

Lakewood Ranch Office Space

10540 Portal Crossing, Bradenton FL, 34211



Sale: \$2,995,000
Lease: \$17.50 psf NNN

Scott Clendening, Broker & President
Scott@cprteam.com (727) 643-1841
Austin Karrick, Vice President
Austin@cprteam.com (727) 318-3030

Highlights



Up to 6,000 SF -12,000 SF Available



Superb Lakewood Ranch location with quick access to I-75 and many amenities



Good mix of open and privatized office with a storage/warehouse space.



Can allow for multiple tenants.



500 SF (MOL) Air Conditioned warehouse with grade level loading in the rear.



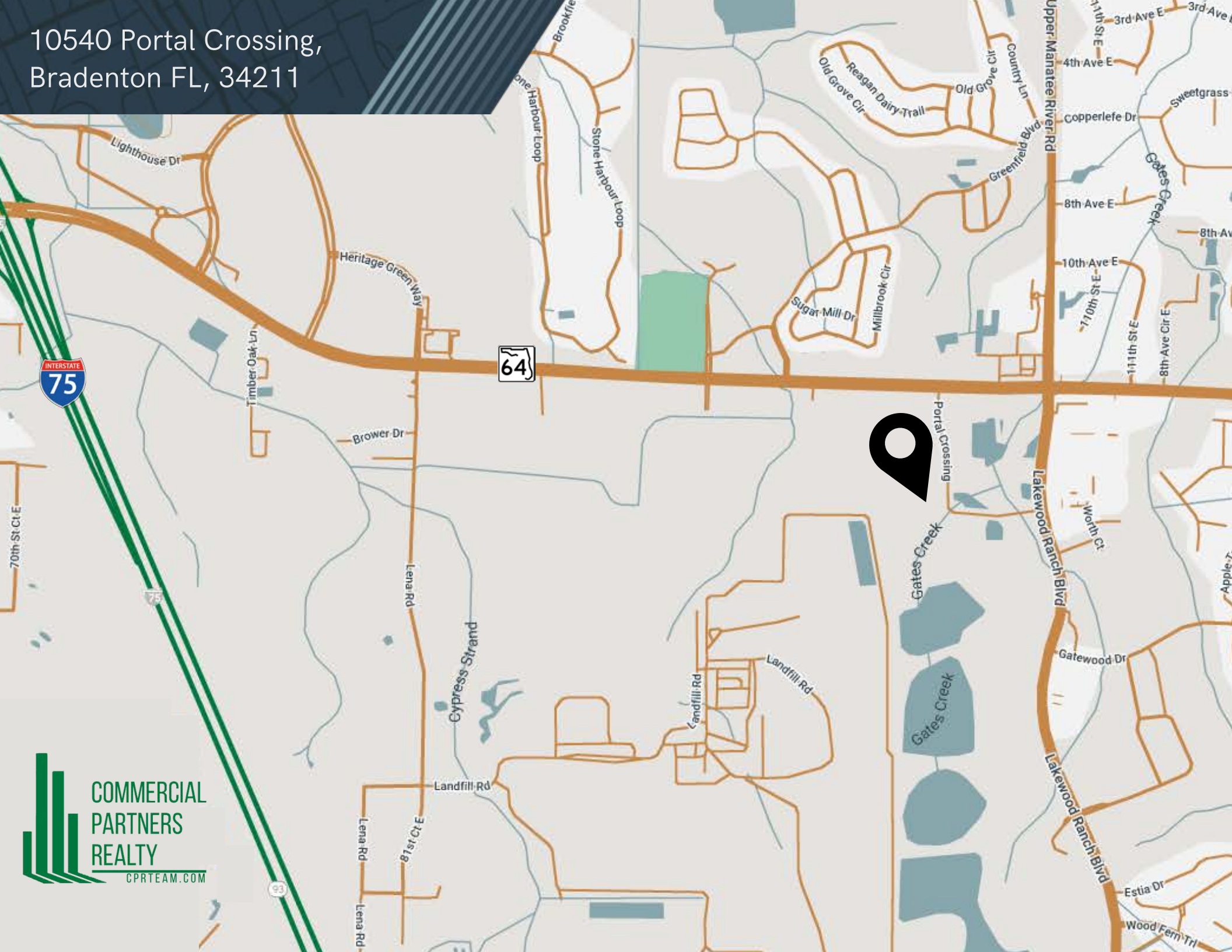
14' Clear height in the warehouse portion.



4:1000 parking ratio - front and rear.



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Property Description

This property offers 6,000 - 12,000 square feet of versatile office space. One half of the property is currently occupied, but it has the potential to be vacated to accommodate a larger user, making it an ideal opportunity for businesses seeking a flexible and professional working environment.



Listing Team



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www.cprteam.com



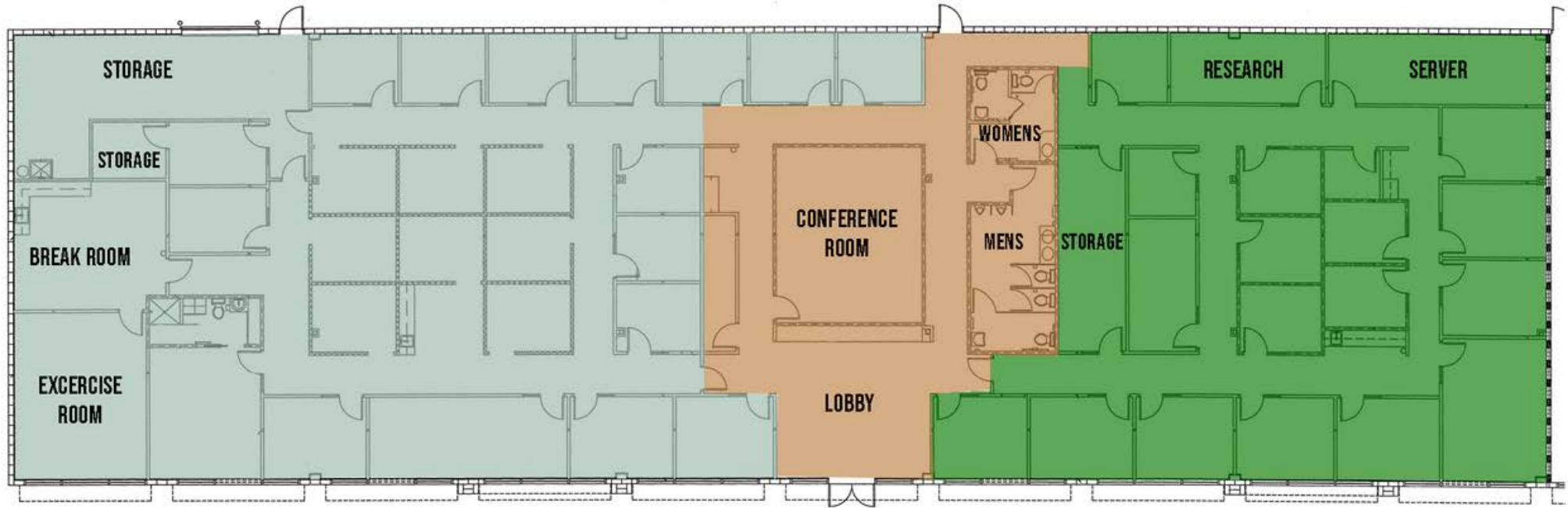
[727-822-4715](tel:727-822-4715)



[Commercial Partners Realty](#)

FLOOR PLAN

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 **OCCUPIED / CAN BECOME AVAILABLE**

 **COMMON AREA**

 **CURRENTLY VACANT**