

# FLEX INDUSTRIAL OFFICE SPACE

779 Commerce Drive - Suite 6&7, Venice, FL 34292

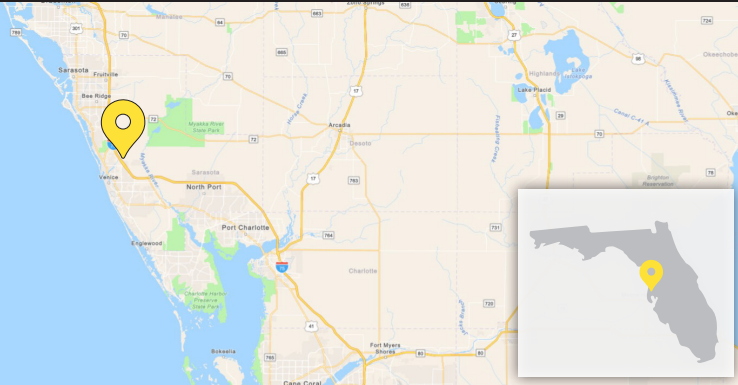


**FOR LEASE \$15/SF + NNN**

## PROPERTY HIGHLIGHTS

Fischler Property Company is proud to present this rare opportunity to lease premium Flex Industrial space, conveniently just off I-75 in Venice, FL within Sarasota County.

- Total Size: 6,179 SF (Fully Air Conditioned)
  - » 4,027 SF Warehouse
  - » 1,470 SF Mezzanine
  - » 682 SF Office
- (2) 14' Roll-Up Doors
- Three-Phase Power
- 1,000 SF Outdoor Storage
- Drive-Thru Truck Court
- Year Built: 2006
- Consists of (2) Contiguous Units



## ABOUT THE PROPERTY



**LOCATION**  
VENICE, FL



**LEASE**  
\$15/SF + NNN



**TOAL SPACE**  
6,179 SF

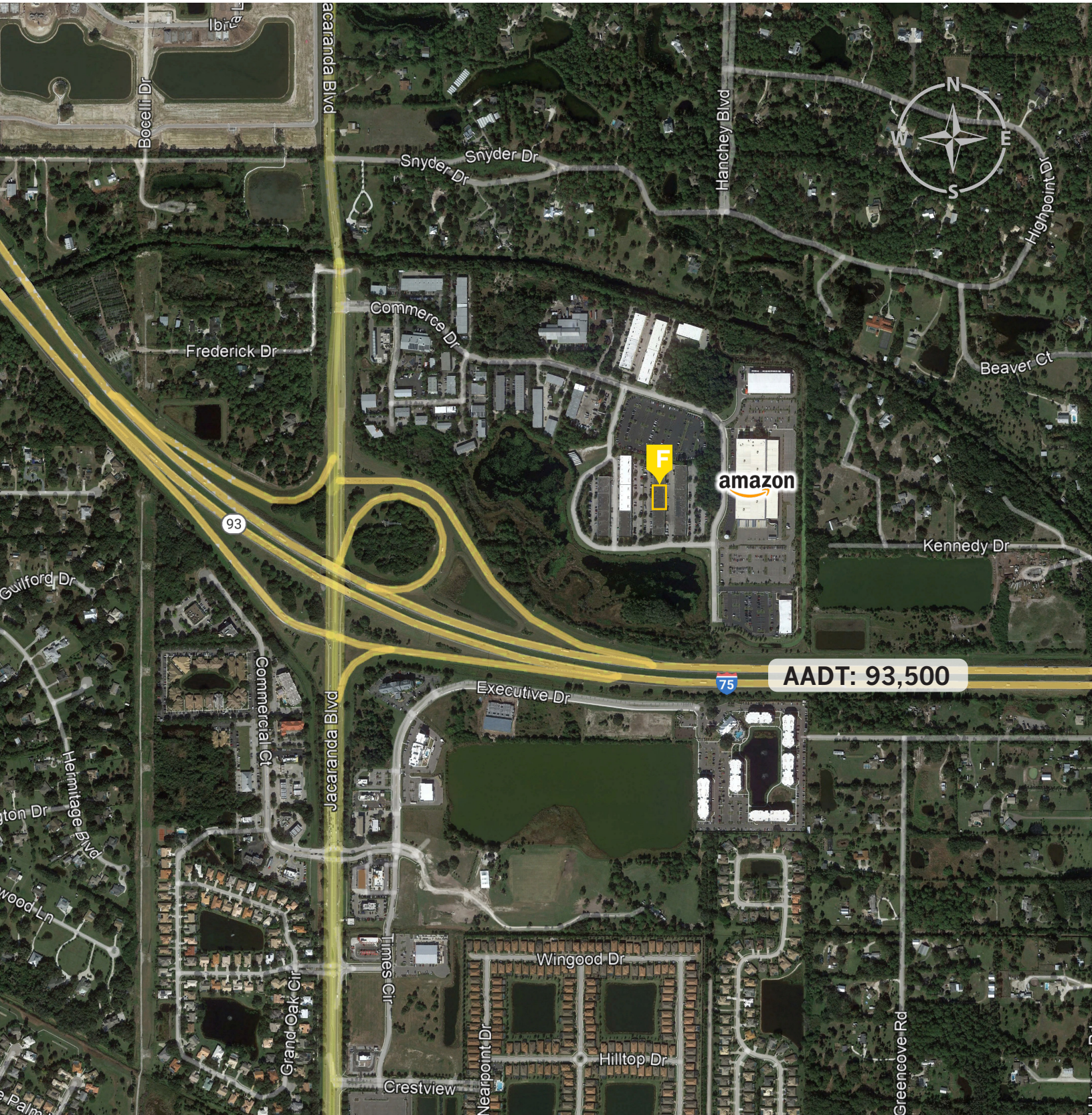


**FLEX INDUSTRIAL SPACE**

Unit (s)	Size	Base Rent PSF/YR NNN	2023 Est. CAM PSF/YR	Est Monthly (Includes Tax)
6 & 7	6,179 SF	\$15.00	\$2.76	\$9,144.92

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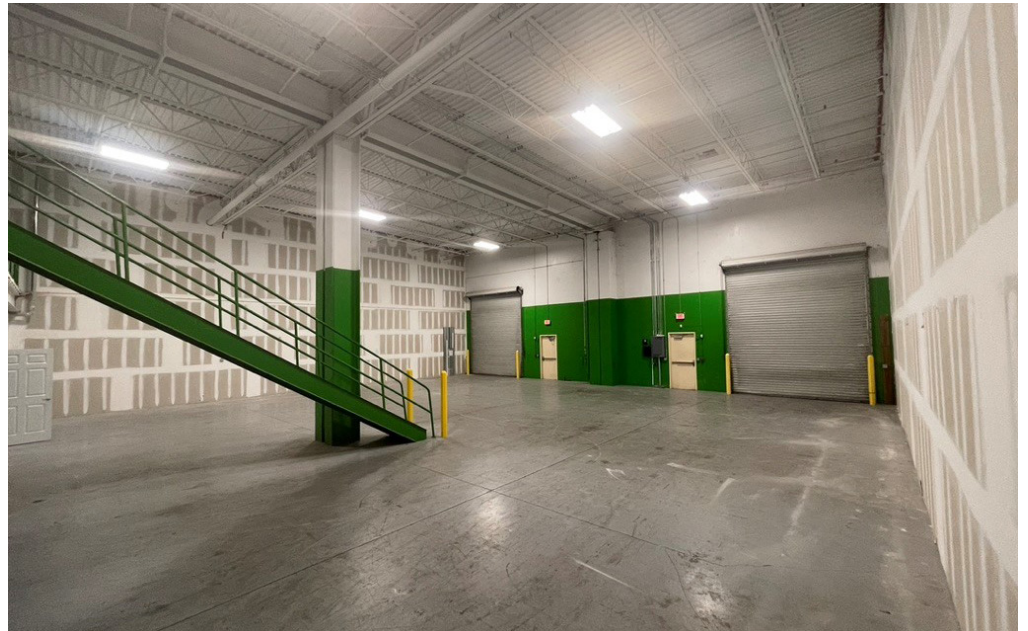
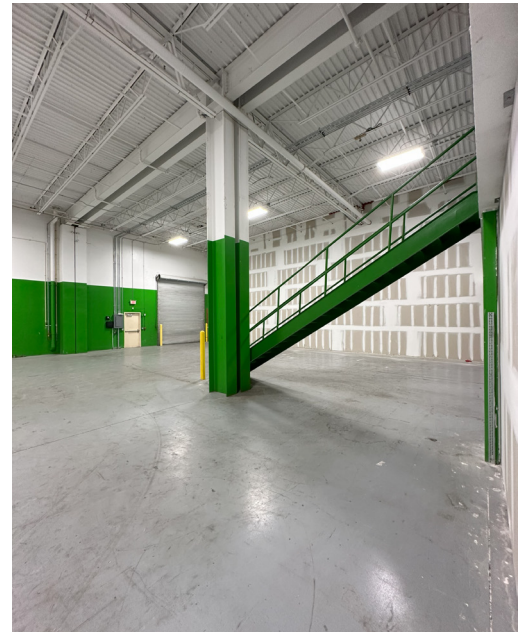
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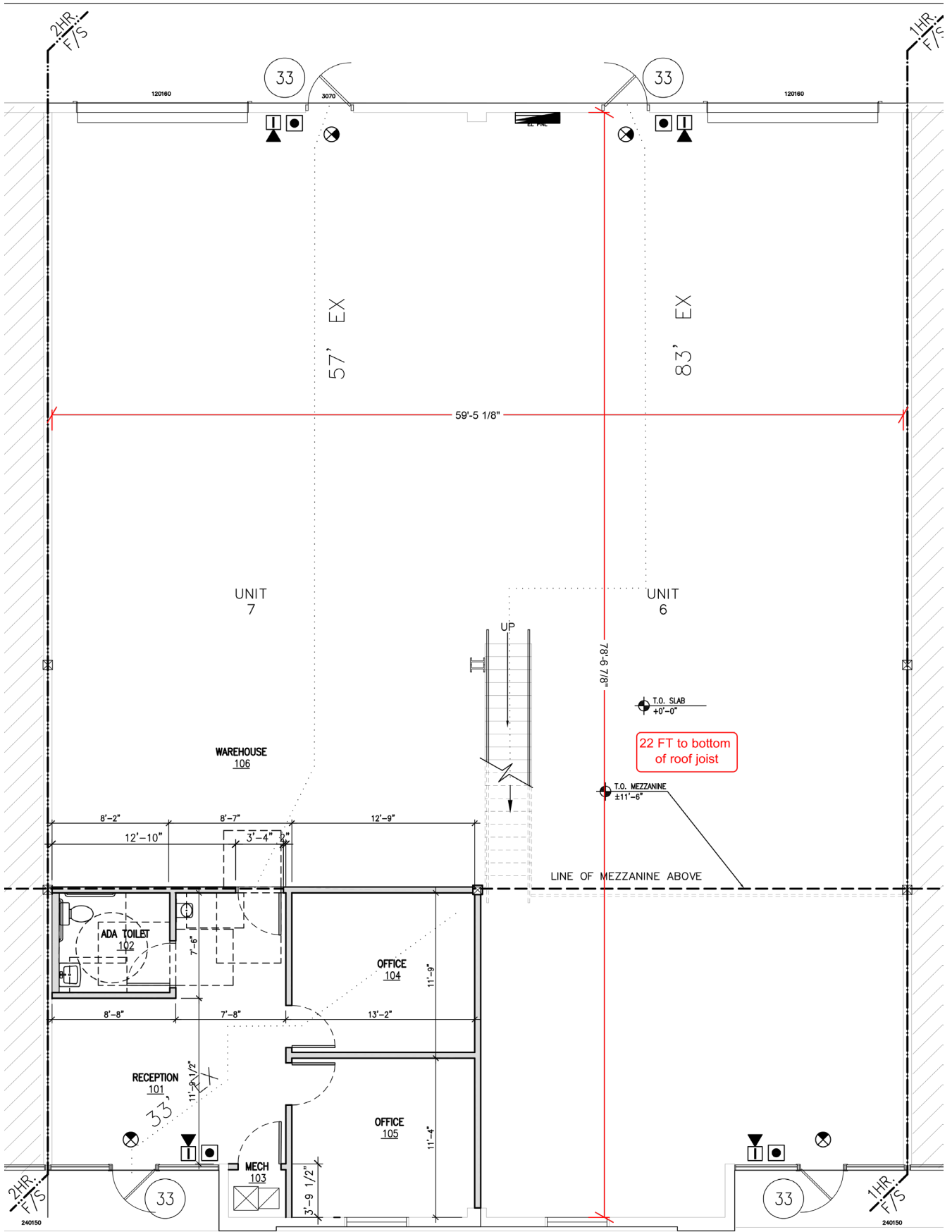
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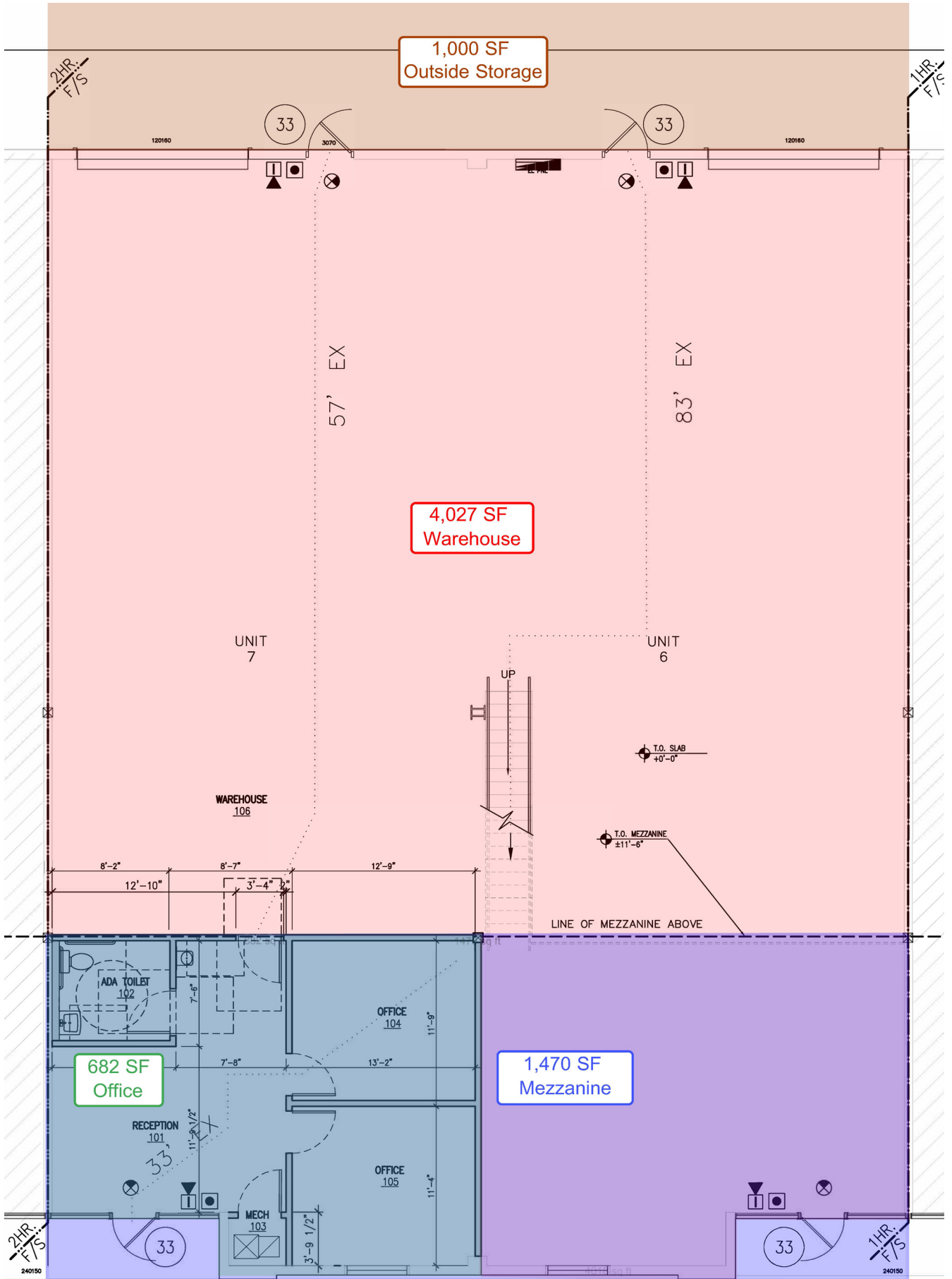
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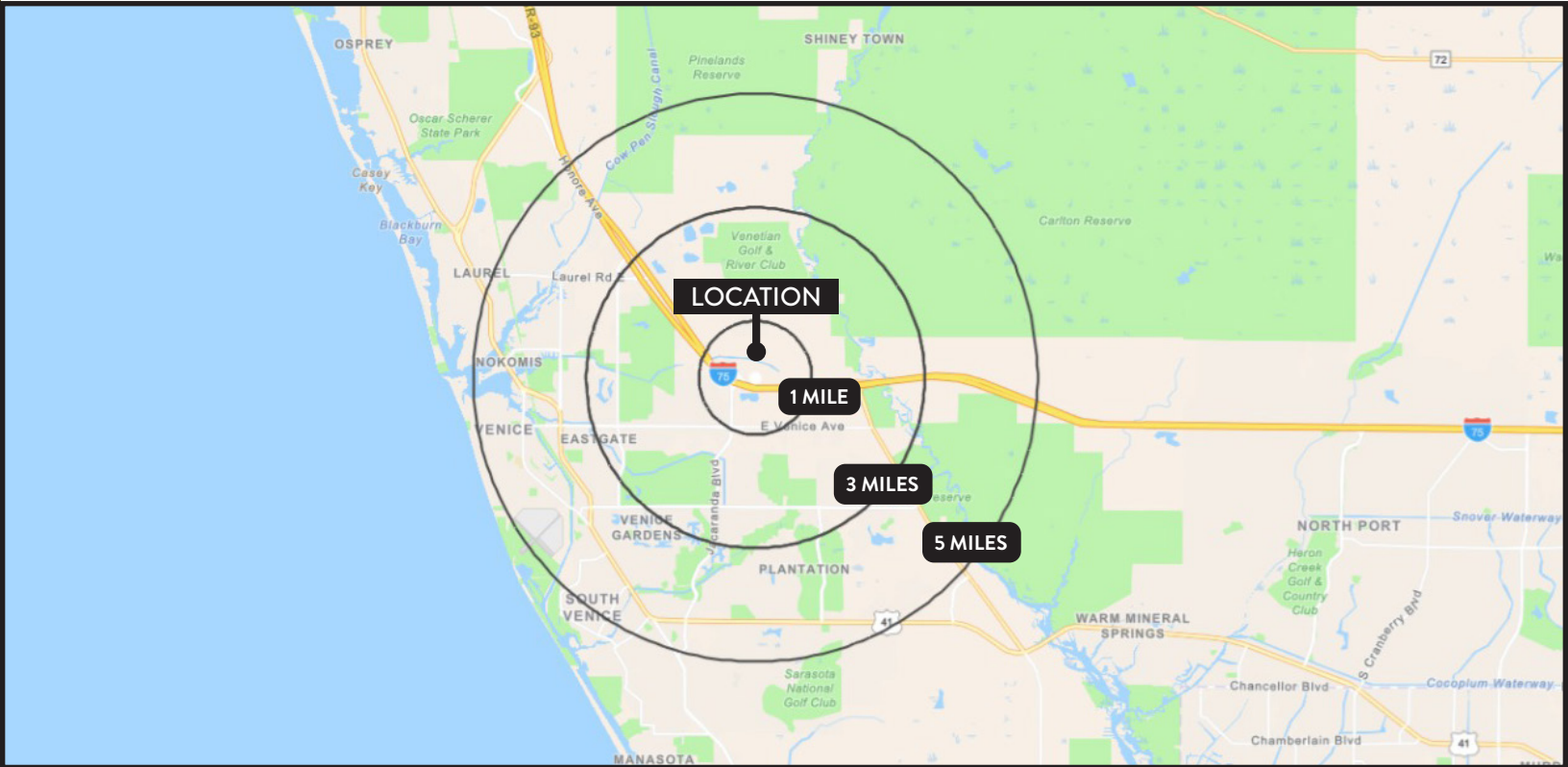




C3 LEVEL ONE LIFE SAFETY PLAN  
SCALE: 3/16" = 1'-0"



C3 LEVEL ONE LIFE SAFETY PLAN  
SCALE: 3/16" = 1'-0"



## 5 MILE RADIUS DEMOGRAPHICS

### KEY FACTS



47,747  
POPULATION

65.9  
MEDIAN AGE



1.9  
AVG. HOUSEHOLD SIZE

\$72,065  
Median Household Income

### EMPLOYMENT

3.2%  
UNEMPLOYMENT RATE



### EDUCATION

3%  
No High School Diploma



28%  
High School Graduate



26%  
Some College



42%  
Bachelor/Grad/Prof Degree

### INCOME



\$72,065  
Median Household Income



\$54,010  
Per Capita Income



\$370,935  
Median Net Worth

### BUSINESS



3,042  
TOTAL BUSINESSES

31,250  
TOTAL EMPLOYEES





## **MIKE TRIVETT**

mct@fischlerco.com | 239.940.3171

**Mike's primary role at Fischler Property Company is to provide excellent customer experience and deal execution in the firm's retail and industrial services group. Known for simplifying complex challenges and making it easy to do business, Mike utilizes his business acumen to assist his clients in identifying opportunities that fit within their strategy and align with their business goals. Whether by way of acquisition, disposition, or tenant or landlord representation, he utilizes his knowledge and experience to identify properties both on and off-market to suit his client's needs.**

**Mike comes from a retail background, where he operated as Vice President of Sales for a \$100M+ organization, overseeing a sales and management team of just under 200 associates. He utilizes his retail experience in the site selection process. He takes great pride in working efficiently, and honestly on his client's behalf. He utilizes his network of property owners, tenants, and investors to structure deals and drive positive results while building long-lasting relations in the communities he serves.**