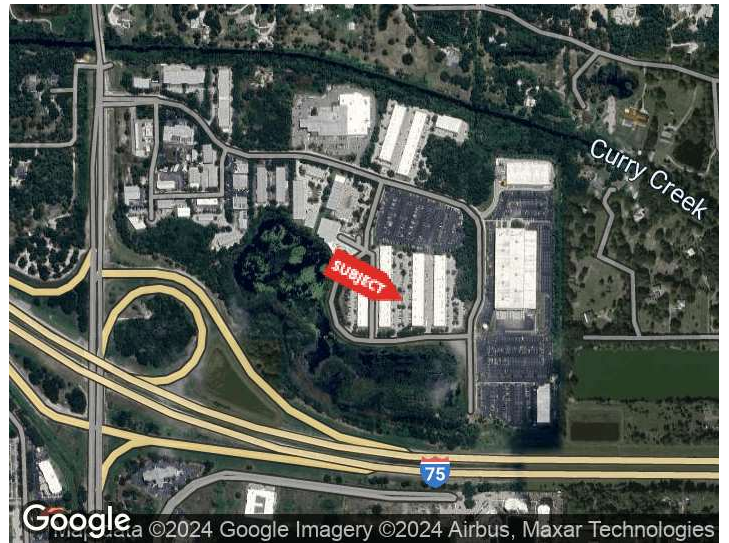




**787 COMMERCE  
DR STE 3**  
VENICE, FLORIDA 34292

**PROPERTY HIGHLIGHTS**

- Newly renovated offices
- Warehouse in rear with mezzanine for additional storage
- 3-phase power



For More Information

**BRIAN SEIDEL**

CCIM - Broker Associate  
941 544 2970  
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# 3000SF+ WAREHOUSE WITH 3 PHASE NEAR I-75



## OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Building Size:	3,018 SF
Year Built:	2006
Zoning:	ILW

## PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 787 Commerce Drive Bldg C Unit 3, Venice, FL

Property Type: Flex Warehouse

Property Size: 3018 SF

Zoning: ILW

Discover this versatile flex warehouse, perfect for a range of business operations. This property features newly renovated offices and a spacious warehouse in the rear, complete with a mezzanine for additional storage. Equipped with 3-phase power, this space is ready to meet your business needs.

Visit us online at [www.AmericanPropertyGroup.com](http://www.AmericanPropertyGroup.com) to see all our listings or call (941) 923-0535 at your convenience.

## BRIAN SEIDEL

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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

# 3000SF+ WAREHOUSE WITH 3 PHASE NEAR I-75



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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

# 3000SF+ WAREHOUSE WITH 3 PHASE NEAR I-75



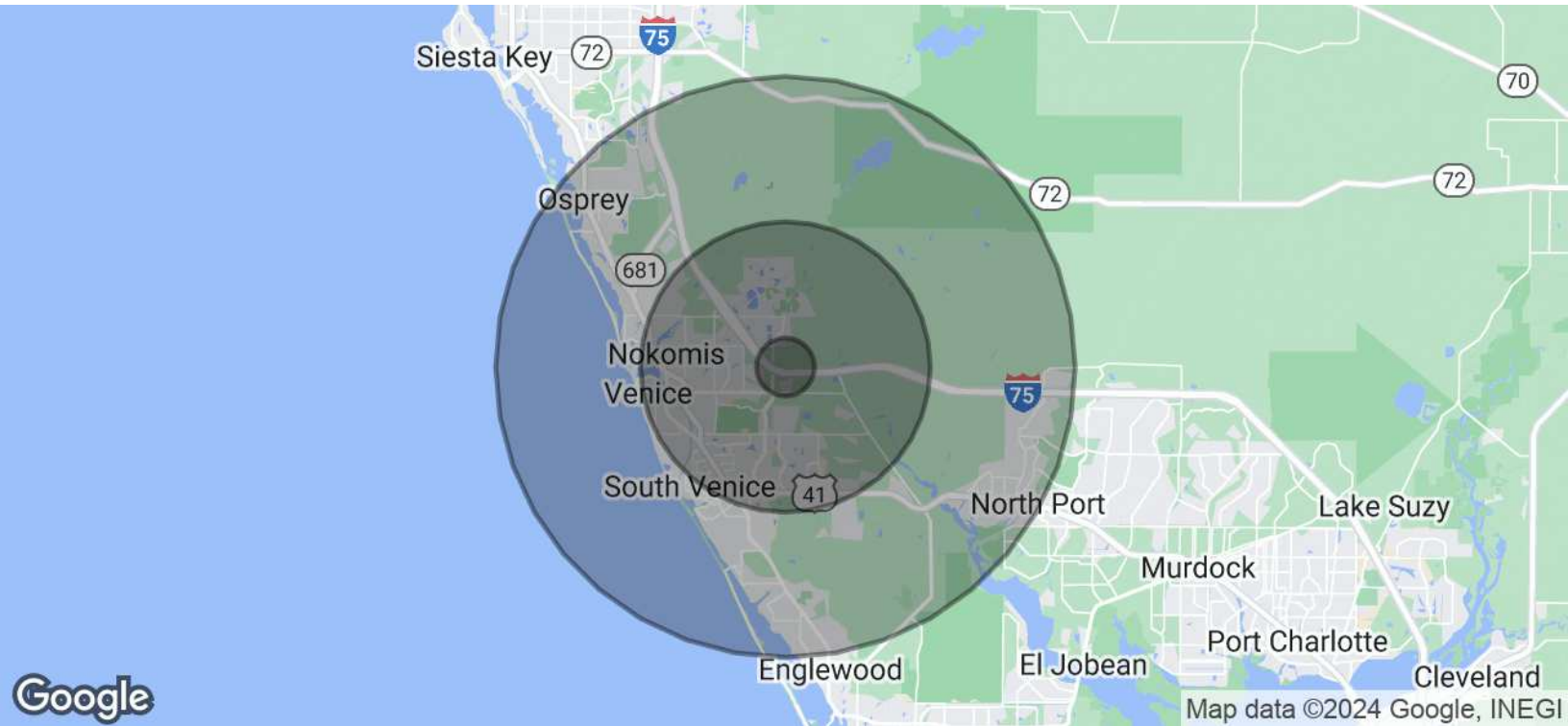
Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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# 3000SF+ WAREHOUSE WITH 3 PHASE NEAR I-75



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,215	70,464	145,233
Average Age	62.7	62.9	60.3
Average Age (Male)	64.7	62.1	59.0
Average Age (Female)	61.8	63.4	60.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	646	45,122	89,611
# of Persons per HH	1.9	1.6	1.6
Average HH Income	\$87,637	\$75,107	\$74,872
Average House Value	\$381,159	\$318,710	\$327,078

2020 American Community Survey (ACS)

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