

# 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. ± Climate Controlled Warehouse  
4,080 Sq. Ft. Office**

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

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# *Table of Contents*

I. Property Information

II. Site Map

III. Floor Plan—Site Plan

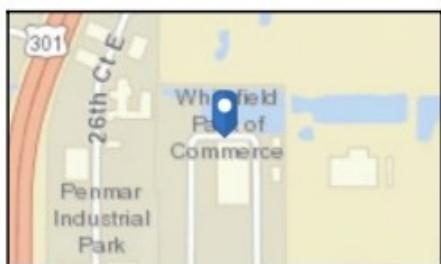
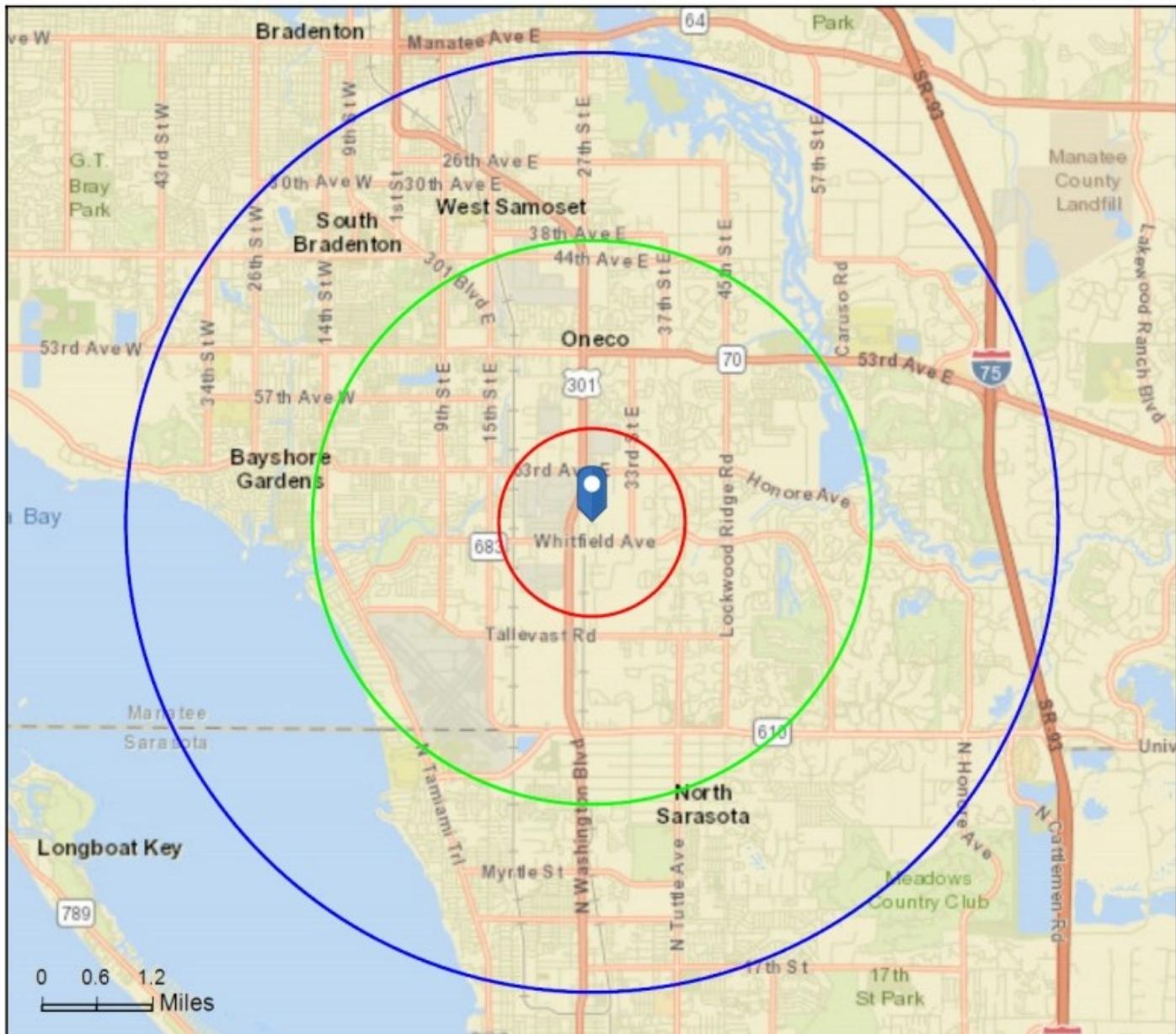
IV. Aerial Photograph

V. Site Photographs

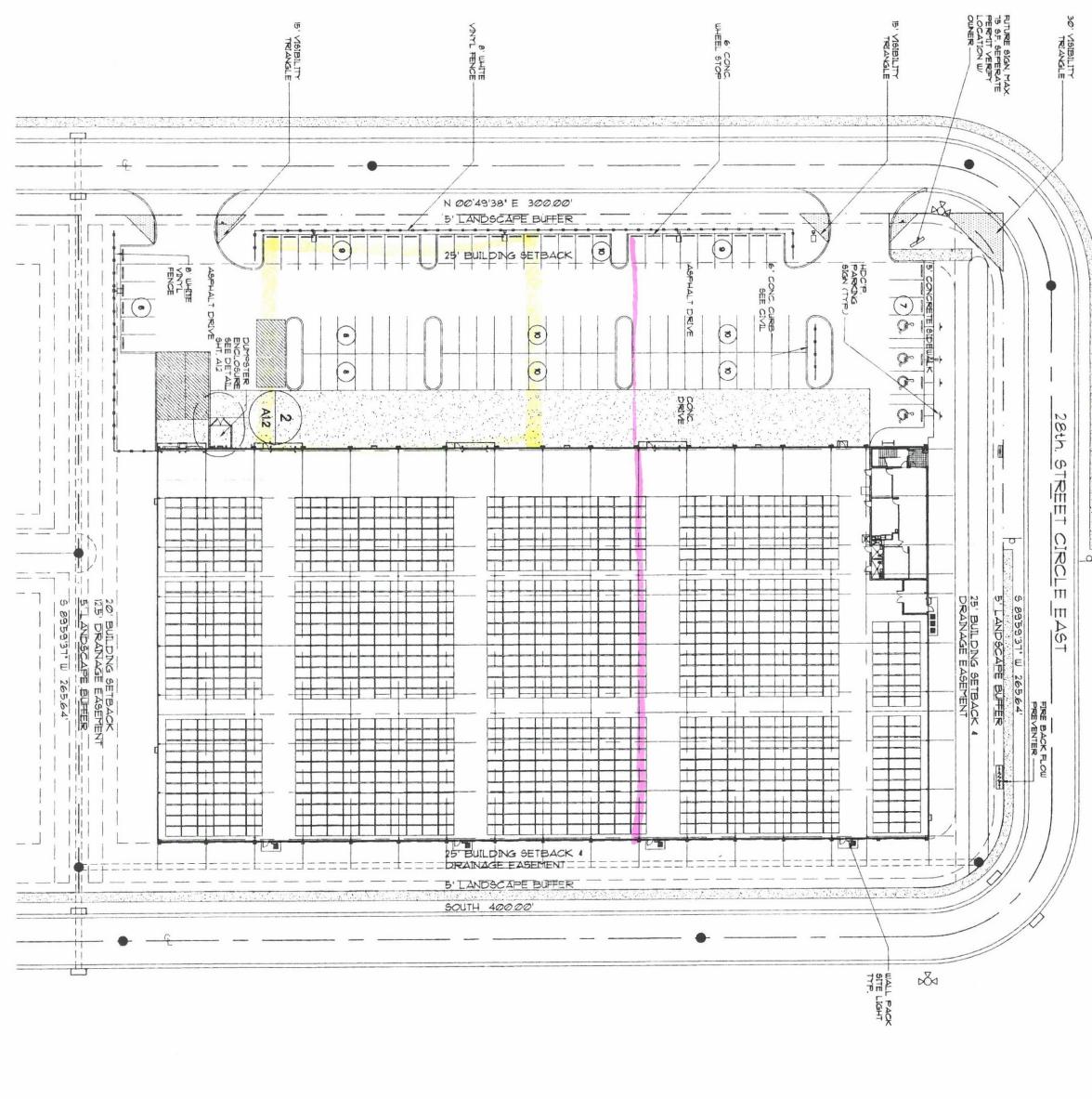
## *Property Information*

- 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

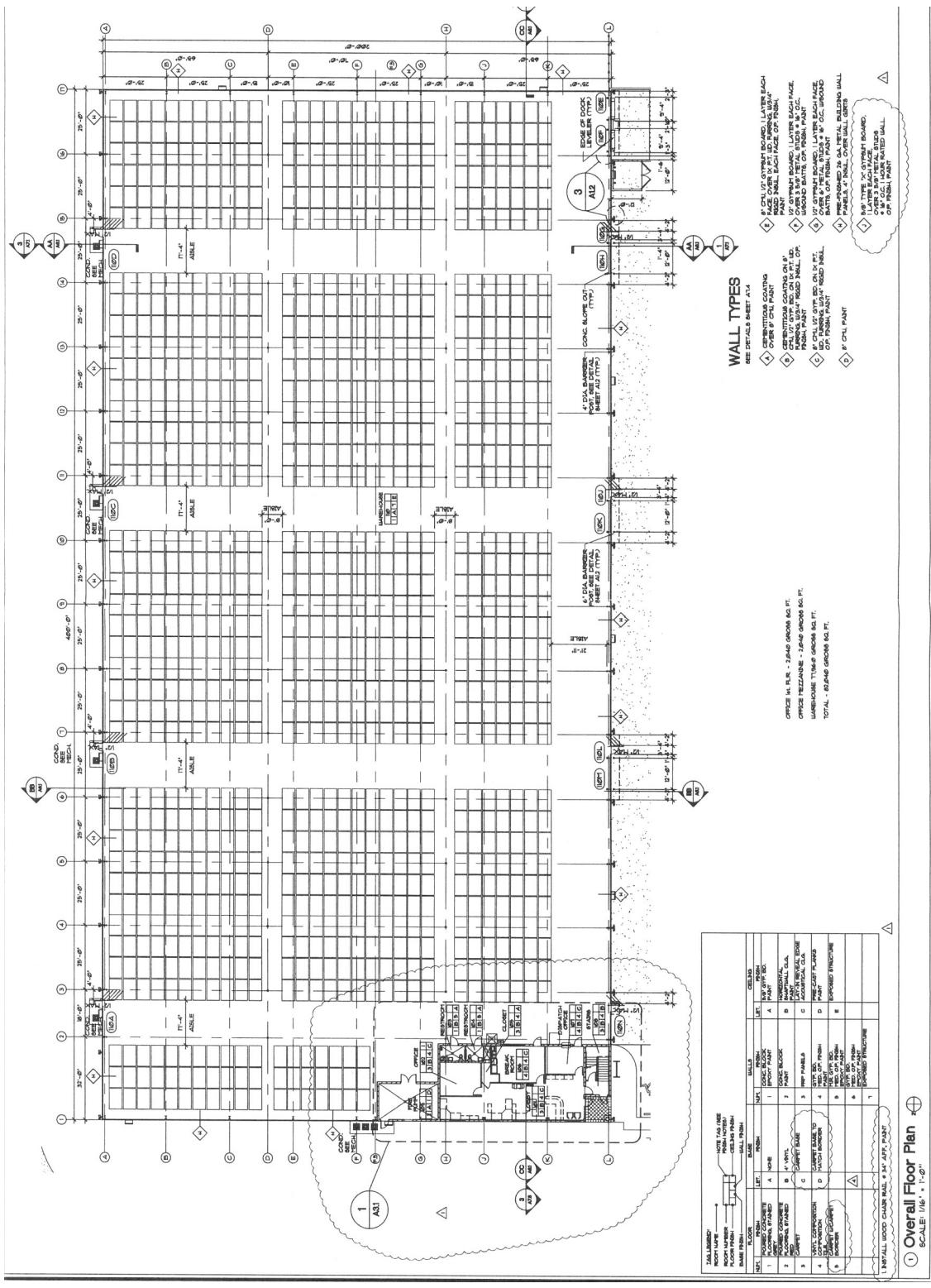
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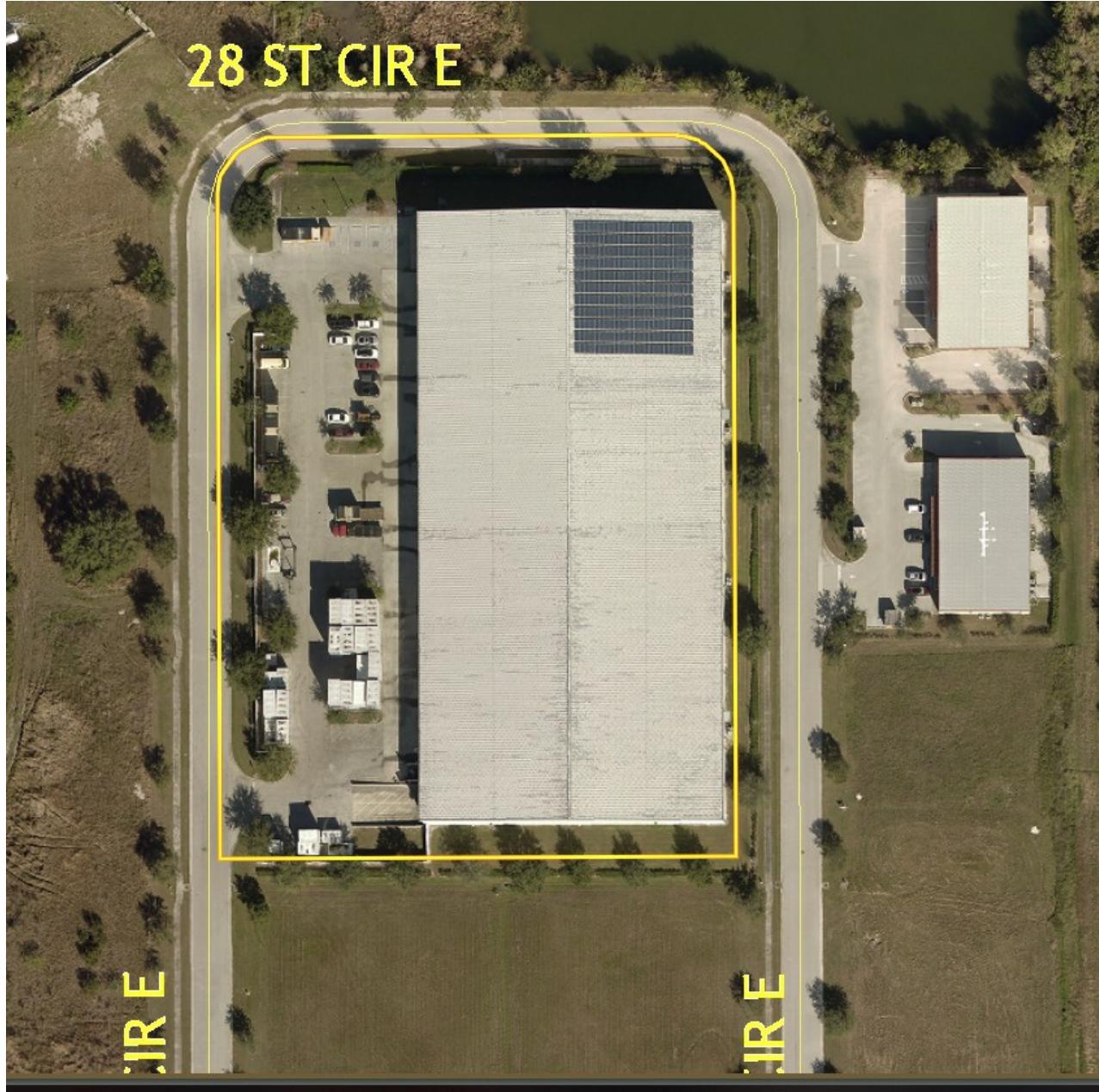
# Site Plan



# *Floor Plan*



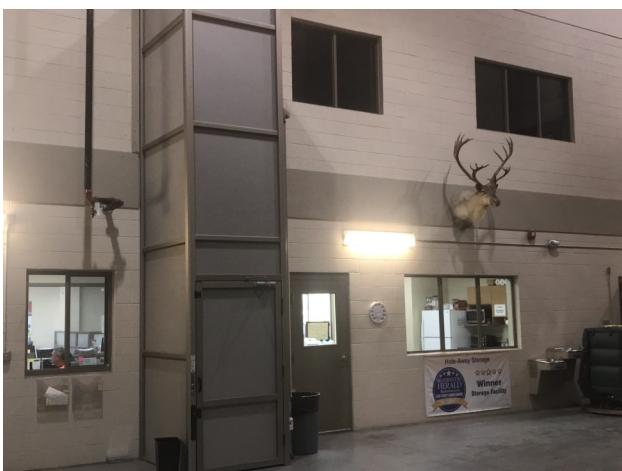
# *Aerial Photo*



# Exterior Photos



# Interior Photos



# *Interior Photos*

