



## LARGE INDUSTRIAL SPACE FOR LEASE

1940 13th Street, Sarasota, FL 34236



### PROPERTY OVERVIEW

Clear span warehouse. Located just north of Downtown Sarasota. 2,000 +/- SF office located in the middle of the warehouse. Insulated walls and ceiling. Truck well located at the end of the building with great street access. Plenty of ample parking.

- 12' X 14' roll up doors
- AC in office
- 3 steel entry doors
- 1 glass entry door leading into office
- Dock high truck well
- 2 restrooms
- 1 Break room
- 2 private offices

### PROPERTY SUMMARY

Lease Rate:	\$7.95 SF/yr (NNN)
Available SF:	10,201 SF
Year Built:	1994
Building Size:	13,201
Zoning:	IGD



Presented By:

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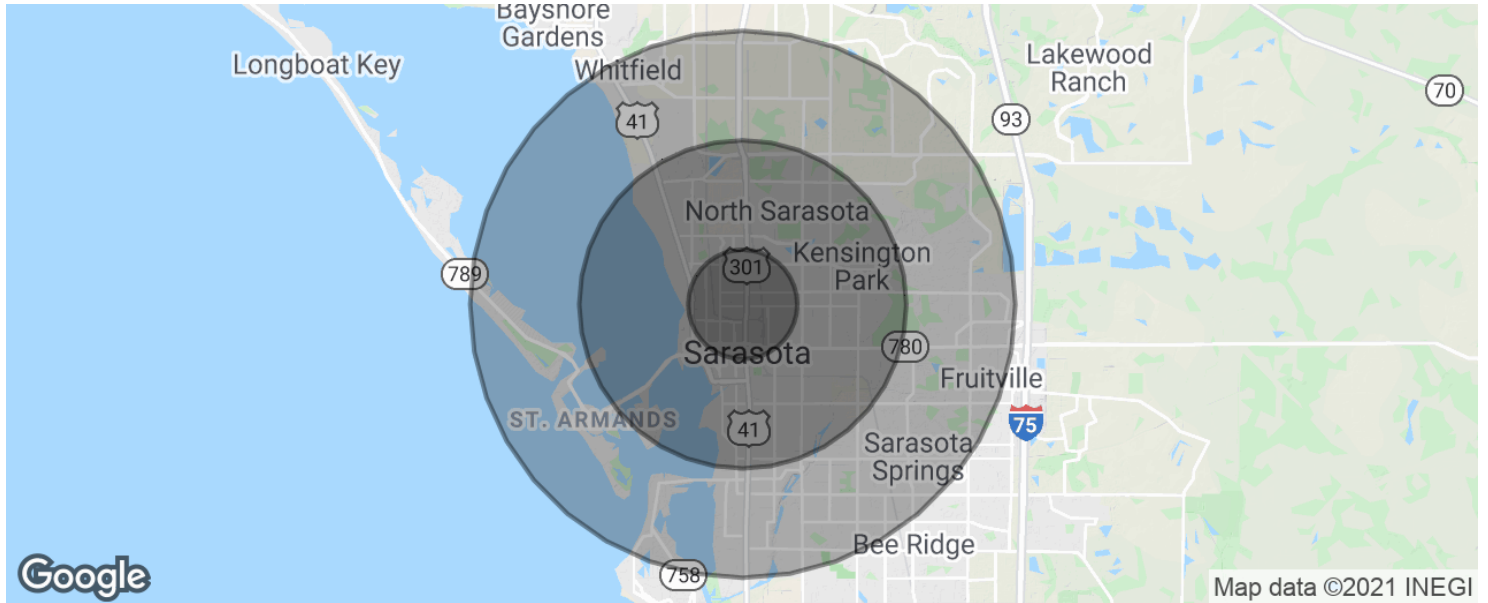
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	12,290	70,251	147,627
Median age	35.4	42.8	46.0
Median age (Male)	33.6	41.0	44.5
Median age (Female)	37.9	45.3	47.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,773	29,753	64,845
# of persons per HH	2.6	2.4	2.3
Average HH income	\$47,440	\$59,730	\$67,659
Average house value	\$260,494	\$316,689	\$298,710

\* Demographic data derived from 2010 US Census

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