

# WAGNER REALTY

COMMERCIAL/INVESTMENT DIVISION

3639 Cortez Road W. Suite 200, Bradenton, FL 34210  
Phone: 941-727-2800 Fax 941-727-2900

## Available For Lease 6791 28th St Cir E Sarasota, FL 34243



**60,000 TO 82,040 Sq. Ft. For Lease**

**77,960 Sq. Ft.  $\pm$  Climate Controlled Warehouse  
4,080 Sq. Ft. Office**

***Jay J. Heagerty, CCIM***

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***Bradenton, FL 34210***

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# *Property Information*

- Address: 6791 28th Street Cir E, Sarasota FL 34243
- Building size: 82,040 Sq Ft ±
- Land area: 3.80 Acres
- Total Available: 82,040 Sq. Ft. ±. 77,960 St Ft climate controlled warehouse & 4,080 sq ft office
- Available June 1, 2026
- Parking spaces available: 80+/-
- Zoning: Heavy Manufacturing (HM) Manatee County
- Base Rental Rate: \$11.00 PSF NNN
- Common Area Maintenance: \$3 PSF (estimated)
- Escalations: 3% per year
- Lease Term: 10 years

The information provided in this document has been prepared to provide a summary of information to a prospective purchaser and to establish only a preliminary level of interest in the subject property. The information contained in this document has been obtained from sources we believe to be reliable; however, Wagner Realty has not verified and will not verify, any of the information herein, nor has Wagner Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.



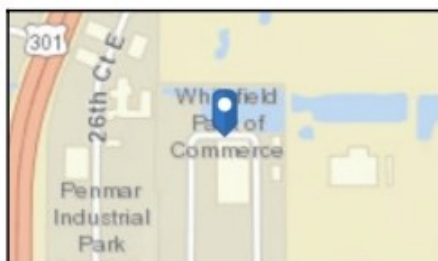
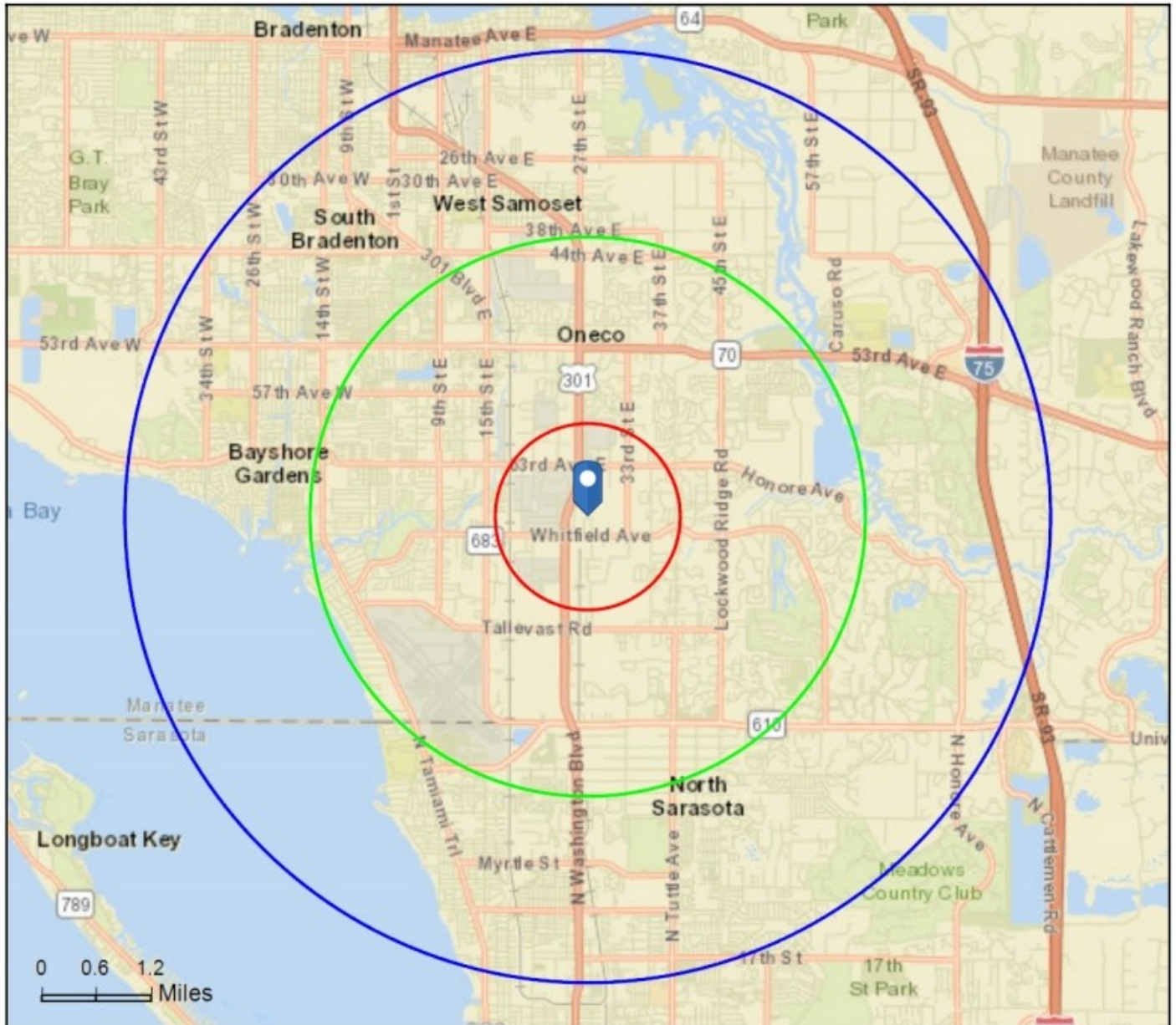
## Site Map

6791 28th Street Cir E, Sarasota, Florida, 34243  
Rings: 1, 3, 5 mile radii

Jay Heagerty CCIM jay.heagerty@ccim.net

Latitude: 27.42092

Longitude: -82.52885



February 26, 2019



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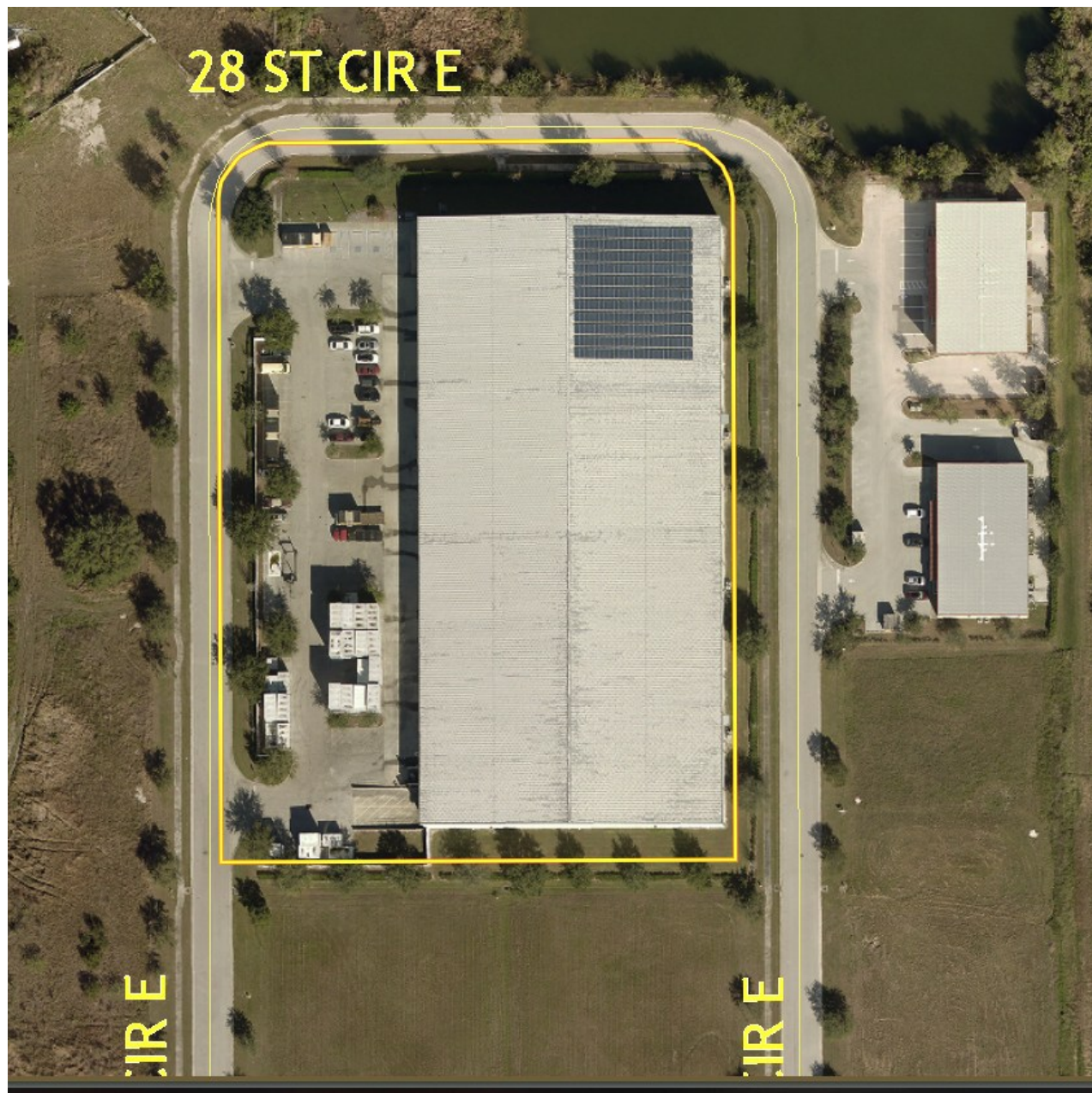
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						ITEM NO.	QTY
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2	PAINTED STEEL	1	EA	2	PAINTED STEEL	2	2
3	PAINTED STEEL	1	EA	3	PAINTED STEEL	3	3
4	PAINTED STEEL	1	EA	4	PAINTED STEEL	4	4
5	PAINTED STEEL	1	EA	5	PAINTED STEEL	5	5
6	PAINTED STEEL	1	EA	6	PAINTED STEEL	6	6
7	PAINTED STEEL	1	EA	7	PAINTED STEEL	7	7
8	PAINTED STEEL	1	EA	8	PAINTED STEEL	8	8
9	PAINTED STEEL	1	EA	9	PAINTED STEEL	9	9
10	PAINTED STEEL	1	EA	10	PAINTED STEEL	10	10
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13	PAINTED STEEL	1	EA	13	PAINTED STEEL	13	13
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52	PAINTED STEEL	1	EA	52	PAINTED STEEL	52	52
53	PAINTED STEEL	1	EA	53	PAINTED STEEL	53	53
54	PAINTED STEEL	1	EA				

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① Overall Floor Plan   
SCALE: 1/16" = 1'-0"



# *Aerial Photo*



## *Exterior Photos*





# *Interior Photos*



## *Interior Photos*

