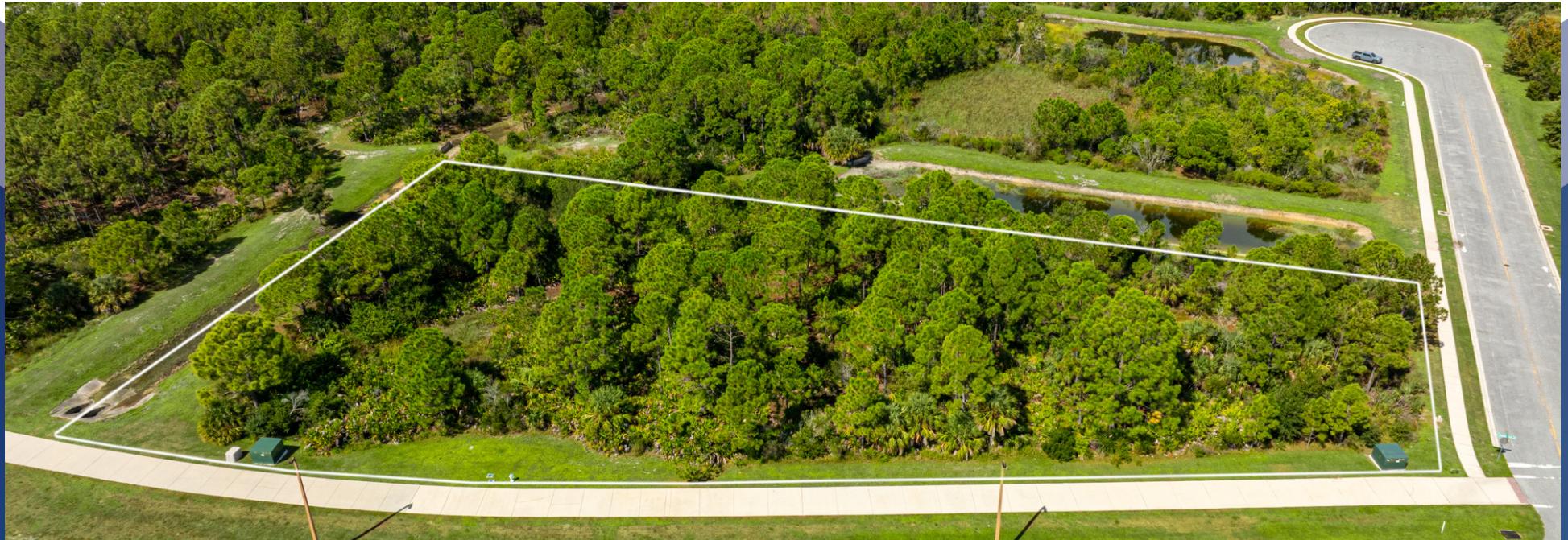


FOR SALE

VACANT SITE PROPOSED FOR INDUSTRIAL

4950 Systems Court Sarasota, FL 34240



Stacy Rosenberg
(727) 488-4814

Mousa Wakileh
(941) 960-9336

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL
REALTY**

SALE

VACANT SITE PROPOSED FOR INDUSTRIAL

4950 Systems Court Sarasota, FL 34240



PROPERTY DESCRIPTION

Prime development opportunity. This is one of the last commercial lots remaining in Lakewood Ranch! The PCD Zoning provides a wide variety of commercial uses such as industrial, manufacturing, warehousing, and distribution centers.

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	1.99 Acres

LOCATION DESCRIPTION

Strategically positioned in the heart of Lakewood Ranch's thriving Corporate Park, this location offers an exceptional investment opportunity at the nexus of Sarasota's booming commercial and industrial landscape. Its unmatched accessibility to I-75 and proximity to Sarasota-Bradenton International Airport (SRQ) make it a premier destination for transportation and logistics, attracting a distinguished array of companies in sectors like healthcare, technology, finance, and professional services.

CURRENT APPROVED BUILDING HIGHLIGHTS

- Up to a 27,301 SF Industrial Building.
- 30-foot ceiling height and three-phase power.
- Zoning may allow for higher ceiling height and adding a mezzanine level.

Stacy Rosenberg

(727) 488-4814

Mousa Wakileh

(941) 960-9336



**COLDWELL BANKER
COMMERCIAL**
REALTY

SALE

VACANT SITE PROPOSED FOR INDUSTRIAL

4950 Systems Court Sarasota, FL 34240



LOCATION INFORMATION

Building Name	Vacant Site Proposed for Industrial
Street Address	4950 Systems Court
City, State, Zip	Sarasota, FL 34240
County	Sarasota
Market	Sarasota
Sub-market	Outlying Manatee County
Cross-Streets	Systems Court and Communications Pkwy
USes/Zoning	
Current approvals	Industrial Warehouse/Manufacturing Facility

PROPERTY HIGHLIGHTS

- Located in one of the fastest growing communities in the Country.
- Site is ideal for highly sought after industrial land.
- Attractive mixed-use Corporate Park environment.
- Close proximity to the UTC District, a major retail corridor with many dining options.

Stacy Rosenberg

(727) 488-4814

Mousa Wakileh

(941) 960-9336

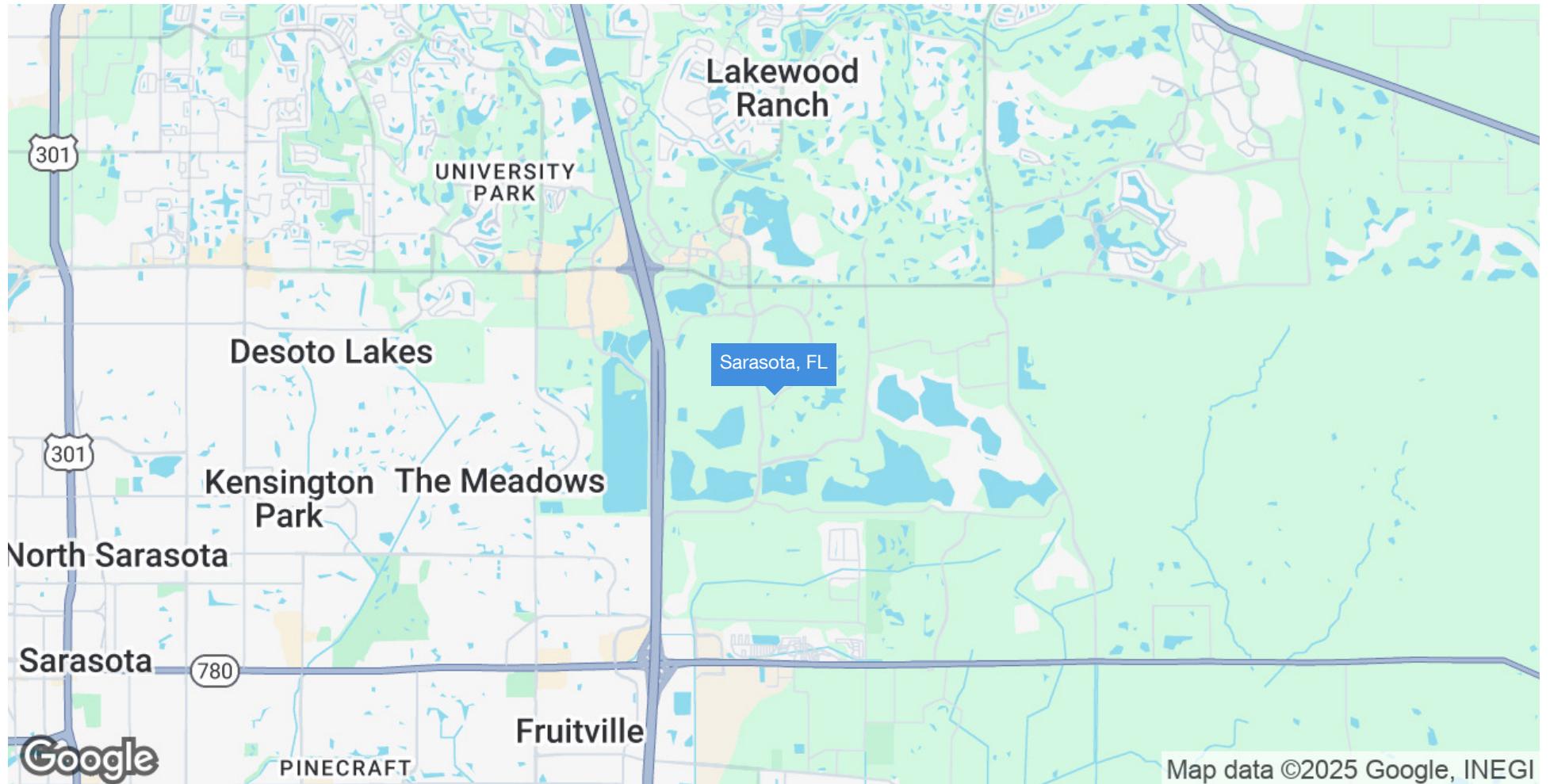


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

VACANT SITE PROPOSED FOR INDUSTRIAL

4950 Systems Court Sarasota, FL 34240



Stacy Rosenberg

(727) 488-4814

Mousa Wakileh

(941) 960-9336

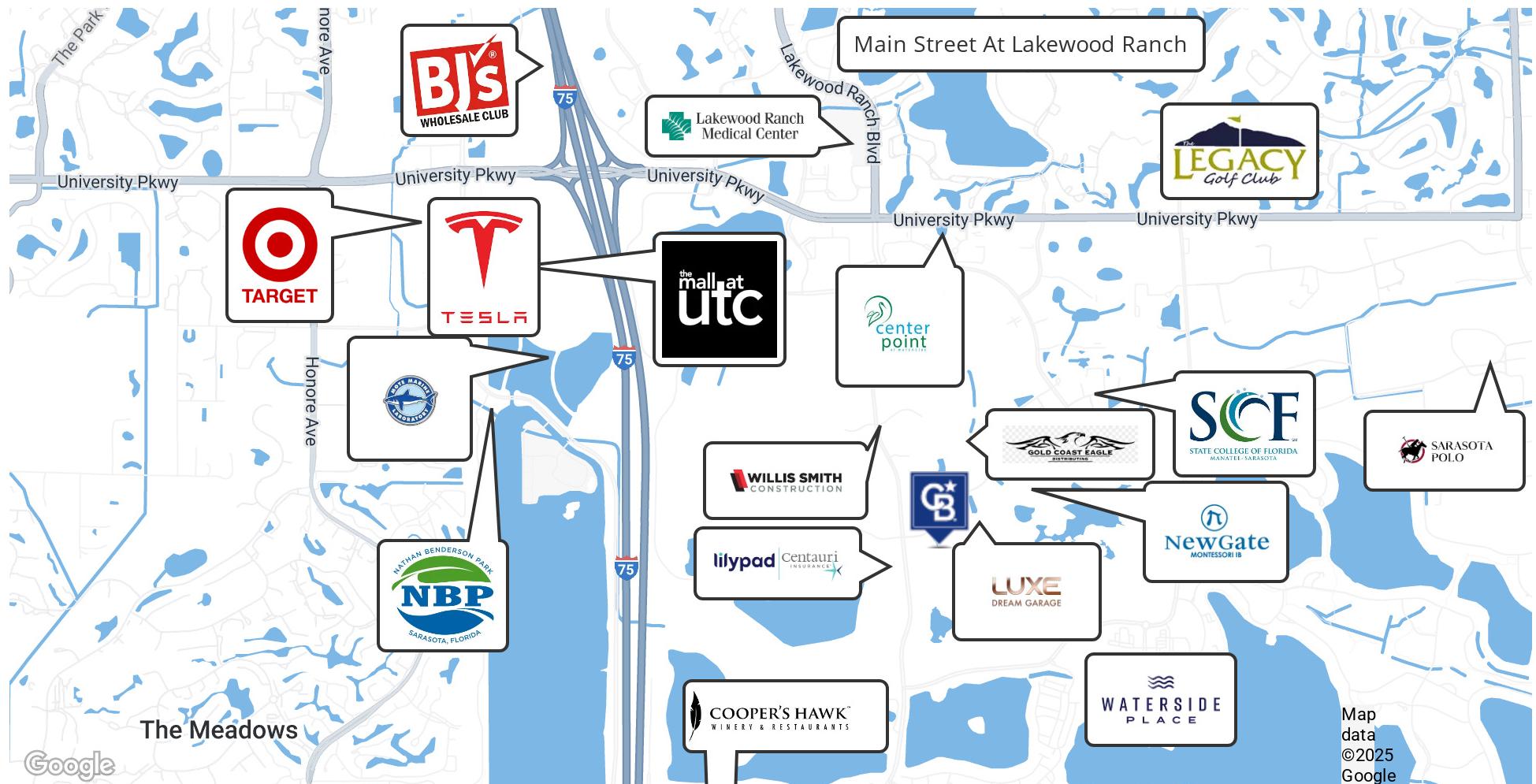


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

VACANT SITE PROPOSED FOR INDUSTRIAL

4950 Systems Court Sarasota, FL 34240



Stacy Rosenberg

(727) 488-4814

Mousa Wakileh

(941) 960-9336

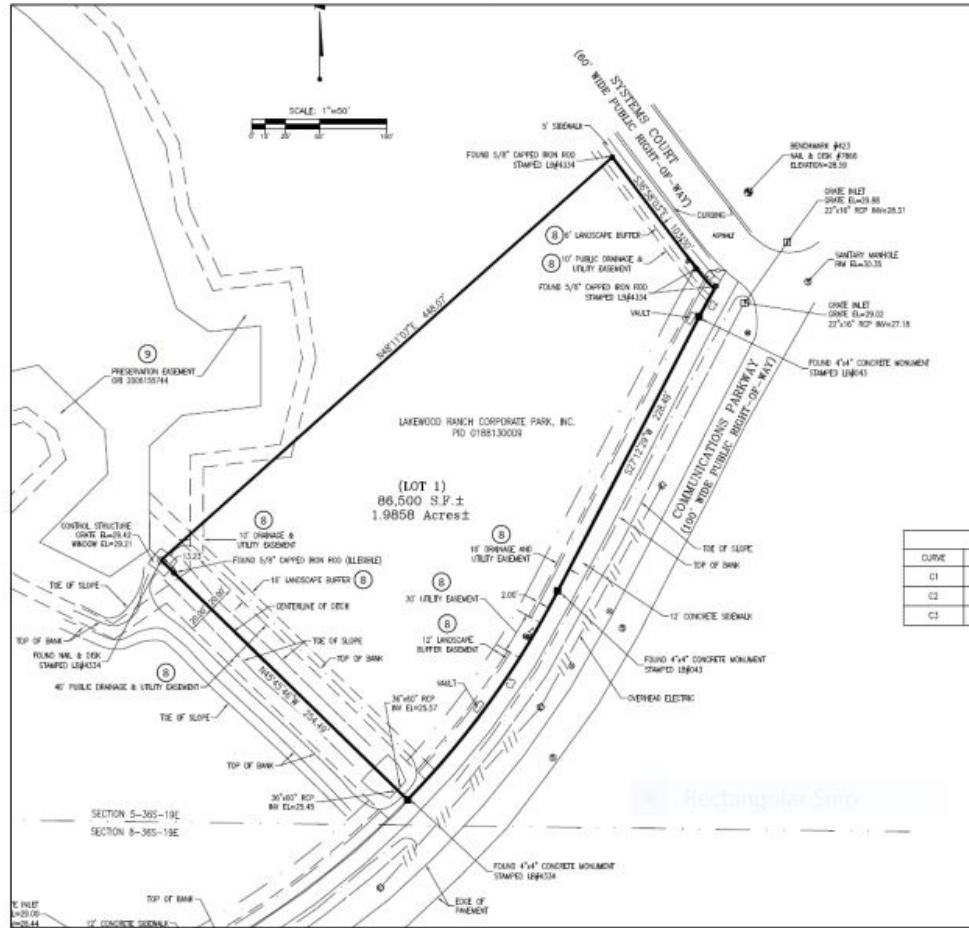


**COLDWELL BANKER
COMMERCIAL**
REALTY

SALE

VACANT SITE PROPOSED FOR INDUSTRIAL

4950 Systems Court Sarasota, FL 34240



Stacy Rosenberg

(727) 488-4814

Mousa Wakileh

(941) 960-9336

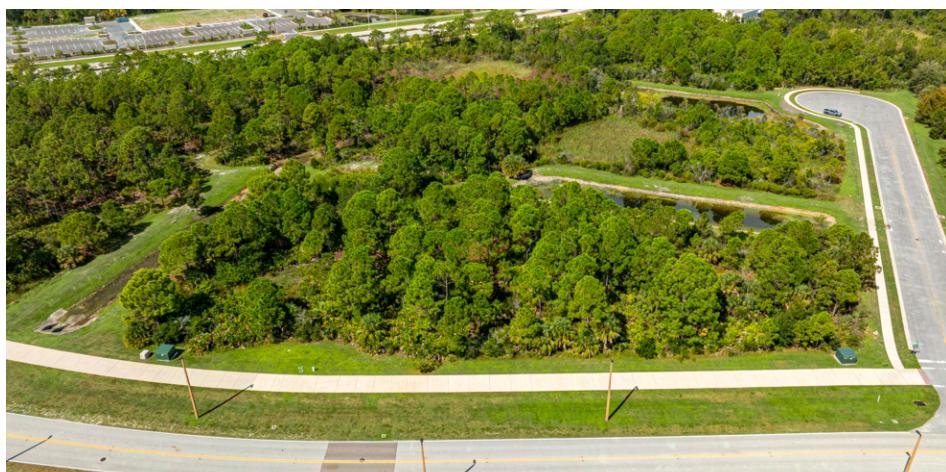


COLDWELL BANKER COMMERCIAL REALTY

SALE

VACANT SITE PROPOSED FOR INDUSTRIAL

4950 Systems Court Sarasota, FL 34240



Stacy Rosenberg

(727) 488-4814

Mousa Wakileh

(941) 960-9336



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

VACANT SITE PROPOSED FOR INDUSTRIAL

4950 Systems Court Sarasota, FL 34240



STACY ROSENBERG

Commercial Real Estate Specialist

stacy.rosenberg@cbrealty.com

Direct: (727) 488-4814

PROFESSIONAL BACKGROUND

Stacy Rosenberg has been in the commercial real estate industry for nearly a decade. She has extensive experience in sales and leasing within office, retail, industrial, and land sectors. Stacy specializes in office and retail in the Greater Tampa Bay area. Her previous career was in health care fundraising, which has greatly benefited her business dealings with clients in the medical marketplace.

Stacy is a native to the West Coast of Florida and grew up in St. Petersburg. She graduated from the University of South Florida and has been living in Lakewood Ranch with her family for the past twenty years. Stacy volunteers for not-for-profit organizations within the community, is a PTO member of several Manatee County schools, is a member of Temple Emanuel in Sarasota, and is a 2022 graduate of Leadership Manatee through the Manatee County Chamber of Commerce. In her spare time, Stacy enjoys reading, traveling, and attending sporting events.

Coldwell Banker Commercial Realty

11215 E State Road 70 Ste 105

Lakewood Ranch, FL 34202

941.739.6777

Stacy Rosenberg

(727) 488-4814

Mousa Wakileh

(941) 960-9336



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

VACANT SITE PROPOSED FOR INDUSTRIAL

4950 Systems Court Sarasota, FL 34240



MOUSA WAKILEH

Commercial Real Estate Advisor, Certified International Property Specialist

mousa.wakileh@cbreality.com

Direct: (941) 960-9336

PROFESSIONAL BACKGROUND

Commercial Real Estate Professional specializing in Investment properties in Southwest Florida.

My background is in engineering and management which I have done on three continents. With this experience, I was able to gain knowledge to assist key decision makers at both large and small private firms in assessing their long-term strategies in various Acquisitions, Dispositions and Development Opportunities.

Affiliating with Coldwell Banker Commercial has provided me with great research and marketing tools to assist my customers both globally and locally.

I am active with the Board of Directors at Florida Realtors, RASM Global Business Council, CREW Tampa Bay and a Certified International Property Specialist.

Please contact if you are looking for creative solutions and guidance in Commercial real estate.

Coldwell Banker Commercial Realty
11215 E State Road 70 Ste 105
Lakewood Ranch, FL 34202
941.739.6777

Stacy Rosenberg

(727) 488-4814

Mousa Wakileh

(941) 960-9336



COLDWELL BANKER
COMMERCIAL
REALTY