



## 8250 VICELA DRIVE

8250 Vicela Drive, Sarasota, FL 34240



### PROPERTY OVERVIEW

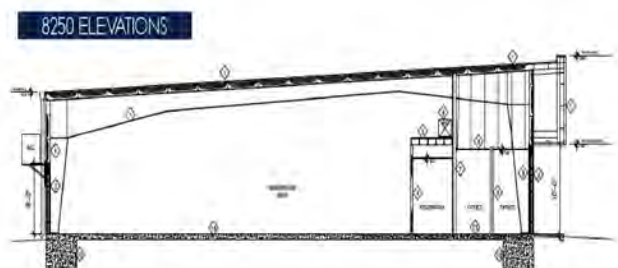
New Warehouse / Office / Flex space. Close proximity to I-75 in Paleo Park. Extremely easy access to Lakewood Ranch. Just East of I-75 on Fruitville Road. Operating Expenses are estimated at running \$5.50 / SF annually. Reception area with two offices totaling just over 200 SF. The remainder is warehouse space.

**Unit 8250:** 200 SF of office space and 2,200 warehouse.

- Newer Industrial Park
- Easy access to Lakewood Ranch
- Close proximity to I-75
- Easy ingress/egress

### PROPERTY SUMMARY

Lease Rate:	\$16.75 SF/yr (NNN)
Estimated Operating Expenses:	\$5.50/SF/yr
Available SF:	2,400 SF
Lot Size:	2.18 Acres
Year Built:	2020
Building Size:	14,400
Zoning:	PID



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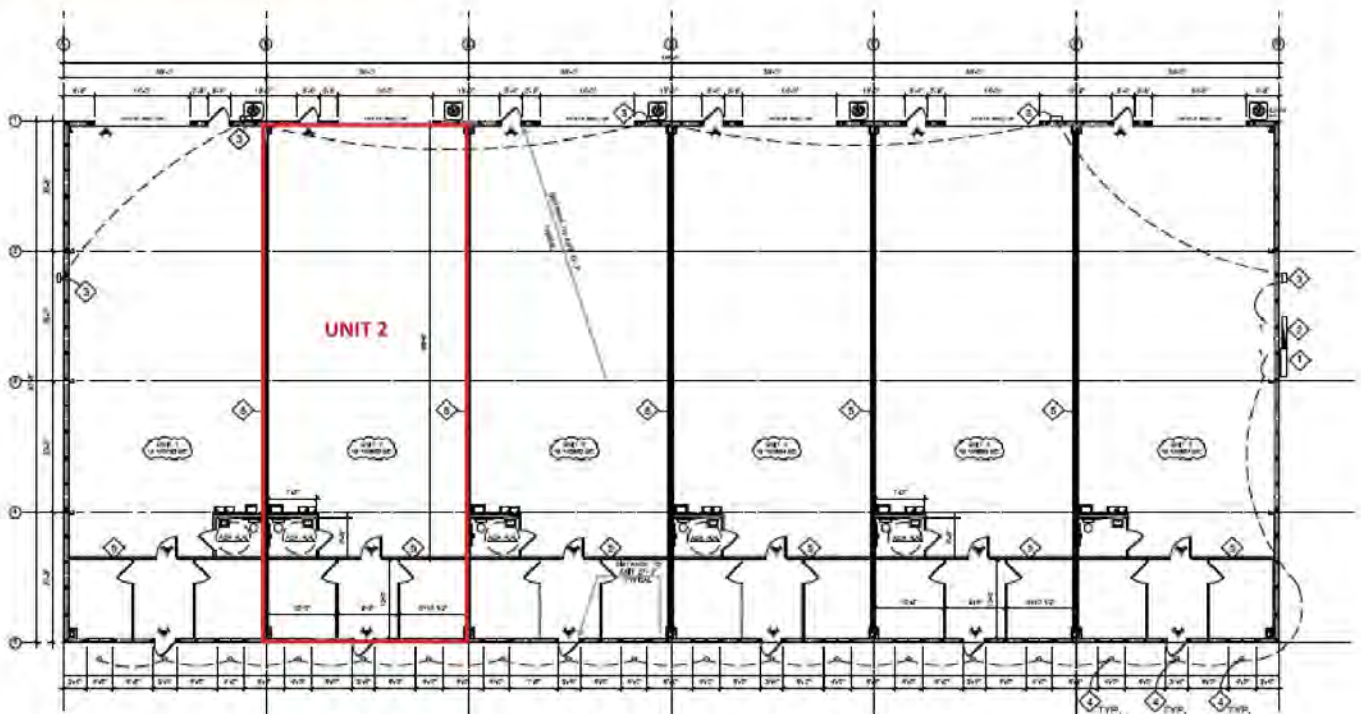
# 8250 VICELA DRIVE

ADDITIONAL PHOTOS

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### 8250 BUILDING LAYOUT



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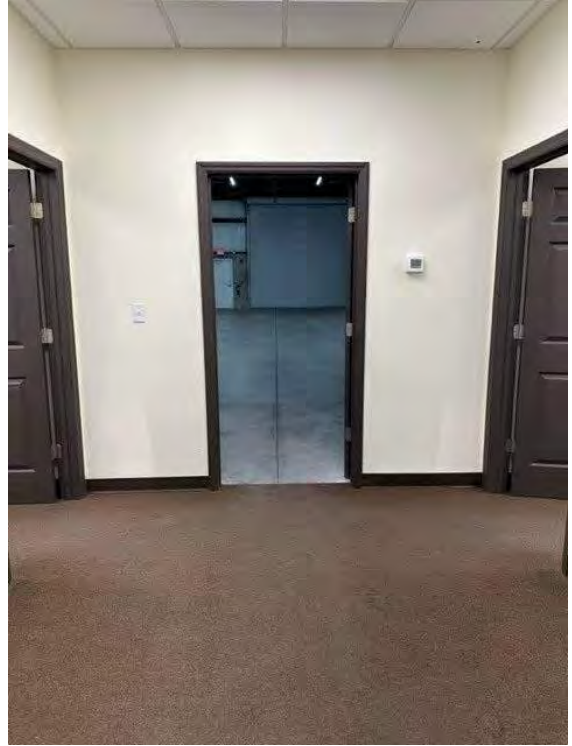


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