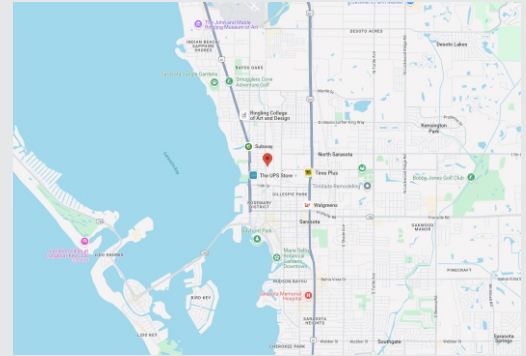


# Downtown area office/warehouse space

1236 Central Ave, Sarasota, FL 34236



## Listing Details:

Total Space	<b>8,313 sf</b>	Asking Rate	CAM
Unit 1	<b>2,787 sf</b>	<b>\$ 20,50 sf/a</b>	<b>\$ 3,79 sf/a</b>
Unit 2	<b>2,094 sf</b>	<b>\$ 15,00 sf/a</b>	<b>\$ 3,79 sf/a</b>
Unit 3	<b>2,534 sf</b>	<b>\$ 15,00 sf/a</b>	<b>\$ 3,79 sf/a</b>
Monthly Rate	<b>Unit 1 \$ 5,641</b>	<b>Unit 2 \$ 3,278</b>	<b>Unit 3 \$ 3,968</b>
Vacant	<b>Yes</b>		
Lease Terms	<b>24 months +</b>		
Last Renovation*	<b>04/2024</b>	*AC, Electric, Floor, Plumbing	
Loading dock	<b>Yes</b>	<b>Unit 3</b>	
Ramp	<b>Yes</b>	<b>Unit 2</b>	
Ceiling Height	<b>14 ft Unit 1</b>	<b>10 ft Unit 2</b>	<b>10 ft Unit 3</b>

## Property Details:

Property Type	<b>Industrial</b>		
Sub Type	<b>Mixed Use</b>		
Zoning	<b>ILW</b>		
Parking	<b>Yes Unit 1 = 6</b>	<b>Yes Unit 2 = 2</b>	<b>Yes Unit 3 = 2</b>
Land Size	<b>0.47 ac</b>		
Fence	<b>No Unit 1</b>	<b>Yes Unit 1+2</b>	<b>Yes Unit 1+2</b>

## Description:

Situated in downtown Sarasota this 3 section (office - section 1, warehouse w office - section 2 and warehouse w office - section 3) property offers an array of opportunities for art galleries, offices, storage etc. The property is zoned ILW (Industrial Light Warehousing) which allows for numeral uses.

Contact Jayce Engelhard for a tour or more information. Email: [enha.jengelhard@gmail.com](mailto:enha.jengelhard@gmail.com) or (239) 850-6357 to call or text.

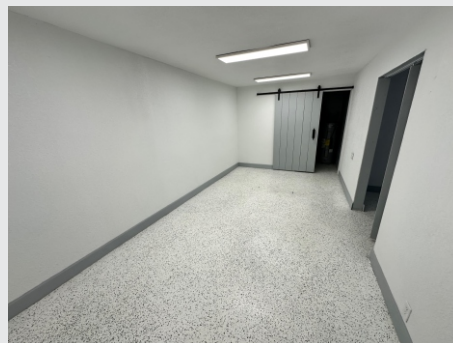
# Section 1:



Main room: 1516 sf all spaces of section 1 = 2,787sf



Storage 1: 115 sf



Office 2nd floor: 692 sf



Storage 2: 180 sf

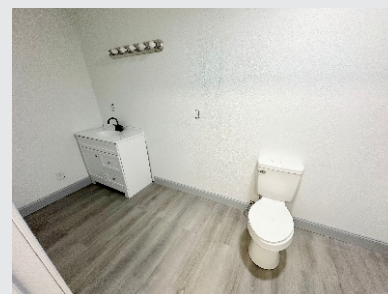
## Section 2:



Main space: 1752 sf: 45 sf x 39 sf This picture is photo shopped, the wall with the window will be drywalled shortly



Office: 342 sf: 30 sf x 11 sf incl. bathroom



Bathroom

## Section 3:









Main space: 2534 sf incl. office This picture is photoshopped, the wall will be drywalled shortly

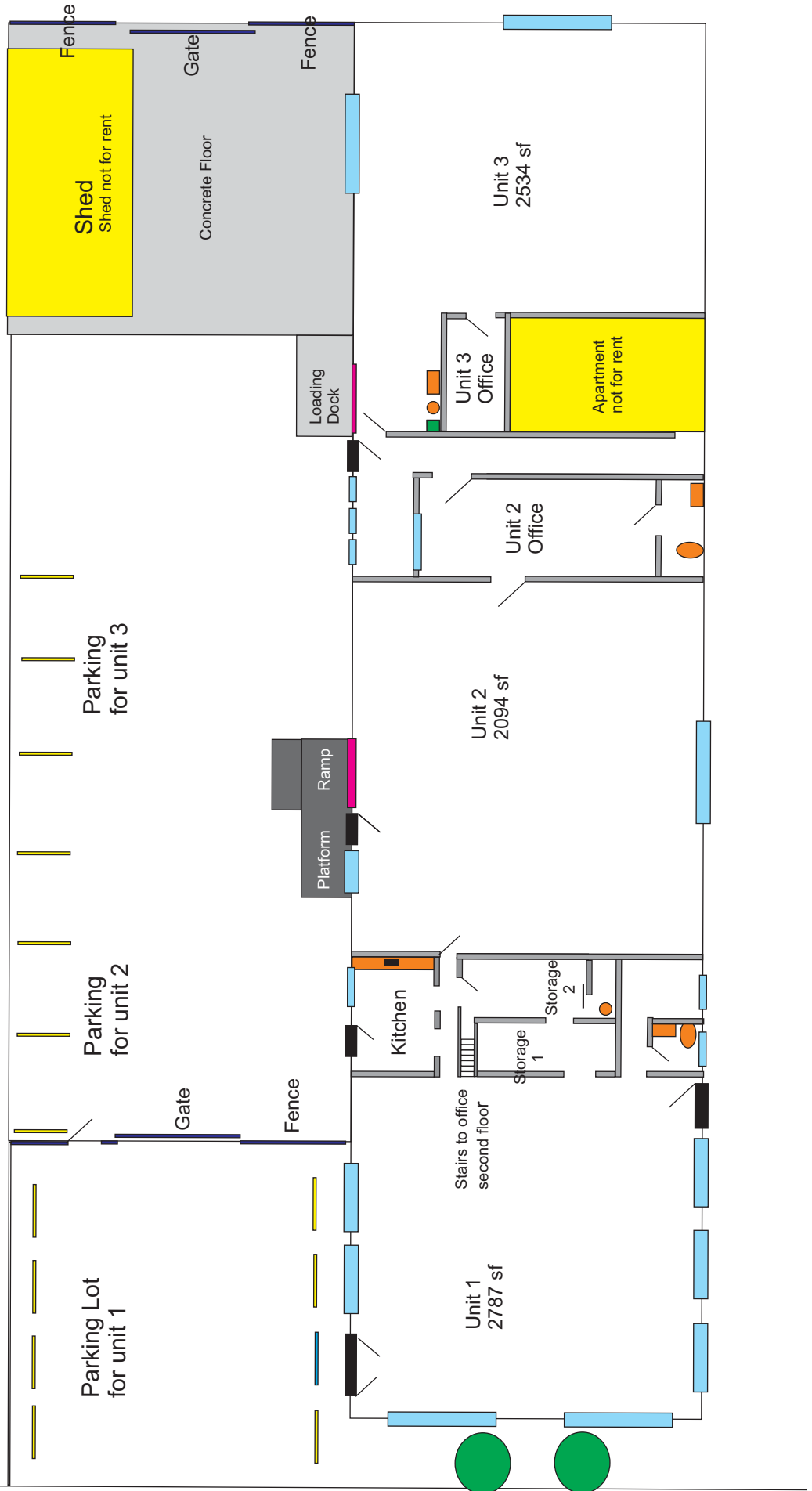
Office: 111 sf: 15 sf x 8 sf

# Building Unit Square Footage:

1236 Central Avenue Square Footage				
<b>Section 1</b>				
	ft	ft	height	sft
Main room	39	39	14.4	1516
Bathroom all area	10	9		86
Storage 1	12	10		115
Storage 2	18	10		180
Kitchen	20	10		199
Office 2nd fl	37	19		692
				2787
<b>Section 2</b>				
Warehouse	45	39		1752
Office	30	11		342
incl. Bathroom				2094
<b>Apartment</b>				
Front Office	15	8		121
Floor	3	25	check	85
Bathroom	8	12		97
Kitchen	12	13		163
Yellow room	14	15		208
				673
<b>Section 3</b> this section is L shaped around the apartment see above				
Warehouse	50	40		1975
	28	16		448
Office	15	8		111
				2534

# Floor Plan 1236 Central Ave Sarasota

-  Water Heater
-  Vanity
-  Toilet
-  Exterior Door
-  Interior Door/ereater
-  AC



Central Avenue