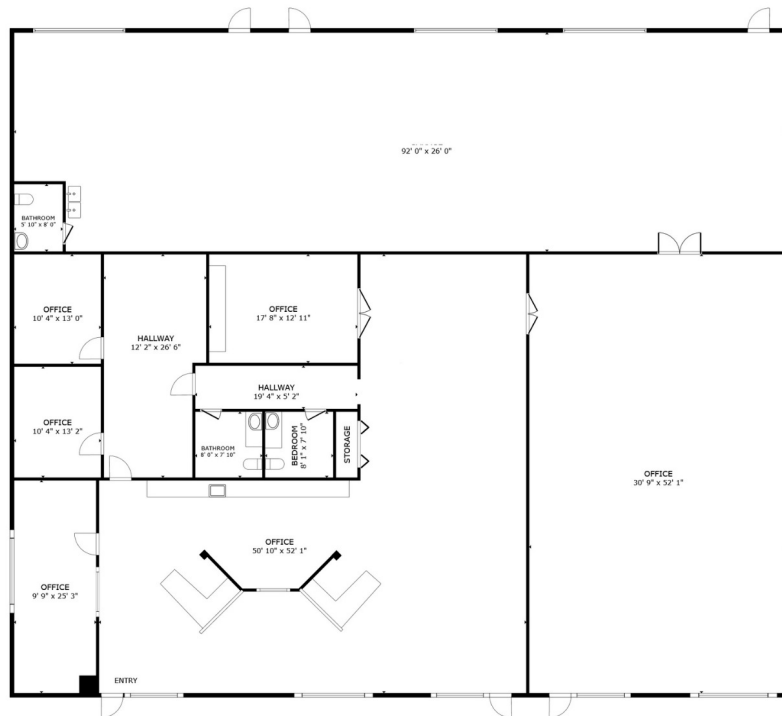
LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	2,500 - 7,500 SF	LEASE RATE:	\$17 SF/yr

AVAILABLE SPACES SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
7509 Pennsylvania Suite 101 thru 103	Available	2,500 - 7,500 SF	NNN	\$17.00 SF/yr
7509 Pennsylvania - #104 & #105	Available	5,000 SF	NNN	\$17.00 SF/yr

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SUITE 101-103



LEASE INFORMATION

MATTERPORT:	https://my.matterport.com/show/?m=ADqc1ECALoc&mls=1
LEASE TYPE:	NNN
TOTAL SPACE:	7,500 SF
LEASE TERM:	5 years (60 Months)
LEASE RATE:	\$17.00 pf
GRADE LEVEL DOORS:	3
DRIVE IN BAYS:	3
POWER:	3 phase, 120/208V, 200 amp

DESCRIPTION

The existing floor plan provides an excellent mix of large open warehouse/work areas and finished office space, including multiple private offices, a spacious open office/showroom area, storage, multiple restrooms and several points of access. The flexible configuration allows a tenant to utilize the space in its current condition or customize it to accommodate specific operational requirements.

Ideal uses include manufacturing, distribution, warehouse, flex space, office, showroom, service businesses, or a combination thereof.

Don't miss this opportunity to secure a flexible, well-located industrial space in the Sarasota-Bradenton market.

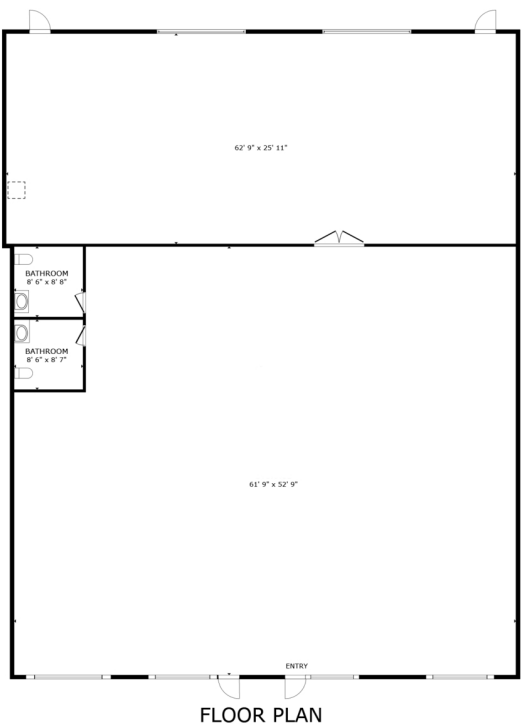
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ADDITIONAL PHOTOS, SUITE 101 - 103



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SUITE 104/105



LEASE INFORMATION

MATTERPORT:	https://my.matterport.com/show/?m=ipbeXWajbFQ&mls=1
LEASE TYPE:	NNN
TOTAL SPACE:	5,000 sf
LEASE TERM:	5 years (60 months)
LEASE RATE:	\$17.00
BATHROOMS:	2
GRADE LEVEL DOORS:	2
DRIVE IN BAYS:	2
POWER:	3 phase, 120/208V, 200 amp

DESCRIPTION

The space is configured with two expansive open areas, approximately 63' x 26' and 62' x 53', providing substantial usable space for light manufacturing, assembly, distribution, warehouse, showroom, studio, service operations or flex use. The suite also features two handicap-accessible restrooms, multiple entrances, and an open configuration that provides flexibility to create office or additional support areas as needed.

The layout allows a tenant to move in and utilize the existing configuration or customize the space to meet its specific operational requirements.

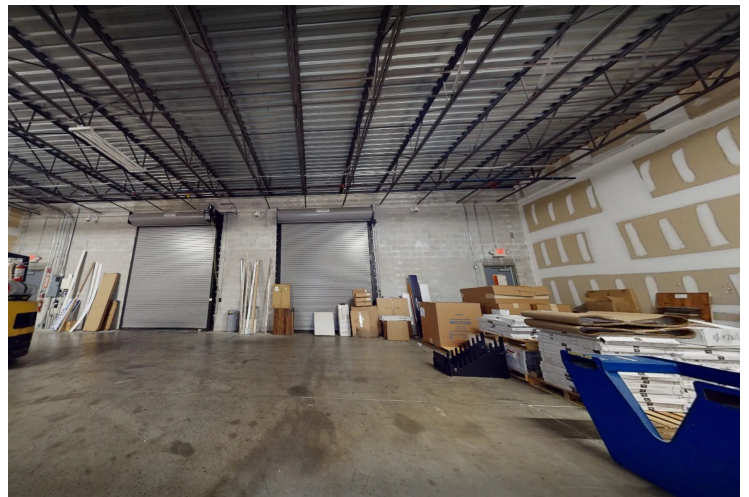
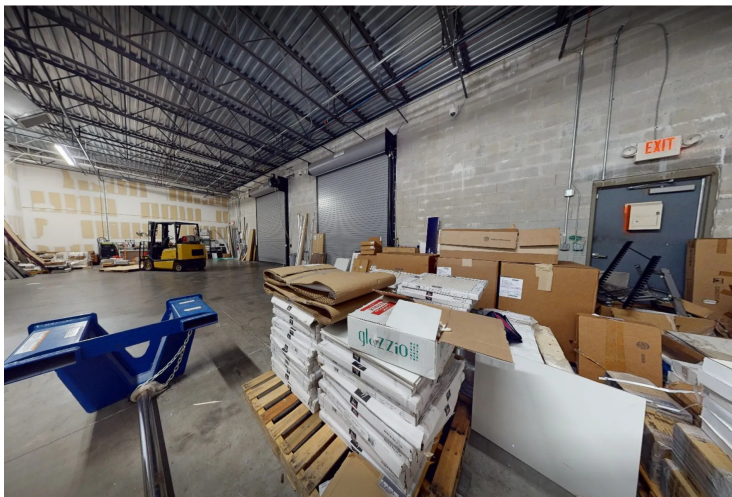
SUITE HIGHLIGHTS

- Predominantly open and flexible floor plan
- Two large open work/warehouse areas
- Approximately 63' x 26' upper area
- Approximately 62' x 53' main area
- Suitable for light manufacturing, distribution, warehouse, showroom, service, studio, or flex operations
- Move-in ready or customizable to accommodate tenant requirements

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ADDITIONAL PHOTOS, SUITE 104/105



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AERIAL MAP



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AERIAL MAP



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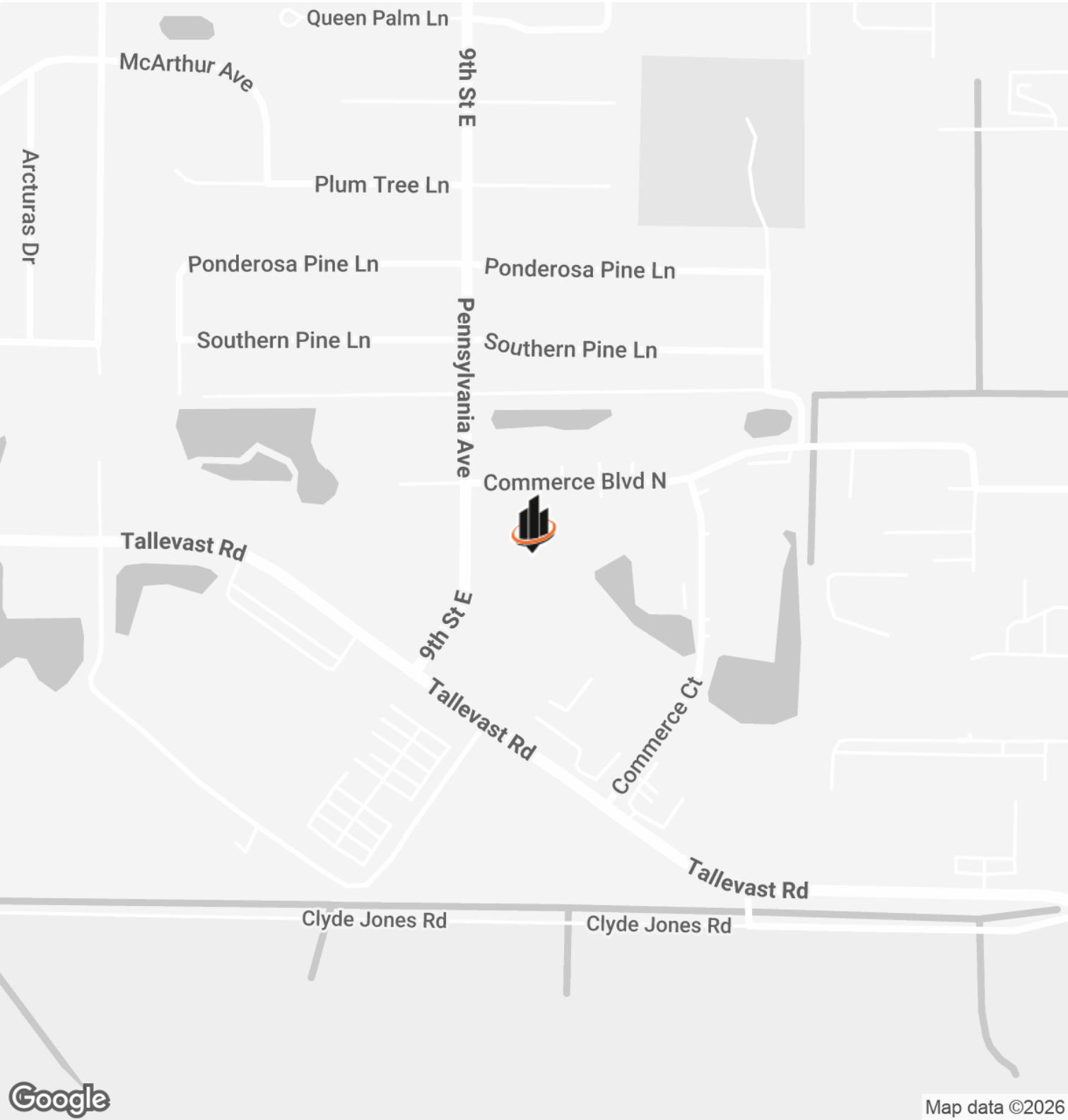
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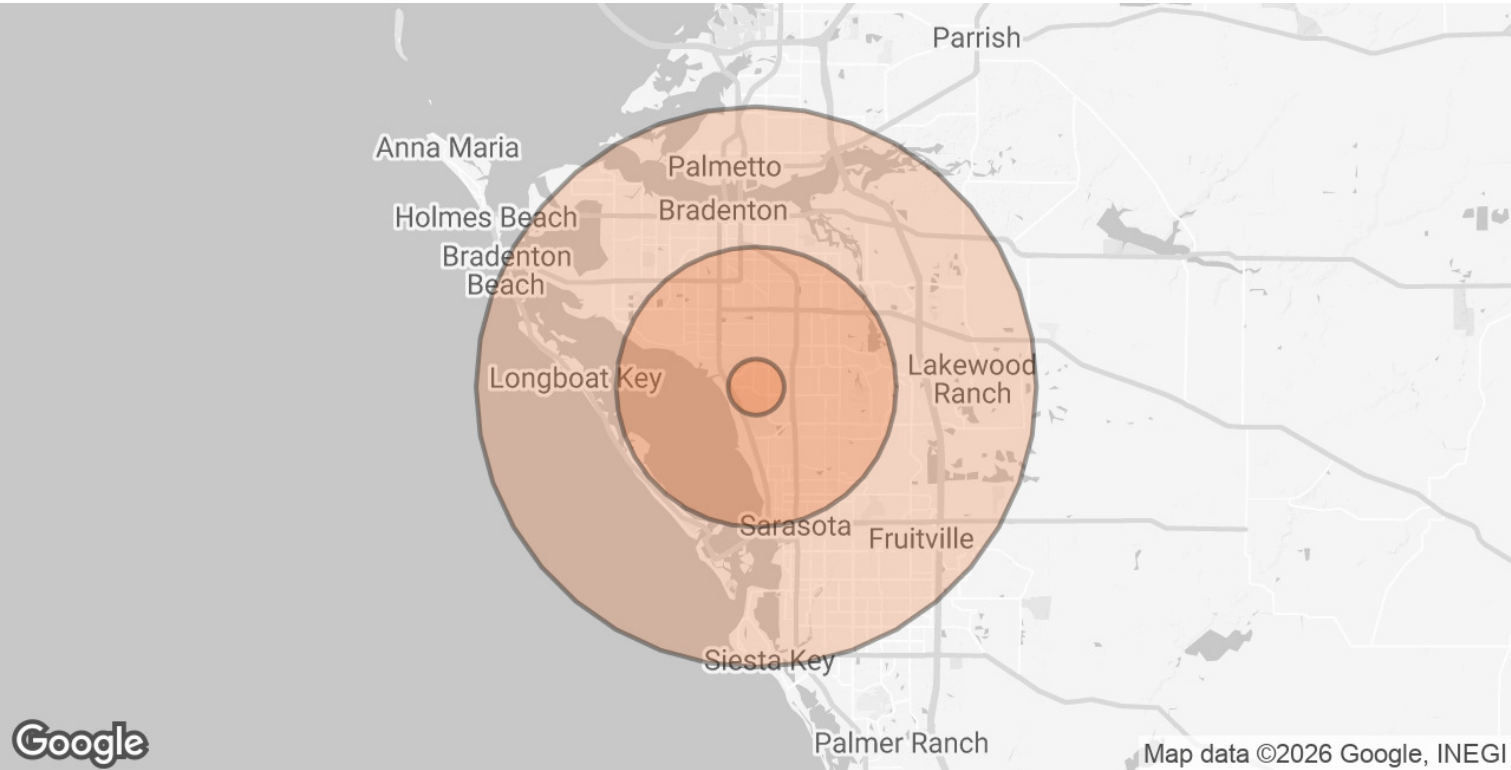
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,195	168,195	477,200
AVERAGE AGE	40.9	47.1	49.3
AVERAGE AGE (MALE)	41.7	45.9	47.9
AVERAGE AGE (FEMALE)	43.9	48.0	50.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,232	71,706	203,511
# OF PERSONS PER HH	2.6	2.3	2.3
AVERAGE HH INCOME	\$94,698	\$91,206	\$108,722
AVERAGE HOUSE VALUE	\$373,939	\$342,597	\$449,515

2023 American Community Survey (ACS)

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GAIL BOWDEN

Senior Investment Advisor

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail
Real Estate Forum's Women of Influence 2020 & 2016
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
Ranked #11 worldwide & #2 in Florida with SVN 2019
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

SVN | Commercial Advisory Group

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PROFESSIONAL BACKGROUND

As a United States Marine Corps Veteran, Ben learned the value of honor, courage, and commitment early in life and these core values have influenced all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his business relationships.

In addition to his service in the military, Ben has excelled in several of Florida's top firms. The Ritz Carlton, PGA Fed-Ex Tour VIP - Sponsorship Sales, Executive Level Advertising Sales and was consistently in the Top Sales Agents for Michael Saunders & Co.

His honest and professional approach to the clientele he works with creates a sense of confidence that translates into continued business and mutually beneficial relationships.

Travel, friends, volunteering, golf, beaches, and musical entertainment are a few of his favorite pastimes. Living in Southwest Florida for the past 21 years, and working throughout the state of Florida, gives his clients a unique advantage and understanding of the Florida market.

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