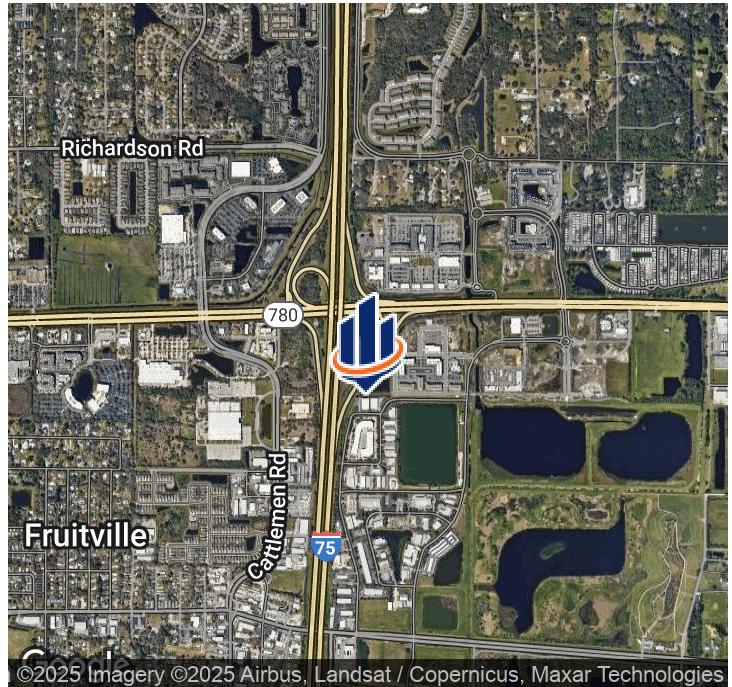


# For Sale

215 Interstate Blvd., Sarasota, FL 34240



## OFFERING SUMMARY

Sale Price:	\$3,250,000
Number of Units:	1
Lot Size:	45,067 SF
Building Size:	14,997 SF
NOI:	\$183,046.00
Cap Rate:	5.63%

## PROPERTY DESCRIPTION

Presenting a high-visibility, strategically located industrial asset in northern Sarasota. A 15,000 sf freestanding warehouse on approximately 1.0 acre, situated just off Exit 210 of Interstate 75 offering excellent accessibility and exposure. Freestanding warehouse/distribution assets with strong clear height, multiple doors, and highway visibility are increasingly scarce. This property checks all the boxes for either a high-performance owner-user location or an income-producing investment with potential upside.

## PROPERTY HIGHLIGHTS

- 14,997 sf
- Built in 1986
- Zoned: ILW [Industrial Light & Warehousing]
- 1 acre lot
- Ample parking

## Steve Dowling

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