

WAREHOUSE SPACE FOR LEASE

313 Seaboard Ave, Venice, FL, 34285



HAYDEN BRUNO

DIR: (941) 375-2442 | **MOB:** (205) 542-2575

License No. SL3581090 (FL)

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NICK WATSON

DIR: (727) 579-8449 | **MOB:** (321) 960-1810

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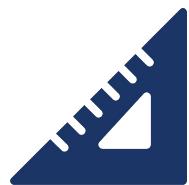
nick.watson@matthews.com

COY LOWREY

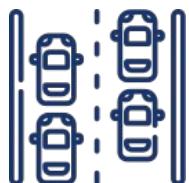
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**±40,000 SF
AVAILABLE**



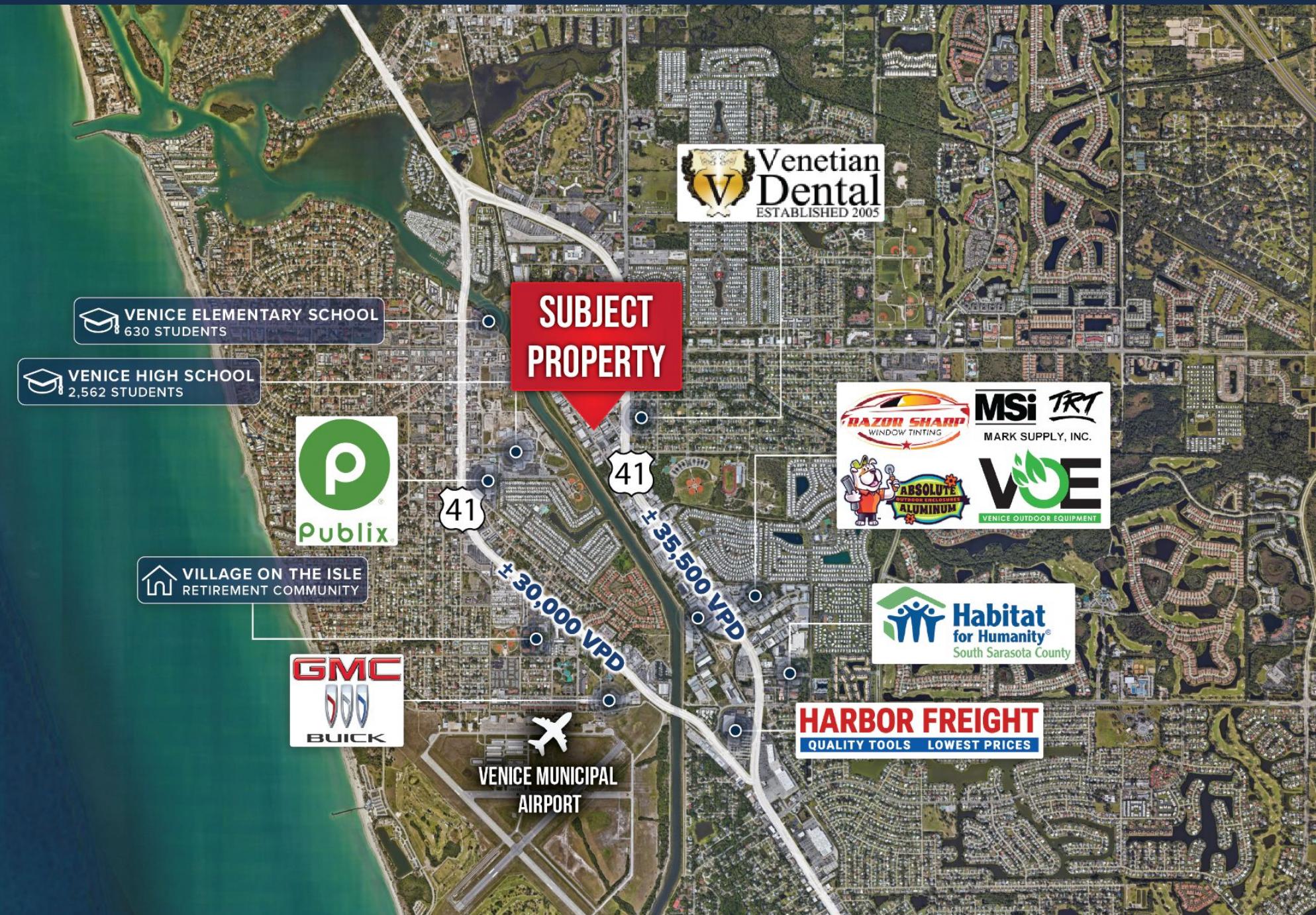
**±30,000 VPD (I41)
±35,500 VPD (I41)**

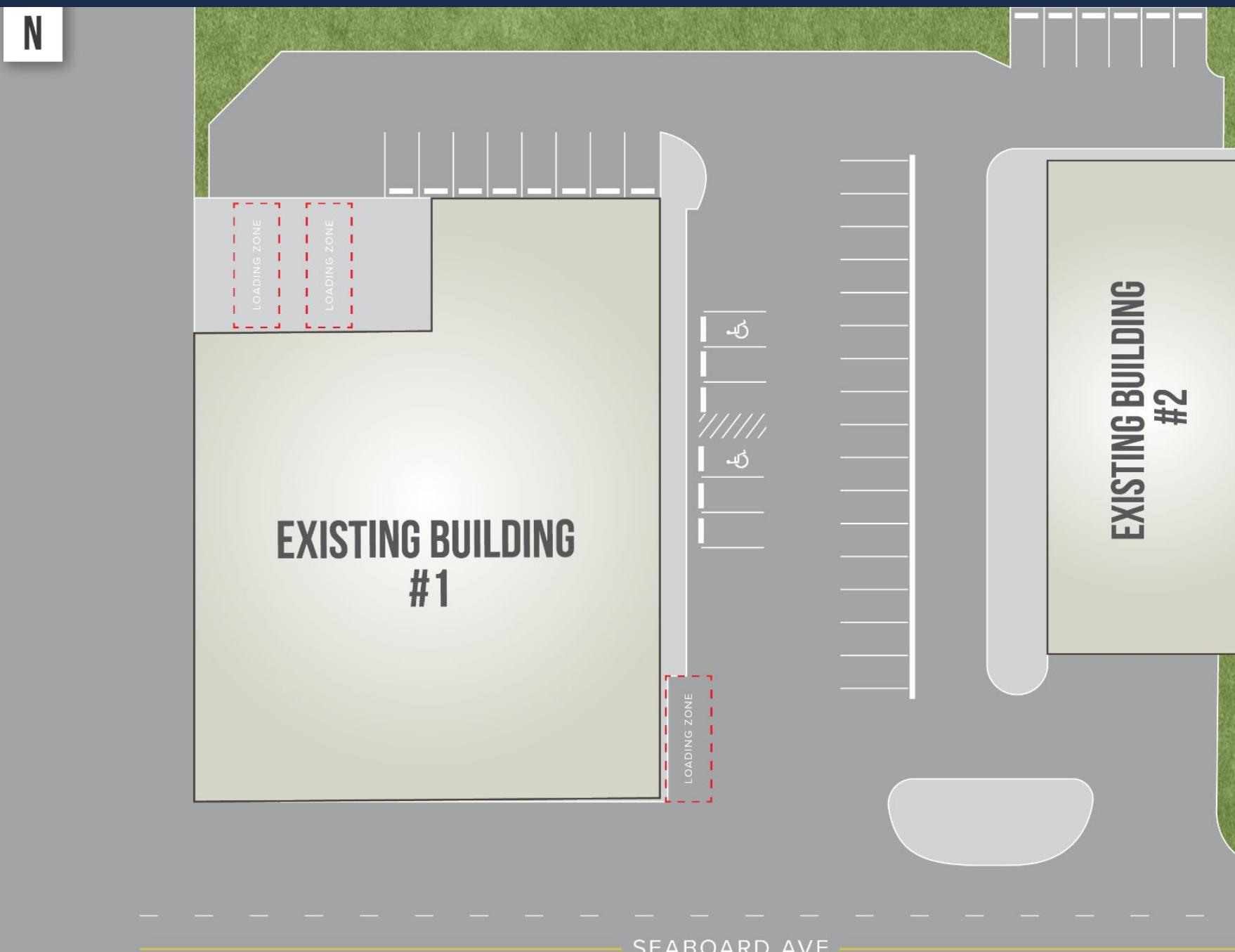
PROJECT SCOPE

- Total SF – ±40,000 SF
- 1 Dock
- 13 Roll up doors
- \$13.95 NNN (Terms are negotiable)
- Building A – ±30,000 SF
- Unit 1 – ±15,000 SF
- Unit 2 – ±15,000 SF
- Building B
- Unit 1 – ±10,000 SF

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Current Year Estimate	9,321	51,435	91,799
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
Current Year Estimate	5,143	26,668	46,322
INCOME	1 MILE	3 MILE	5 MILE
Average Household Income	\$70,827	\$85,954	\$91,205





CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **313 Seaboard Ave, Venice, FL, 34285** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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BROKER OF RECORD

KYLE MATTHEWS
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