

OFFERING MEMORANDUM

**100% Air Conditioned
Warehouse - Airport Area**

885 TALLEVAST ROAD

Sarasota, FL 34243

PRESENTED BY:

MIKE MIGONE CCIM

O: 941.487.6986

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FL #BK399768



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

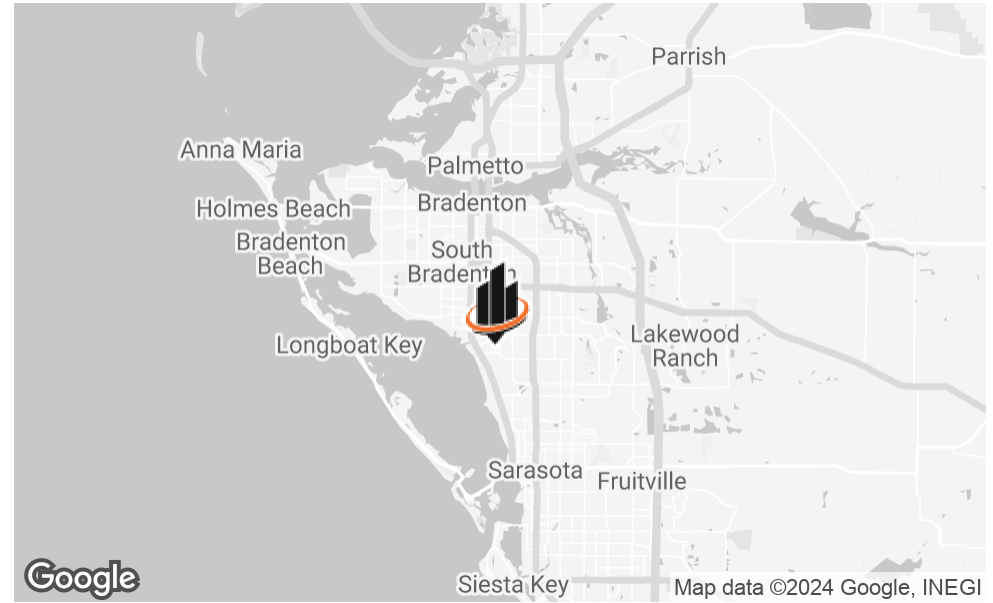
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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.50 SF/yr (NNN)
BUILDING SIZE:	26,698 SF
AVAILABLE SF:	7,025 SF
LOT SIZE:	1.41 Acres
YEAR BUILT:	1999
ZONING:	PDI/WR - Industrial
MARKET:	Sarasota Bradenton
SUBMARKET:	SW Florida

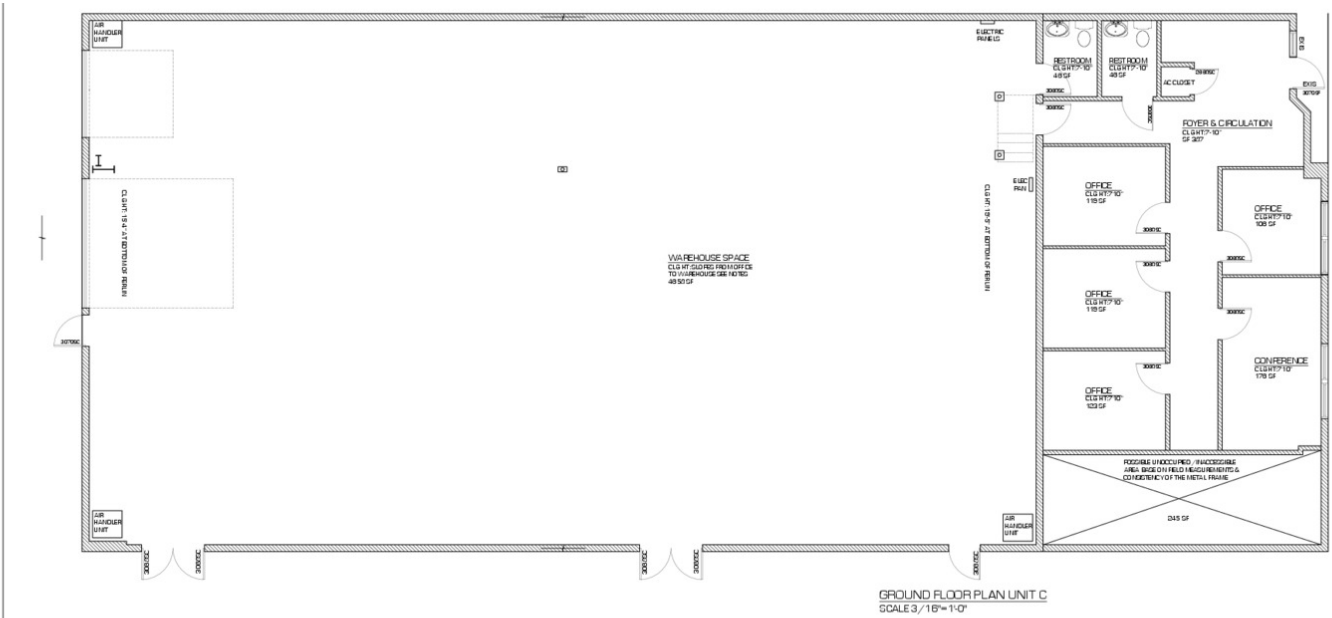
PROPERTY OVERVIEW

Direct frontage on busy Tallevast Road. Class A interior office and warehouse space. 100% air conditioned building, 3 Phase Power, Completely Sprinkled with High Volume 20+ foot ceilings. Two grade level 14 and 10 foot high overhead doors, plus a separate loading dock that services the building.

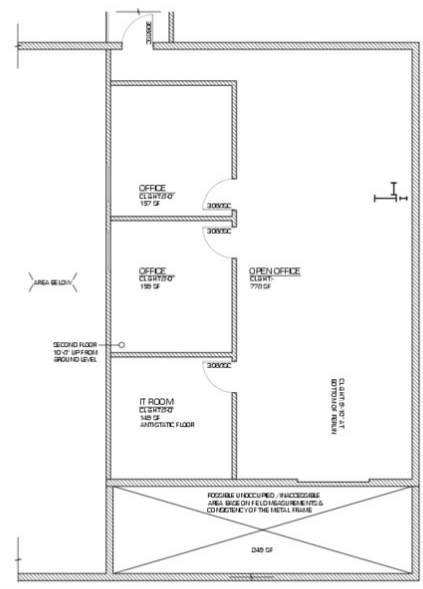
PROPERTY HIGHLIGHTS

- 100% Air Conditioned Unit
- 3 Phase Power
- Airport Location
- Building Loading Dock

FLOOR PLAN



GROUND FLOOR PLAN UNIT C
SCALE 3/16"=1'-0"



SECOND FLOOR PLAN UNIT C
SCALE 3/16"=1'-0"

AREA	SQUARE FEET
	EXISTING
WAREHOUSE	4,658
FRONT OF HOUSE	1,123
INACCESSIBLE SPACE	249
1ST FLOOR TOTAL	6,030
OFFICE	1,244
INACCESSIBLE SPACE	259
2ND FLOOR TOTAL	1,503
TOTAL	7,533

NOTE: SQUARE FOOTAGE TAKE OFFS TAKEN FROM INTERIOR WALLS

NOTE: SLIGHT VARIATIONS CAN OCCUR IN SF CALCULATION BETWEEN INDIVIDUAL ROOMS VS TOTAL CALCULATION; DUE TO ROUNDING TO THE NEAREST SF

ARCHITUR
space planning & design
ARCHITURANI

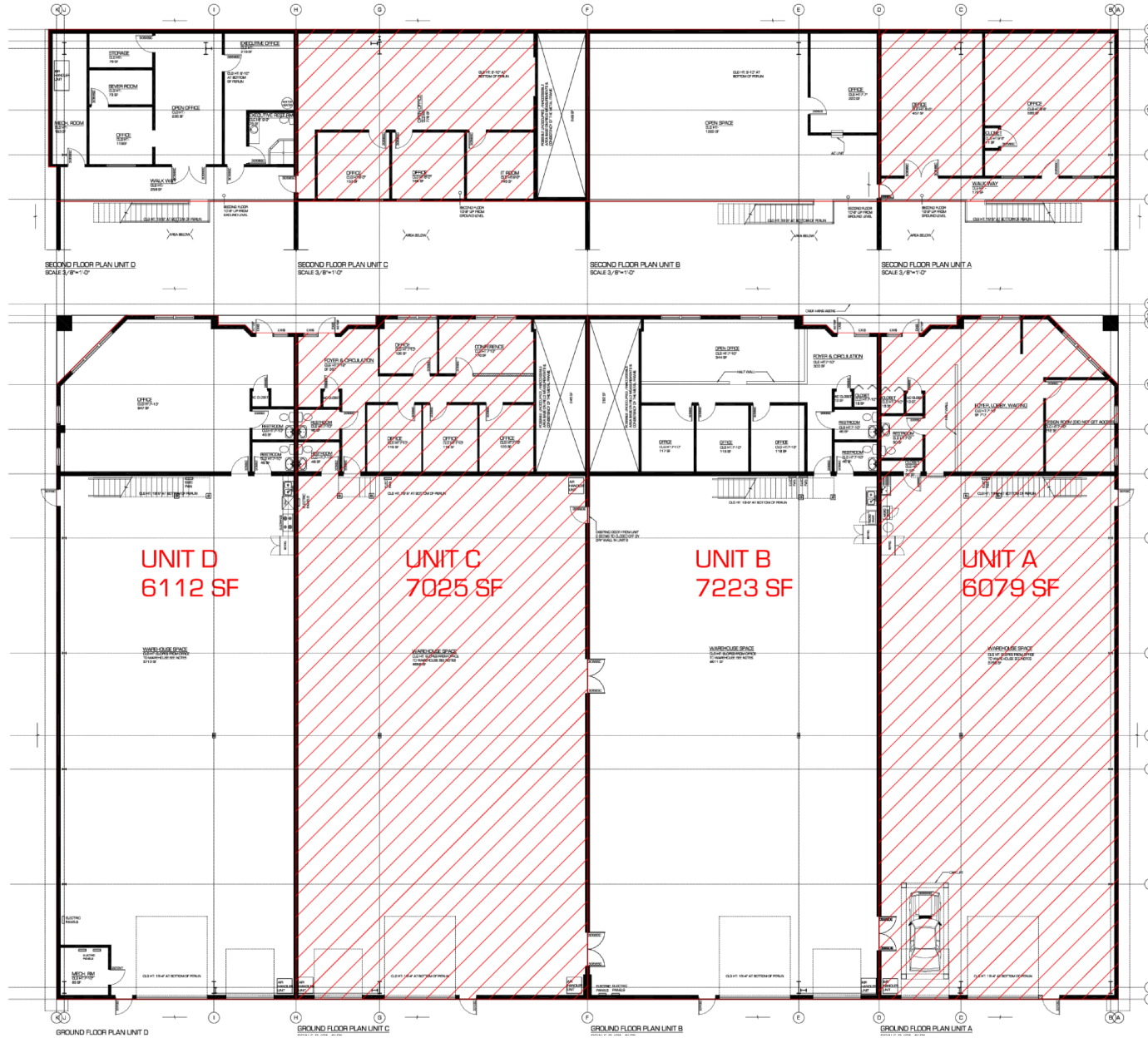
885 TALLEVAST RD
SARASOTA, FLORIDA 34243
UNIT C
AS-BUILTS

PROJECT NO.	DESCRIPTION	DATE
PRELIMINARY		
PROJECT		
DESIGN SET		
CONSTRUCTION		
AS-BUILTS		

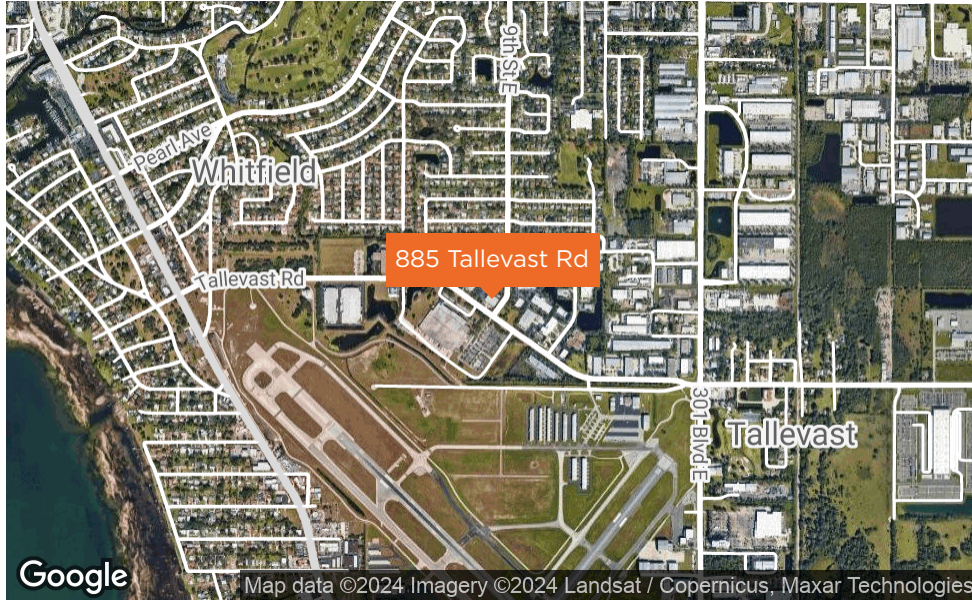
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BUILDING FLOOR PLANS



SARASOTA/BRADENTON



LOCATION DESCRIPTION

Located in Sarasota/Bradenton's industrial hub, 885 Tallevast Rd is adjacent to the Sarasota Bradenton International Airport between Sarasota and Bradenton's downtown districts. This strategic location provides the property with convenient access to major transportation routes, situated between US-41 and US-301, and less than 8 miles to I-75.

The Sarasota-Bradenton metropolitan area has continuously been recognized among America's 20 fastest-growing urban areas, with both cities nearing the top of the list for most popular places to move in the U.S. This growth shows in the developing communities, prospering businesses, bustling downtown districts, and rapidly growing industrial market.

Centrally located between both Downtown Sarasota and Bradenton, this property enjoys close proximity to the lively retail focused downtown districts offering access to a number of economic opportunities, services, and resources on both ends.

LOCATION DETAILS

MARKET	Sarasota Bradenton
SUB MARKET	SW Florida
COUNTY	Manatee
CROSS STREETS	Tamiami Trail
MARKET TYPE	Medium
NEAREST HIGHWAY	I-75
NEAREST AIRPORT	Sarasota Bradenton International



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

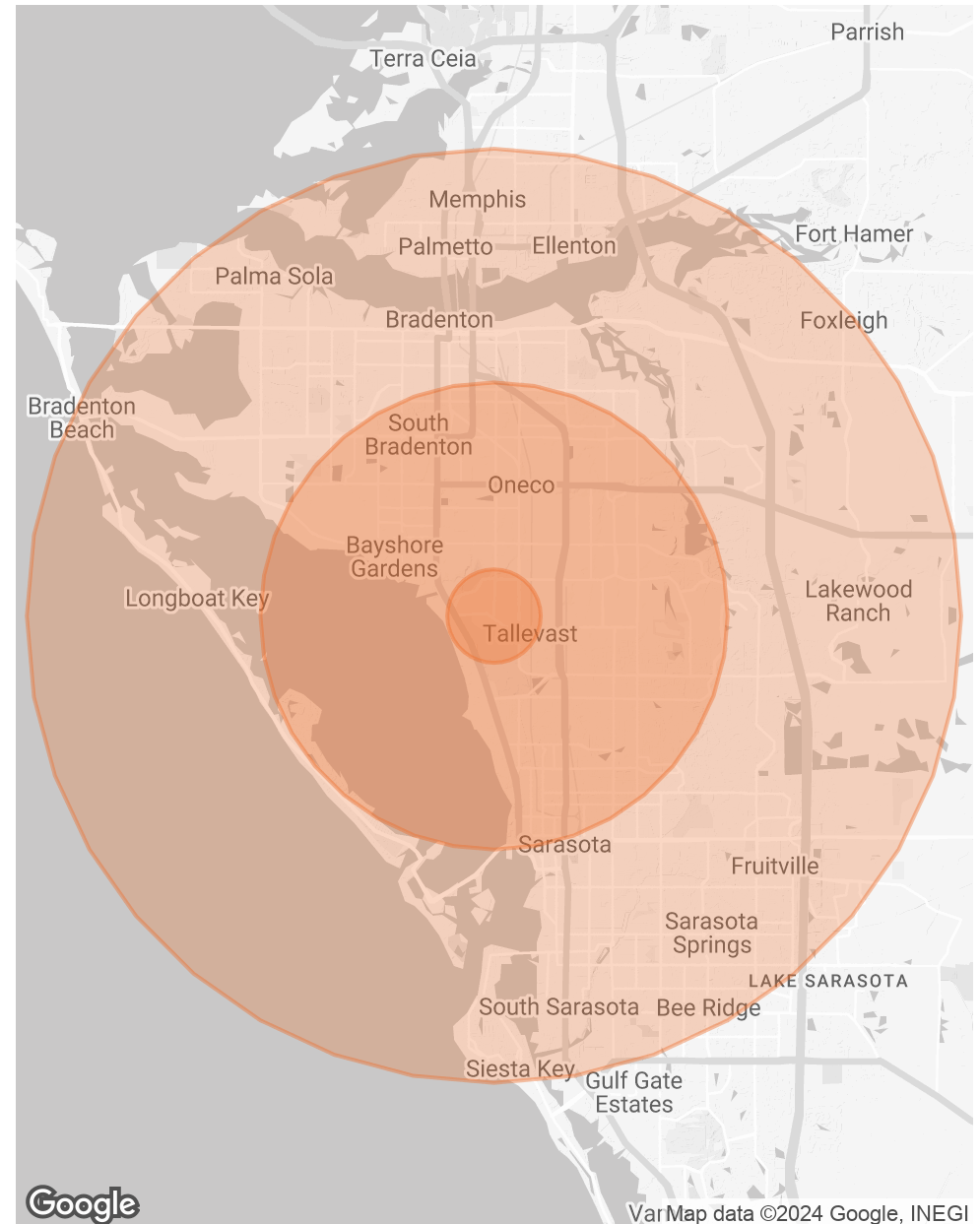
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,901	150,423	440,446
AVERAGE AGE	40.9	42.3	45.1
AVERAGE AGE (MALE)	43.8	41.3	44.0
AVERAGE AGE (FEMALE)	39.5	43.4	46.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,182	62,843	186,487
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$52,017	\$55,417	\$66,138
AVERAGE HOUSE VALUE	\$214,583	\$250,410	\$307,382

2020 American Community Survey (ACS)



ADVISOR BIO 1



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Senior Investment Advisor

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PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991. He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

MEMBERSHIPS

CCIM, GRI, Suncoast Community Church

SVN | Commercial Advisory Group

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