

NNN LEASED INVESTMENT PORTFOLIO

INDUSTRIAL & OFFICE PROPERTIES

OFFERING SUMMARY

Sale Price:	\$3,554,742.86
Total Property Size:	13,230 SF
Zoning:	ILW, CSC, CG
NOI:	\$248,832.00
Cap Rate:	7.0%

PROPERTY HIGHLIGHTS

- NNN leased to Ryder Trucks with 4+ years remaining
- Three separate properties across Sarasota and Venice
- Mix of industrial, flex, and commercial condo assets
- Diverse zoning (ILW / CG / CSC) supporting broad tenant and user demand

PROPERTIES

- 479 Interstate Ct, Sarasota, FL | 7,800 SF
- 752 Commerce Dr, Venice, FL | 2,318 SF
- 1521 S Tamiami Trl, Venice, FL | 3,112 SF

For More Information

BRIAN SEIDEL

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INDUSTRIAL & OFFICE PROPERTY PORTFOLIO | SARASOTA & VENICE, FL

PROPERTY DESCRIPTION

American Property Group presents 3-Property Investment Portfolio | Sarasota & Venice, FL

This three-property investment portfolio offers diversified exposure across industrial, flex, and commercial condo assets in strong Sarasota and Venice submarkets. All three properties are NNN leased to Ryder Trucks with 4+ years remaining, providing investors the benefit of stable income and reduced landlord responsibilities. The portfolio includes a mix of freestanding and condo-style properties with flexible zoning and broad user appeal, well-suited for buyers seeking scale, geographic diversity, and multiple income streams in Southwest Florida.

Property 1: 479 Interstate Court, Sarasota, FL 34240

Property Type: Freestanding Industrial Building

Building Size: 7,800 SF

Lot Size: 22,248 SF

Zoning: ILW

Well-located freestanding industrial building offering functional warehouse space with yard area and strong accessibility. Ideal for owner-users or investors seeking industrial exposure in a supply-constrained Sarasota market.

Property 2: 752 Commerce Drive, Unit 12, Venice, FL 34292

Property Type: Flex Office/Warehouse Condo

Condo Size: 2,318 SF

Zoning: ILW

Versatile flex condo located within an established industrial park in Venice. The layout supports a mix of office and warehouse use, appealing to a wide range of light industrial and service-oriented users.

Property 3: 1521 S Tamiami Trail, Units 301-303, Venice, FL 34285

Property Type: Commercial Condos

Total Size: 3,112 SF

Zoning: CG & CSC

Unit 301: 778 SF | Zoning: CSC

Unit 302: 1,156 SF | Zoning: CSC

Unit 303: 1,178 SF | Zoning: CG

Prominent commercial condo units located along the US-41 corridor in Venice, offering excellent visibility and accessibility.

More info on Ryder Trucks: ryder.com

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479 INTERSTATE COURT, SARASOTA

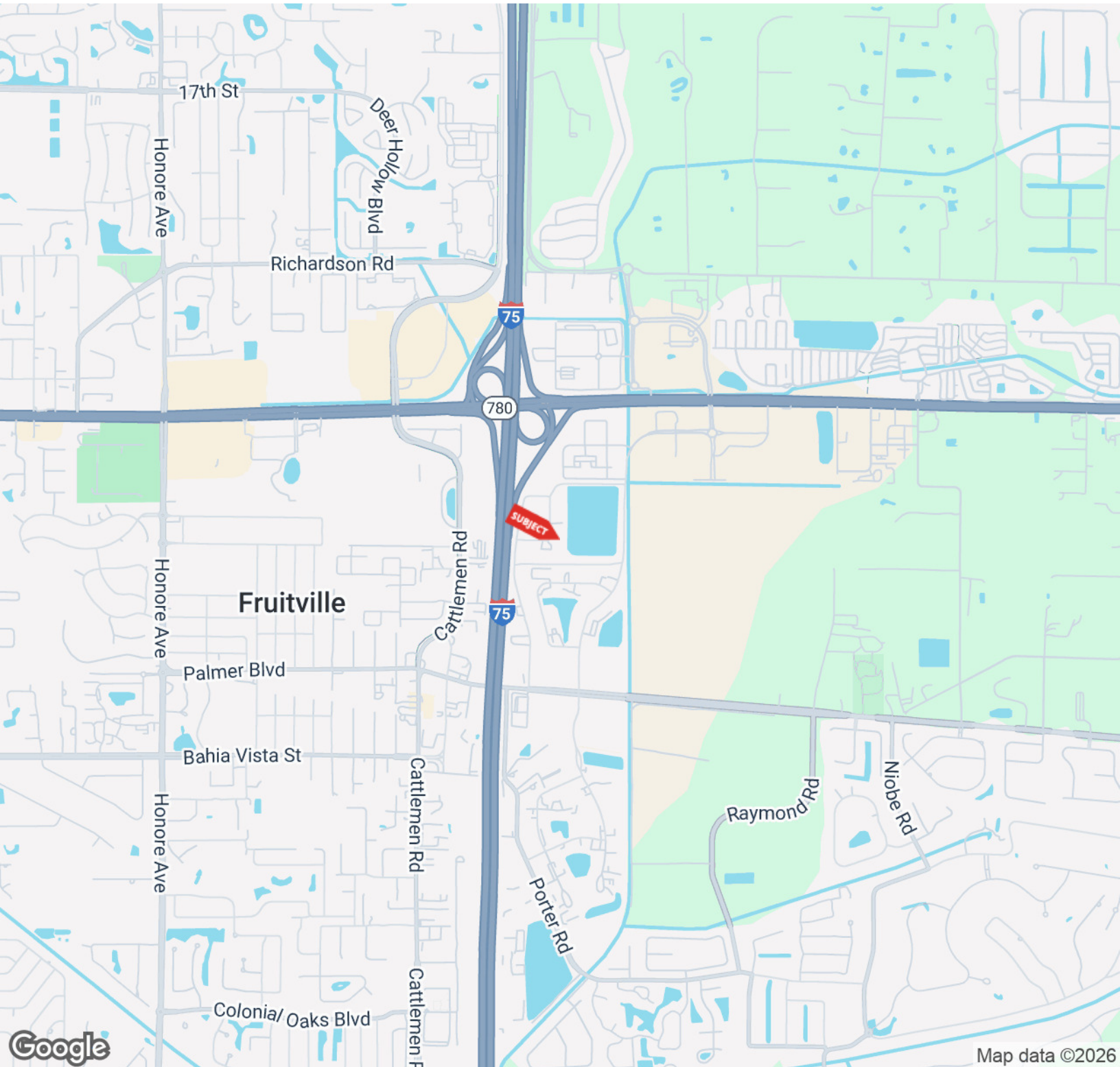


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752 COMMERCE DR #12, VENICE, FL

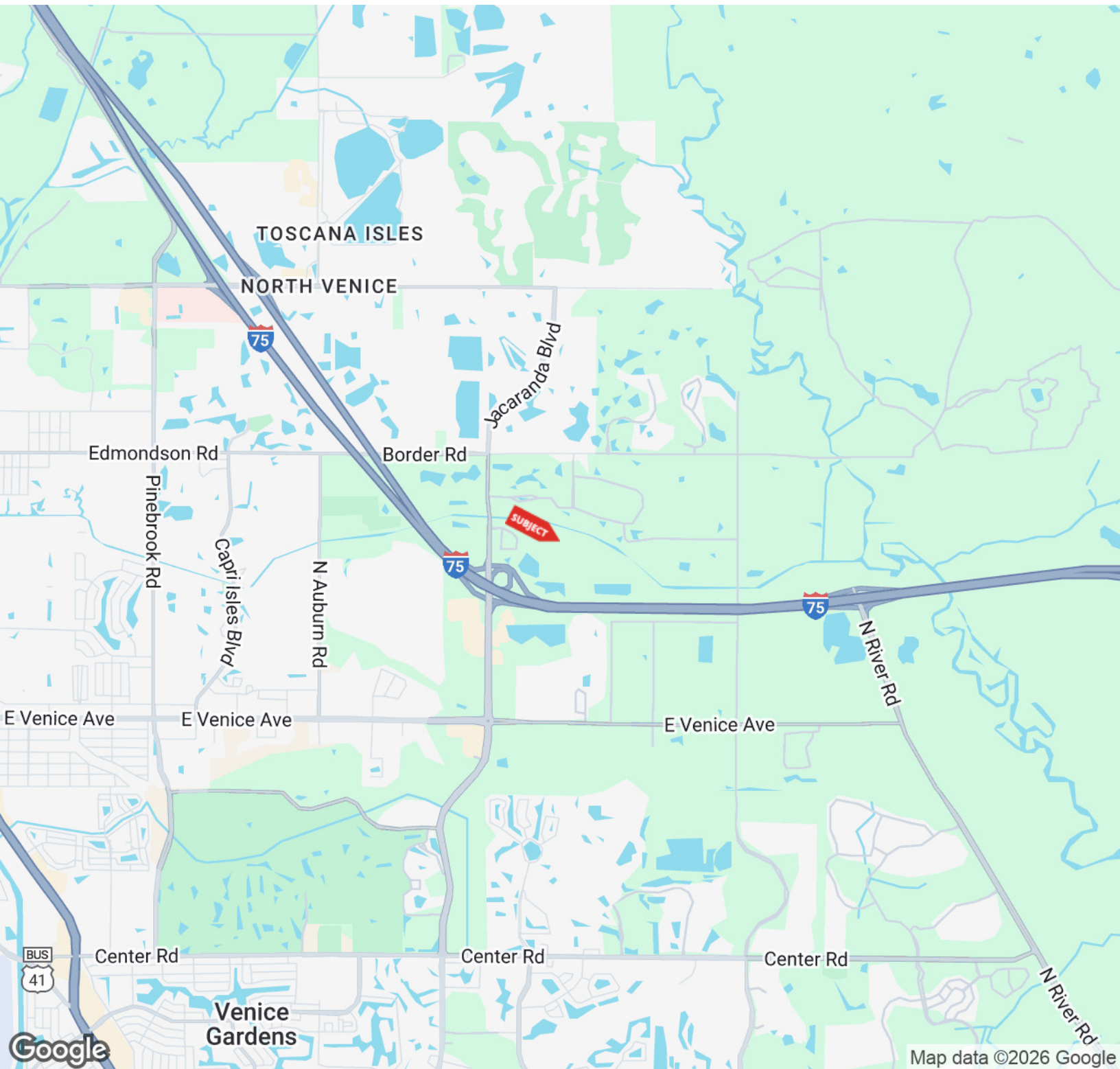


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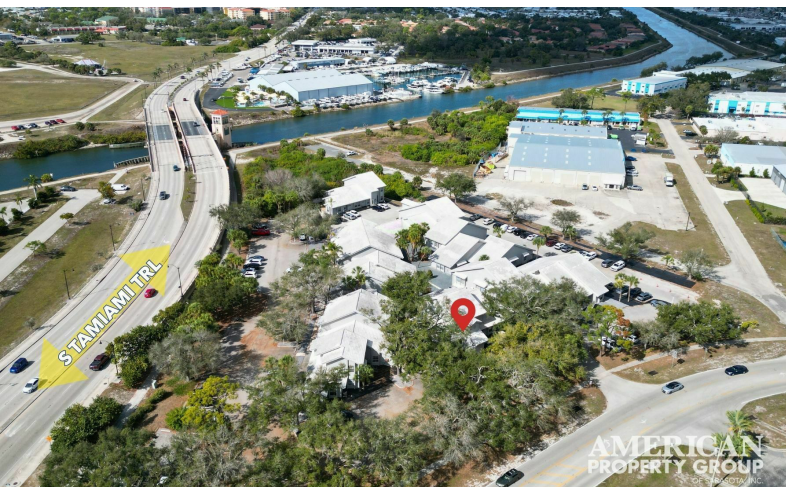


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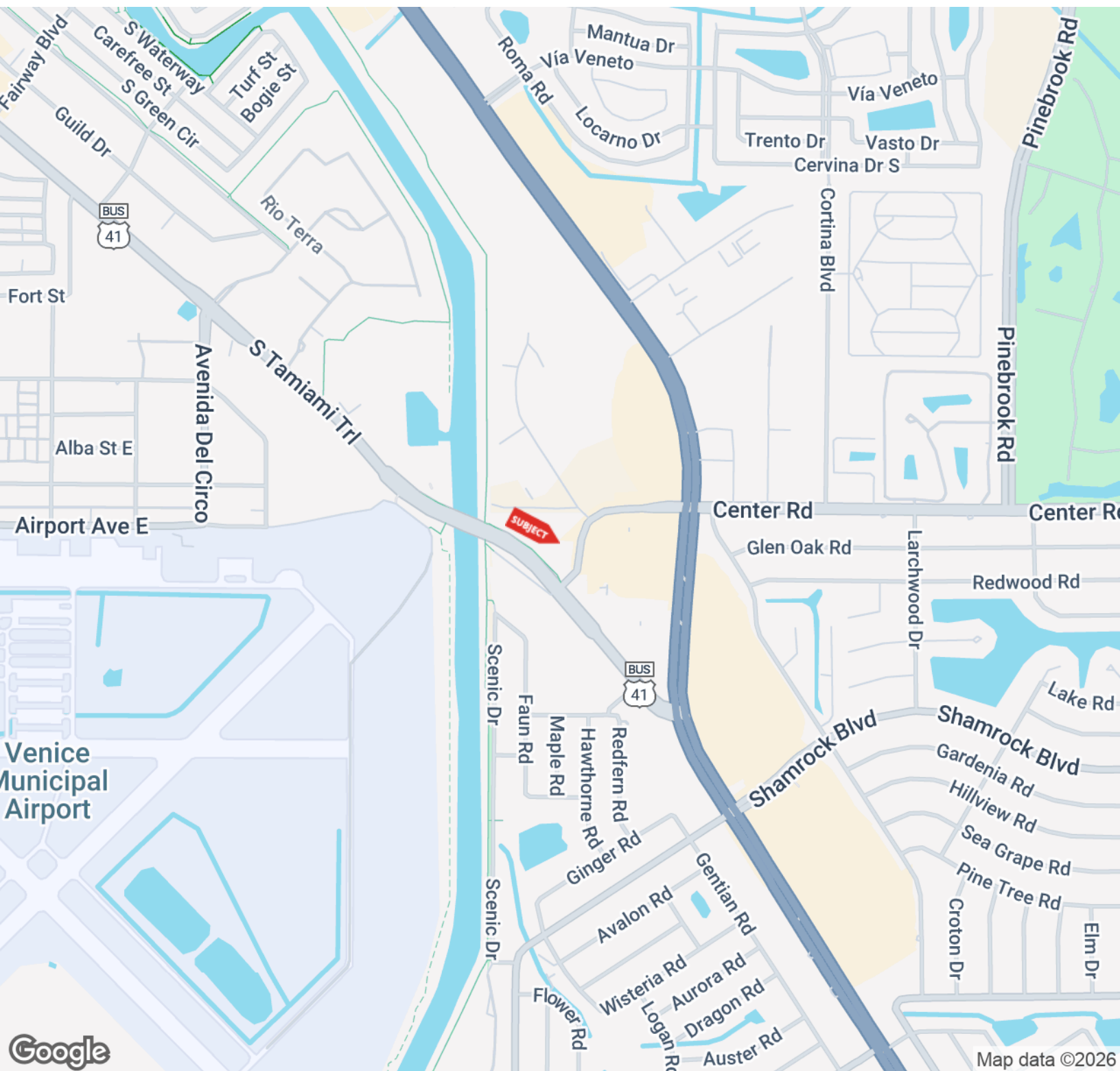


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