



**WAGNER REALTY**  
COMMERCIAL/INVESTMENT DIVISION



# INDUSTRIAL CAMPUS FOR LEASE/FOR SALE

**Four Buildings**

**Total of 80,000 Sq Ft +/-**

**4500 Carmichael Ave, Sarasota FL 34234**



David Fletcher - Wagner Realty 941-727-2800  
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3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210



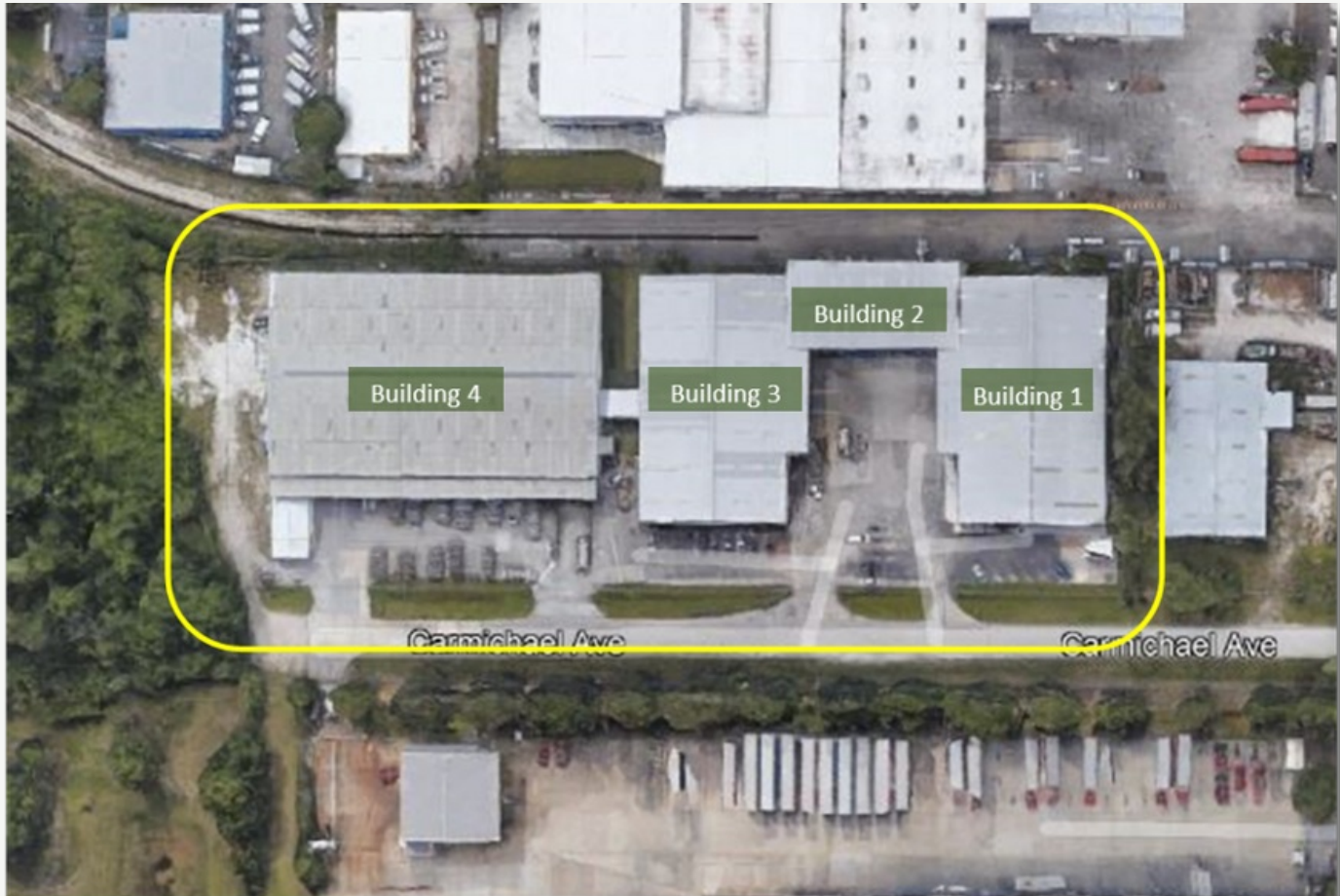
# Property Summary

- Location: Sarasota County
- Easy Access to I-75
- Rental Rate \$12.75 Sq Ft NNN
- Sale Price \$14,121,000
- Lot Size 3.29 Acres +/-
- Zoning ILW-Industrial Light & Warehousing
- Ceiling Heights - 16 Ft to 26 Ft
- Power - 3 Phase/800 Amps
- Dock Type - Truck Well / Deck/Grade
- **Occupancy - Single User or Multi-Tenant**
- Ample Parking and Outdoor Storage
- Virtual Tour Link: <https://youtu.be/bQiWVfZ0G3Q>

The information provided in this document has been prepared to provide a summary of information to a prospective purchaser and to establish only a preliminary level of interest in the subject property. The information contained in this document has been obtained from sources we believe to be reliable; however, Wagner Realty has not verified and will not verify, any of the information herein, nor has Wagner Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

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# Aerial

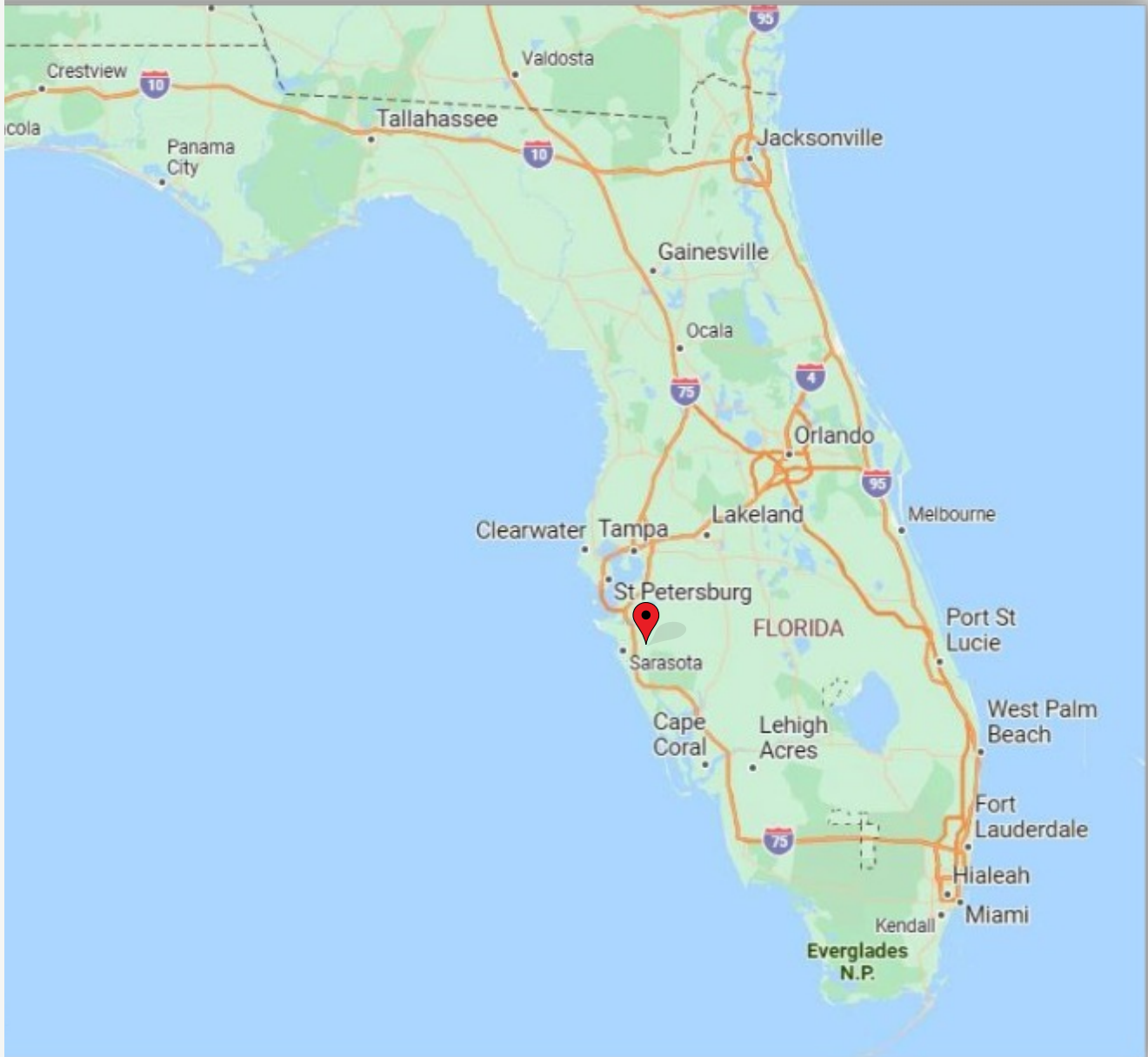


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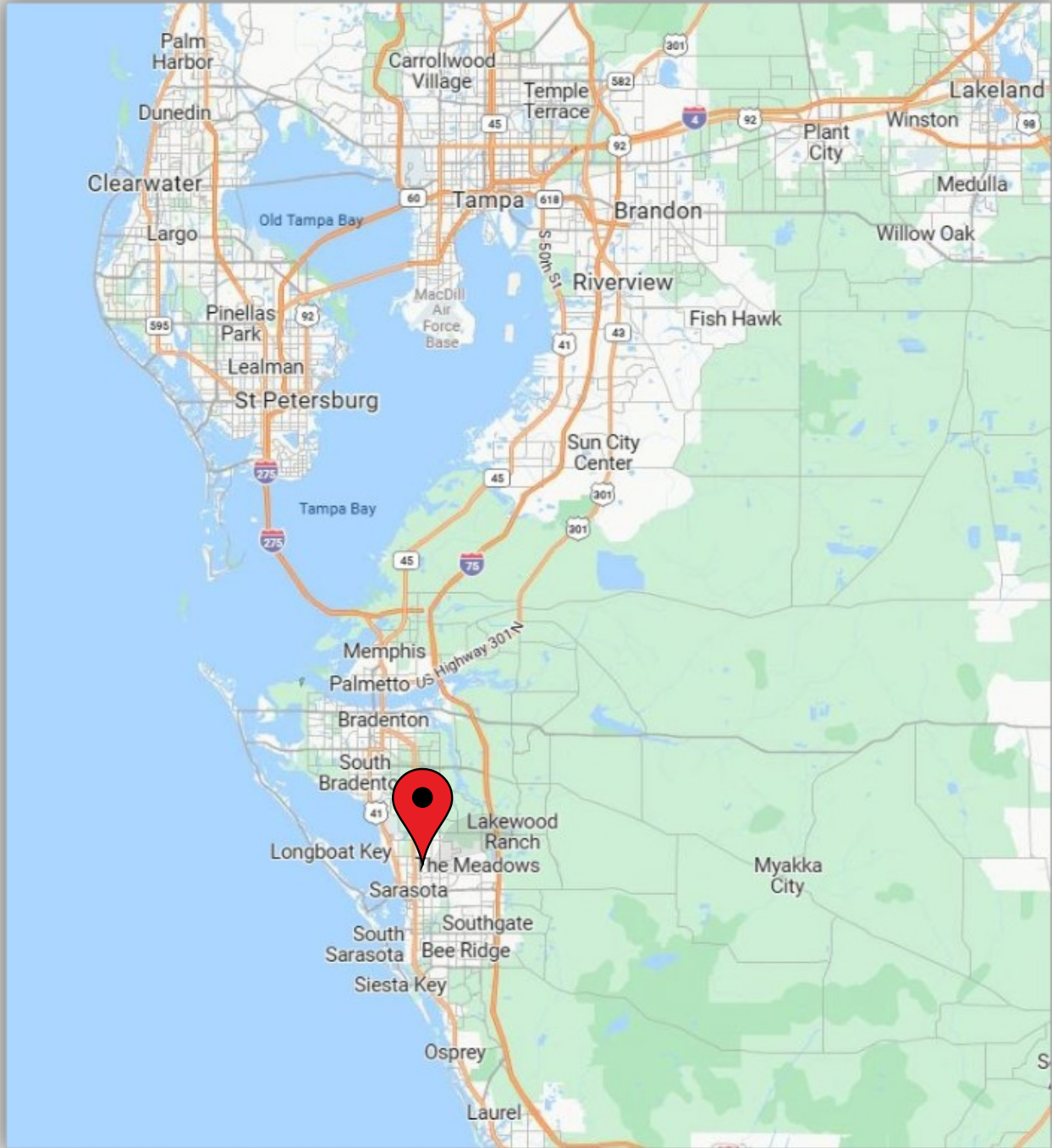
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# Location Map



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# Lease Price \$14.50 sq ft NNN

Four Buildings Available - Total Sq Ft 80,000 +/-

## Building 1

### Available 8/1/2023

- Square footage: 21,800 SF
- Ceiling heights:
  - Peak – 21
  - Eaves – 16'3"
- Office is approximately 9,600 SF under air, two story, restroom on the second floor.
- One deck "1' off ground" door
- Restrooms: 4

## Building 2

### Available 8/1/2023

- Square footage: 7,200 SF
- Ceiling heights:
  - Peak – 18' 5'
  - Eaves – 16'9"

## Building 3

### Available 8/1/2023

- Square footage: 16,600 SF
- Ceiling heights:
  - Peak – 21.3
  - Eaves – 16'3"
- Deck level and access to a truck well

## Building 4

### Available 8/1/2025

- Square footage: 32,850 SF
- Ceiling heights:
  - Peak – 26.3"
  - Eaves – 20'3"
- 200Sq Ft office w/wall A/C
- One grade and one truck well
- Restrooms: 2



# Property Photos Bldg 1

Showroom/Office/Warehouse 21,800 Sq Ft



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Showroom/Office/Warehouse 21,800 Sq Ft



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# Property Photos Bldg 2

Warehouse 7,200 Sq Ft



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# Property Photos Bldg 3

Warehouse 16,600 Sq Ft



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# Property Photos Bldg 4

Warehouse 32,850 Sq Ft



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# Property Photos Bldg 4

Warehouse 32,850 Sq Ft



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# Property Photos Bldg 4

Warehouse 32,850 Sq Ft



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