

INDUSTRIAL FOR LEASE



7110 21ST ST E, SARASOTA



PROPERTY PORTFOLIO OVERVIEW



PORTFOLIO INFORMATION

PROPERTY ADDRESSES	7110 21st St E, Sarasota , FL
BUILDING SIZE	132,000 +/- SF
LAND AREA	9.88 +/- AC
ZONING	HEAVY MANUFACTURING
PROPERTY TYPE	INDUSTRIAL W/ Additional land available
TRAFFIC COUNTS	US 301 (.2 miles) 48,000 +/-
AVAILABILITY	Jan 1, 2023



THE OFFERING



7110 21st St E is a large industrial property with 132,000 +/- SF of Class B Industrial space spread over 9.88 +/- Acres. The large Industrial opportunity situated directly .2 miles West of US 301 in Sarasota, Florida was designed as a large yacht manufacturing facility. This unique property type has numerous 2 - 5 ton cranes inside, allowing all types of industrial usages including manufacturing or distribution of any kind. Located in the heart of Sarasota, it offers a vibrant and growing population rich in diversity and is now part of one of the fastest growing industrial locations in the state of Florida. Office space has been fully completed and is move in ready. **ONLY ONE OF TWO HM ZONED PROPERTIES OF THIS SIZE IN THE AREA!!!**

Property Highlights

- 4.5 Miles from I-75
- .25 Miles from US Highway 301
- Sarasota Submarket / 2nd fastest growing city in Florida
- Direct Rail Access on West end of property
- Opportunity to add over 50,000 +/- SF to West end of building
- Limited supply of large industrial space
- Strong business migration and growth.
- 18 Miles from Port Manatee
- Less than a 2% industrial vacancy rate in the area
- Brand new 10,000SF of built out office space
- 28FT ceiling / 24FT Eave
- 3 Phase power +



LEASE PRICING INFORMATION



\$14-16/SF

TOTAL LEASE PRICE

\$2.50+/-

CAM EXPENSES (TBD)

132,877+/-

TOTAL BUILDING SQUARE FOOTAGE

NNN

TRIPLE NET LEASE

9.98+/-

TOTAL ACREAGE

3+ years

LEASE LENGTH W/ ADDITIONAL OPTIONS

INDUSTRIAL PROPERTY PORTFOLIO



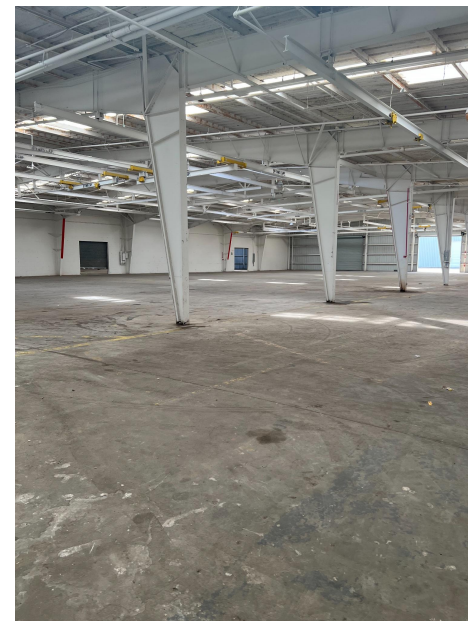
INDUSTRIAL SALES TEAM

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