



LEASE

Excellent Flex Warehouse Space

7509 PENNSYLVANIA AVENUE #101

Sarasota, FL 34243

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$19.00
NUMBER OF UNITS:	1
AVAILABLE SF:	7,500
LOT SIZE:	5.88 Acres
BUILDING SIZE:	61,500 SF
ZONING:	PDI/WR

PROPERTY HIGHLIGHTS

- Great Location close to SRQ/Bradenton Airport, just off Tallevast & HWY 41
- Ample Parking
- 18' Ceiling Height
- Air Conditioned Unit
- Contemporary Facade
- Sprinkled

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Excellent space for Manufacturing, Distribution, Flex Space, Office, Showroom, or a combination thereof!

Move-in ready or customizable to fit your needs

Great location between Sarasota & Bradenton

Close proximity to Sarasota Bradenton International Airport

Don't miss this opportunity!

LOCATION DESCRIPTION

Off Tallevast and 9th Street E, .9 miles to 301 and on the backside of SRQ/Bradenton International Airport

PARKING DESCRIPTION

Surface

LOADING DESCRIPTION

Ground Level

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PROPERTY DETAILS

LEASE RATE	\$19.00
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LOCATION INFORMATION

BUILDING NAME	Excellent Flex Warehouse Space
STREET ADDRESS	7509 Pennsylvania Avenue #101
CITY, STATE, ZIP	Sarasota, FL 34243
COUNTY	Manatee
MARKET	Sarasota
SUB-MARKET	Bradenton
CROSS-STREETS	Pennsylvania Ave (9th St E) & Tallavast Rd.
TOWNSHIP	35s
RANGE	17e
SECTION	25
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	US 41 - 0.9 miles
NEAREST AIRPORT	Sarasota Bradenton International Airport - 2.8 miles

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Flex Space
ZONING	PDI/WR
LOT SIZE	5.88 Acres
APN #	6651000369
LOT FRONTAGE	335 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	10500
TRAFFIC COUNT STREET	Tallavast
WATERFRONT	No
POWER	Yes

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PROPERTY DETAILS

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BUILDING INFORMATION

BUILDING SIZE	61,500 SF
NOI	\$0.00
CAP RATE	0.0
TENANCY	Multiple
CEILING HEIGHT	18 ft
MINIMUM CEILING HEIGHT	16 ft
NUMBER OF FLOORS	1
YEAR BUILT	2009
YEAR LAST RENOVATED	2018
GROSS LEASABLE AREA	62,635 SF
CONSTRUCTION STATUS	Existing
FRAMING	Concrete Block
CONDITION	Excellent
ROOF	Steel Truss
FREE STANDING	Yes
NUMBER OF BUILDINGS	3
WALLS	Drywall
CEILINGS	Combination open and drop
FLOOR COVERINGS	Concrete
CORRIDORS	N/A
FOUNDATION	Slab
EXTERIOR WALLS	Concrete Block
MEZZANINE	N/A
OFFICE BUILDOUT	Yes

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	2.8
NUMBER OF PARKING SPACES	170

UTILITIES & AMENITIES

ELEVATORS	N/A
CENTRAL HVAC	Yes
HVAC	Yes
RESTROOMS	3
LANDSCAPING	Beautifully Landscaped

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,500 - 7,500 SF	LEASE RATE:	\$19 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Flex Space Building A	Available	2,500 - 7,500 SF	NNN	\$19.00 SF/yr

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ADDITIONAL PHOTOS



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AERIAL MAP



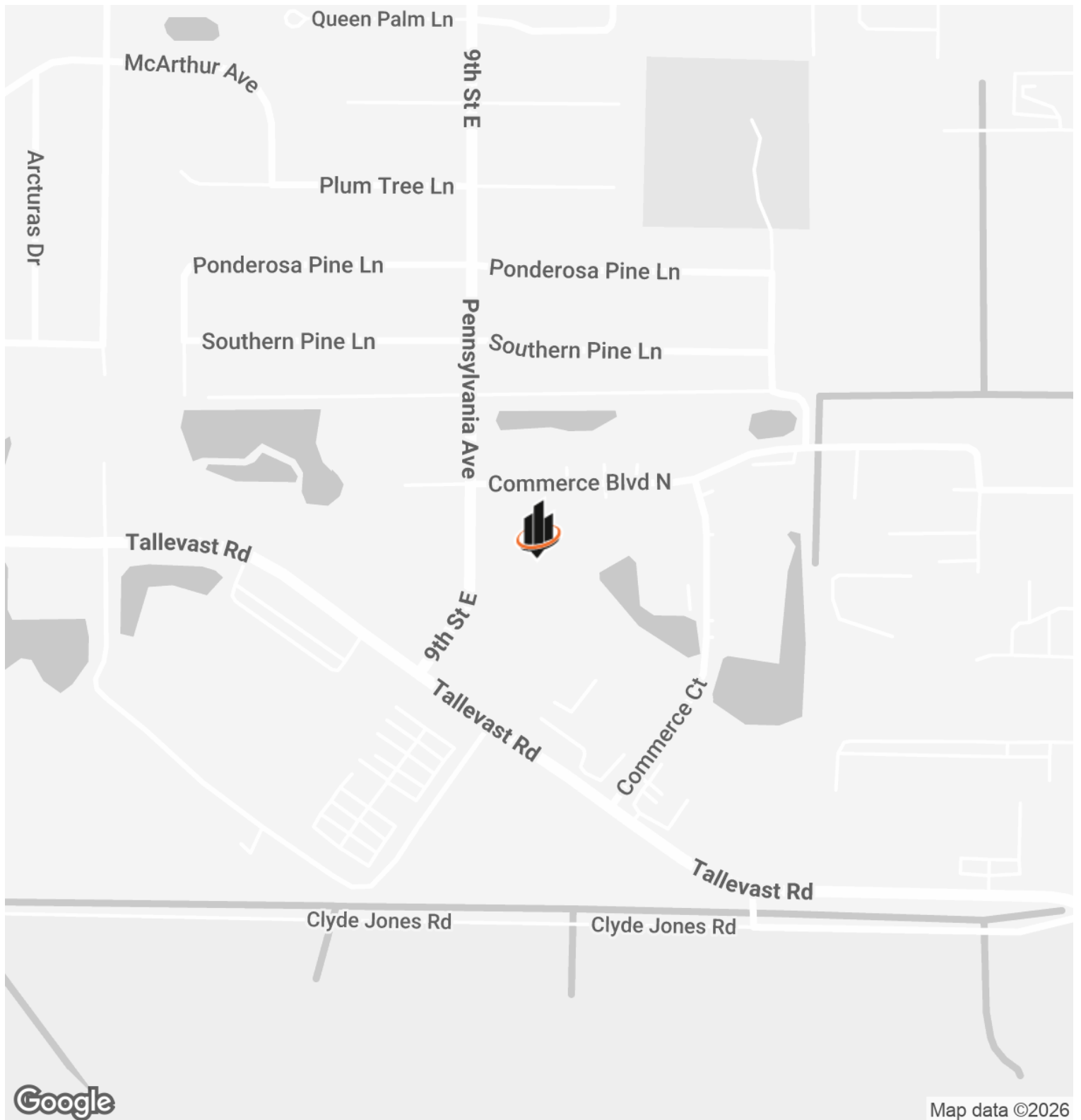
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AERIAL MAP



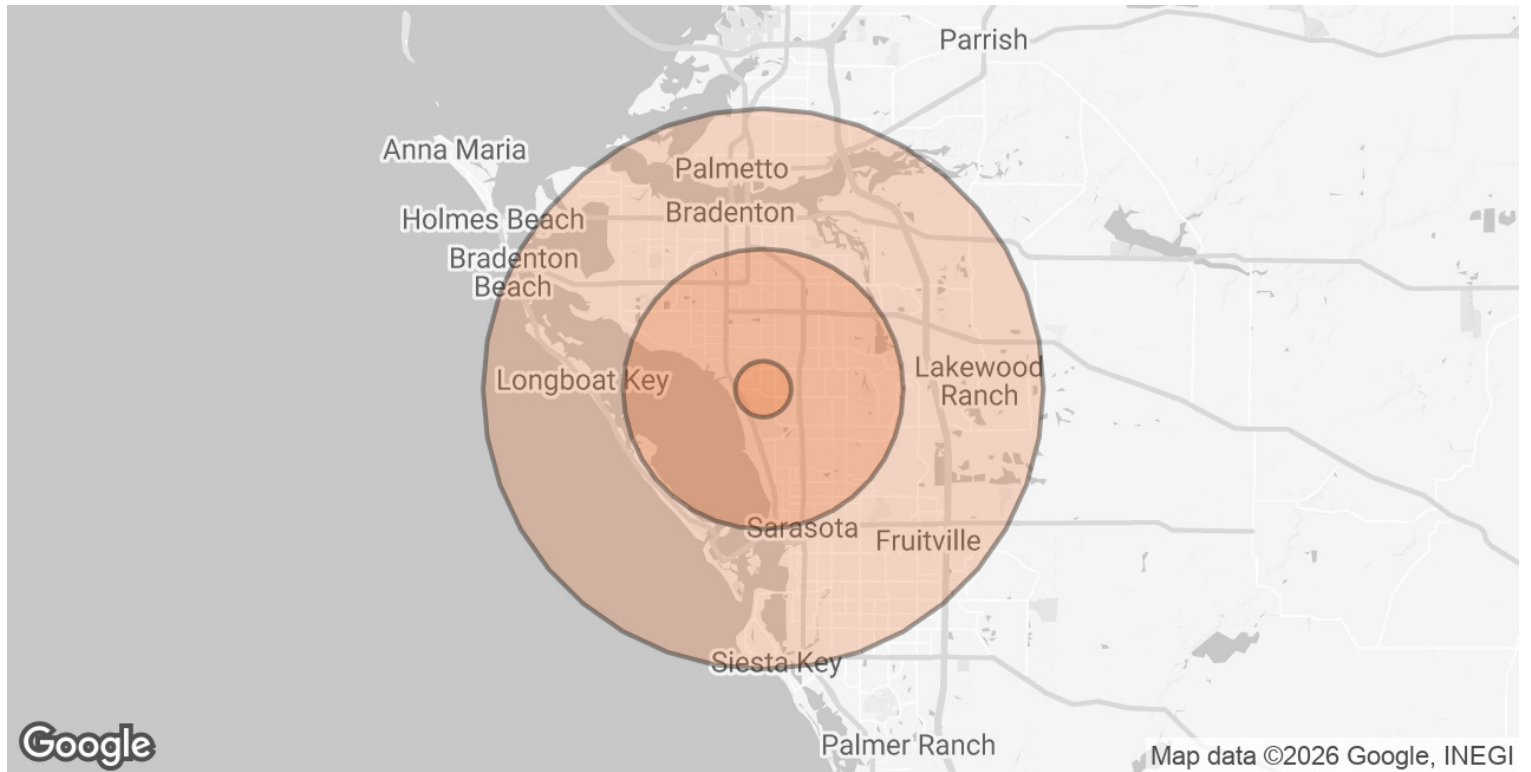
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,779	151,512	441,784
AVERAGE AGE	41.1	42.2	45.1
AVERAGE AGE (MALE)	43.8	41.3	43.9
AVERAGE AGE (FEMALE)	39.9	43.3	46.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,138	63,153	187,085
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$52,158	\$55,322	\$66,341
AVERAGE HOUSE VALUE	\$214,237	\$249,379	\$305,581

2020 American Community Survey (ACS)

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ADVISOR BIO 1



GAIL BOWDEN

Senior Investment Advisor

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail
Real Estate Forum's Women of Influence 2020 & 2016
SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014
MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
Ranked #11 worldwide & #2 in Florida with SVN 2019
Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

SVN | Commercial Advisory Group

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