



**FULLY A/C OFFICE
WAREHOUSE NEAR
US-301**

7614 MATOAKA RD
SARASOTA, FLORIDA 34243

PROPERTY HIGHLIGHTS

- ±2,500 SF fully air-conditioned space
- ±750 SF office build-out with reception area and private office
- Warehouse with ±16 ft ceilings
- 12' x 14' overhead door
- Mezzanine for additional storage



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	66	210	1,565
Total Population	161	480	3,360
Average HH Income	\$72,498	\$87,801	\$100,862

For More Information

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A/C WAREHOUSE W/ APPROX. 2,500 SF



OFFERING SUMMARY

Lease Rate:	\$3,600 per month (MG)
Building Size:	2,675 SF
Available SF:	2,500 SF
Lot Size:	51,394 SF
Number of Units:	1
Year Built:	2001
Zoning:	LM LIGHT M

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 7614 Matoaka Rd, Sarasota, FL

Located in the well-established Tallevast Industrial Park, this clean and well-maintained office/warehouse space offers approximately 2,500 SF of fully air-conditioned space suitable for a variety of commercial uses. The layout includes approximately 750 SF of office space featuring a reception area, private office, open work area, and two restrooms. The warehouse area offers strong functionality with high ceilings and additional mezzanine storage.

Positioned just east of US 301 off Tallevast Road, the property provides convenient access to major transportation routes serving Sarasota and Manatee counties.

Monthly Rent: \$3,600 MG

MG Rent Includes:
Condo association fees
Water
Sewer
Trash collection
Property taxes

Tenant Responsible For:
Electric
Internet/Wi-Fi
Telephone services

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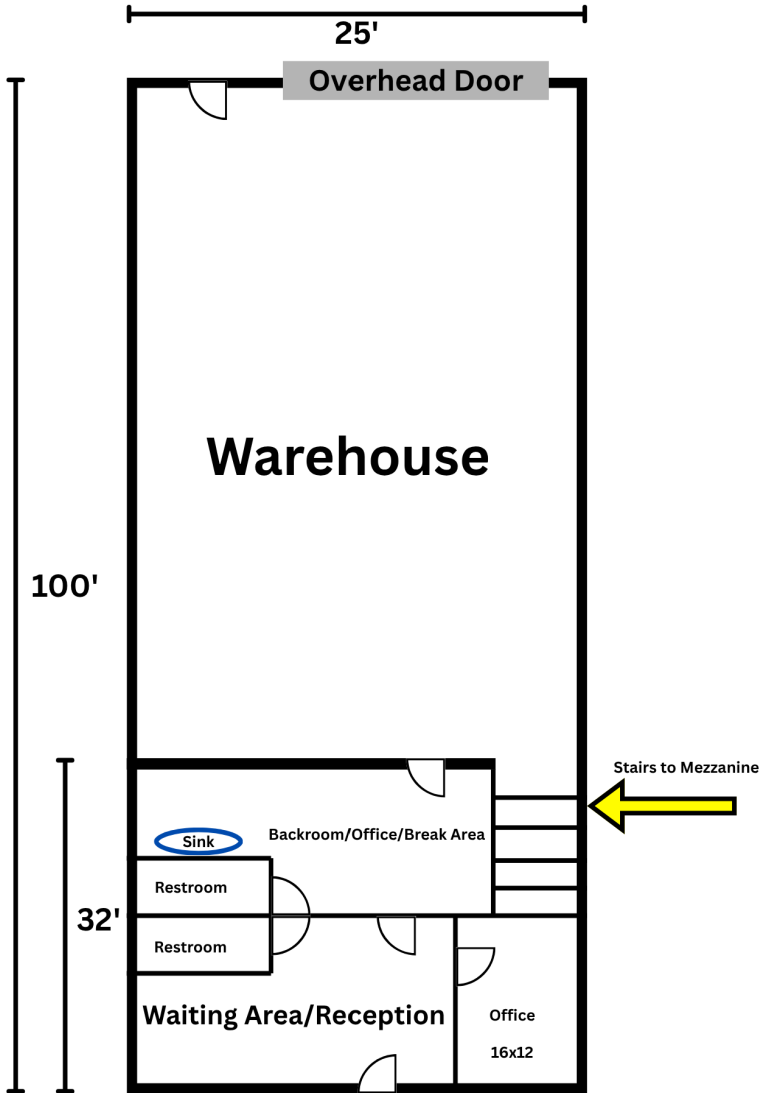


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Calculations are Approx.

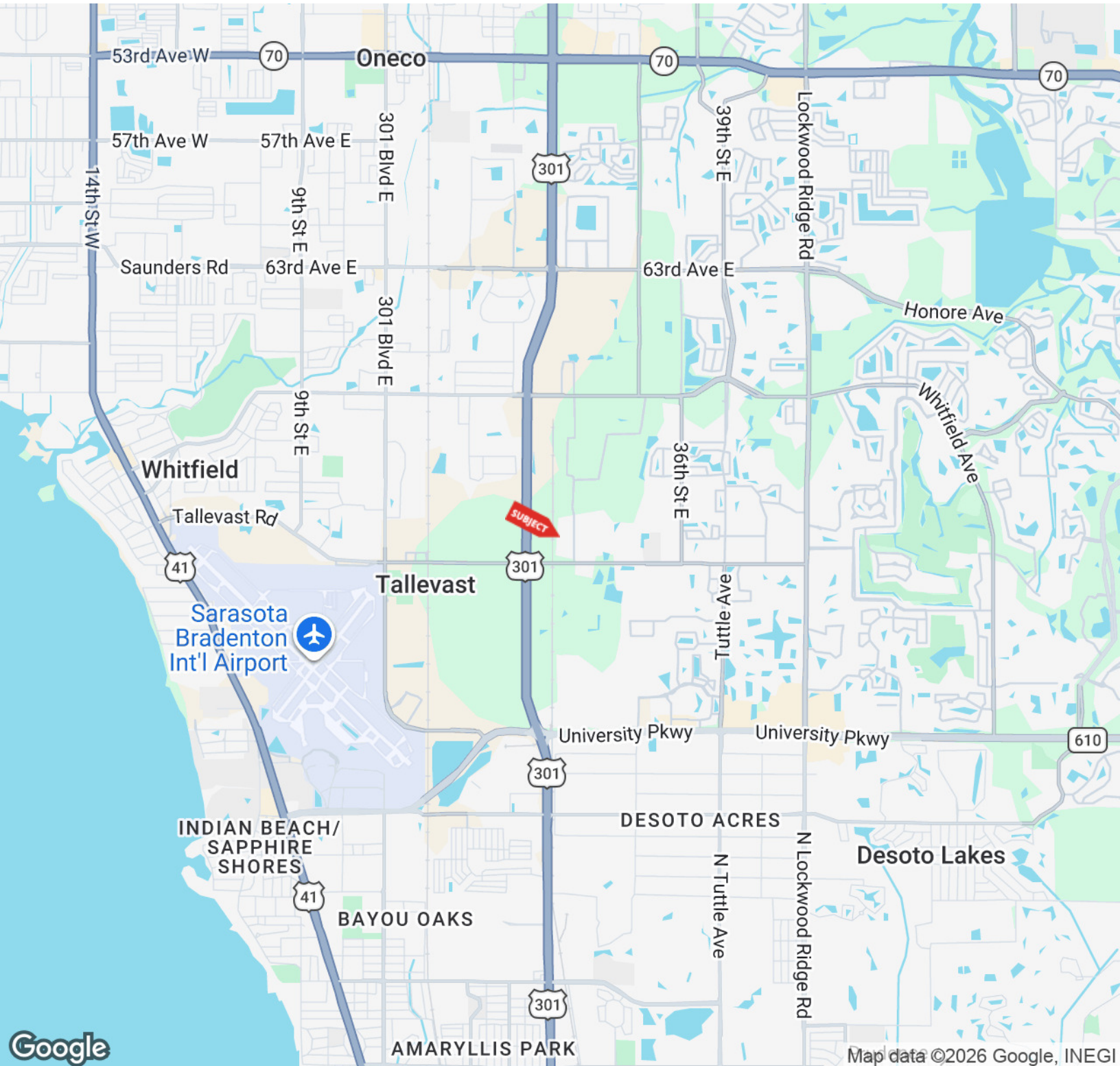


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