



WELL LOCATED WAREHOUSE IN PROMINENT LOCATION

2025 Cattlemen Rd, Sarasota, FL 34232



PROPERTY OVERVIEW

Opportunity to lease a well maintained warehouse on Cattlemen Rd with excellent visibility and signage opportunities.

- Recently connected to Sarasota County water and sewer
- Ample parking
- Flexible floor plan capable of subdivision into smaller units
- Three 16' high and one 10' high grade level doors
- Truck well with 14' high bay doors
- Adequate power for industrial users with 3 phase and 208 volts

PROPERTY SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	18,874 SF
Lot Size:	1.42 Acres
Building Size:	18,874 SF
Zoning:	ILW - INDUSTRIAL LIGHT & WAREHOUSING



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Subject property includes three 16' high and one 10' high grade level doors, 14' high bay doors and an abundance of parking!



Flexible floor plan capable of subdivision into smaller units.



High ceilings in the entrance way creating an open feel.

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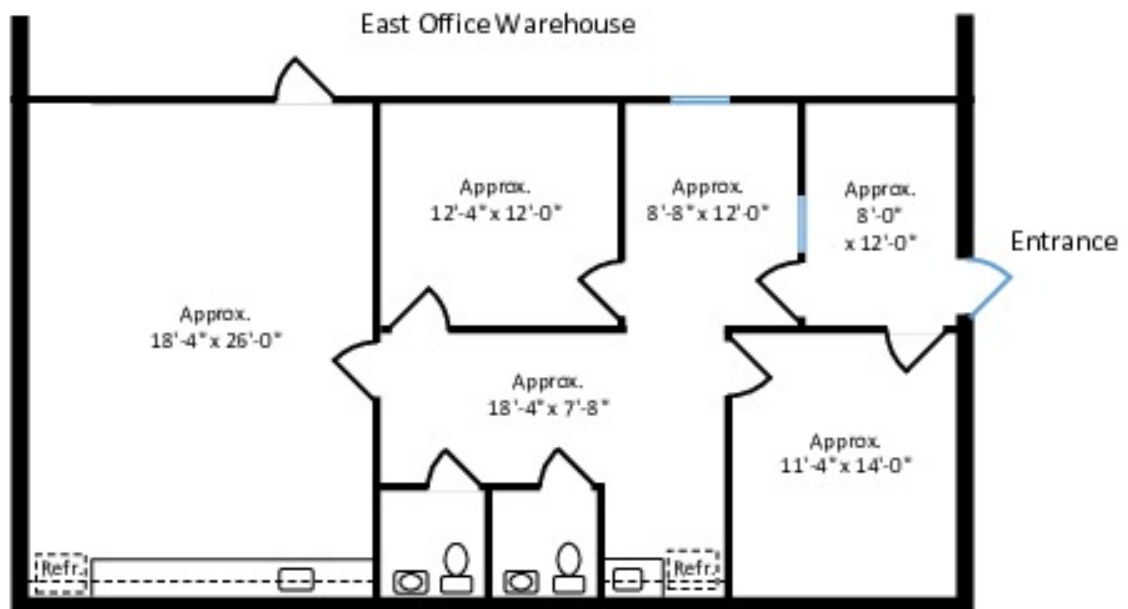
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Well Located Warehouse in Prominent Location

2025 Cattlemen Rd, Sarasota, FL 34232

2025 Cattlemen Road East Office



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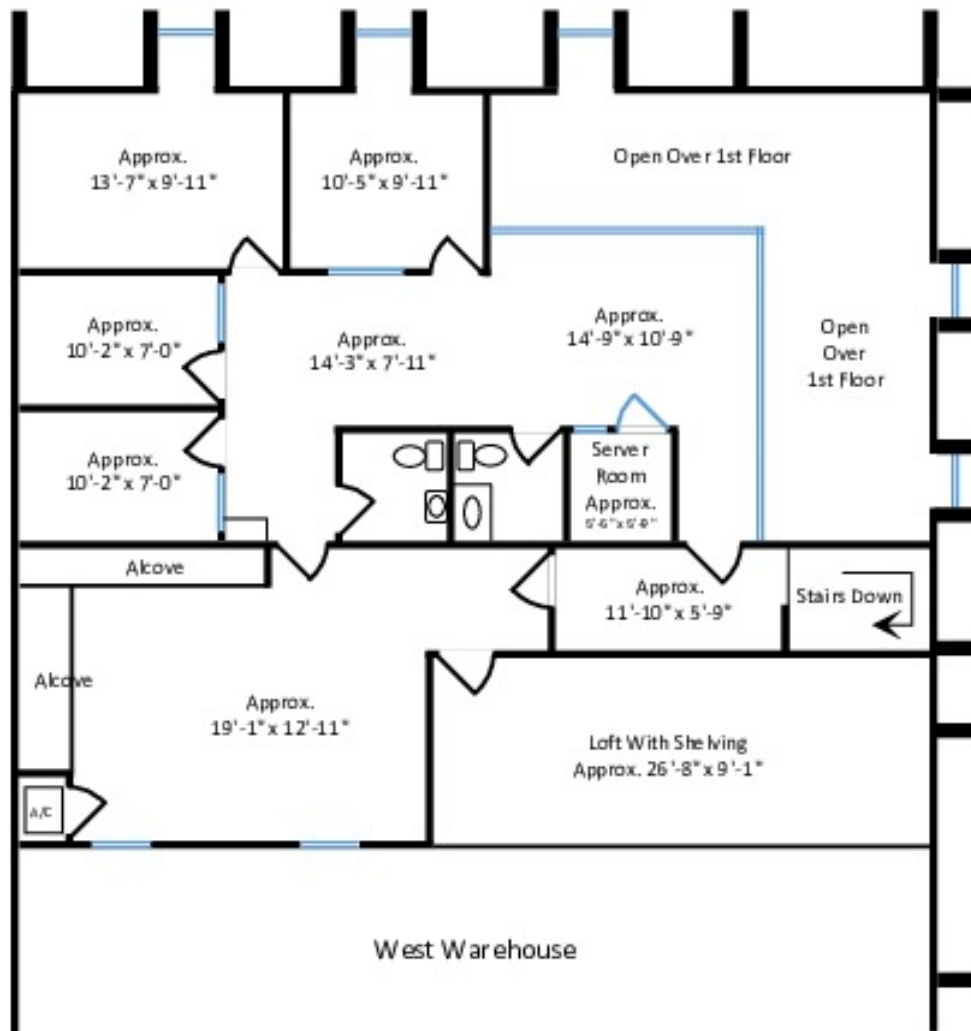
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Well Located Warehouse in Prominent Location

2025 Cattlemen Rd, Sarasota, FL 34232

2025 Cattlemen Road 2nd Floor West Office



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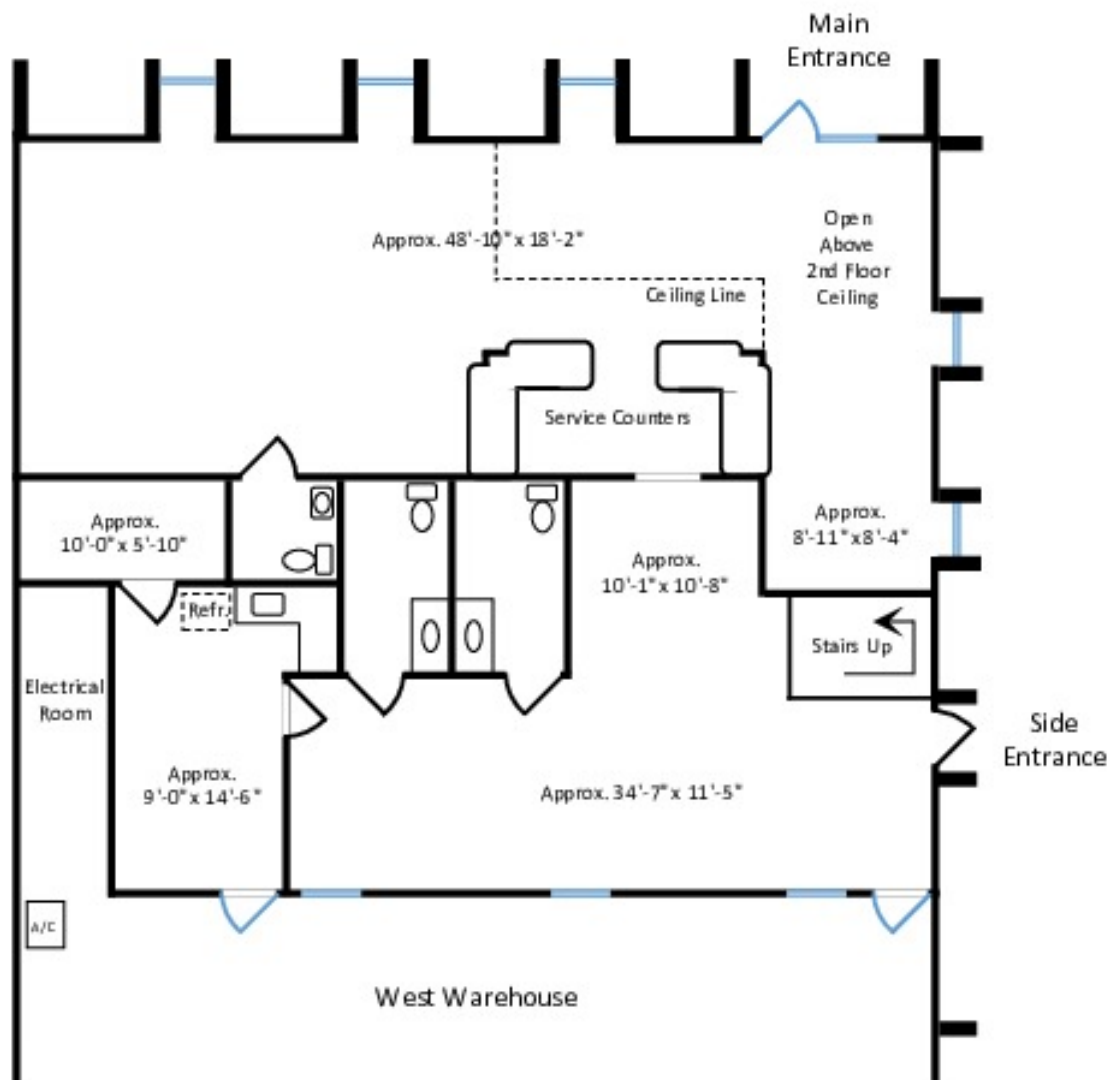
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2025 Cattlemen Rd, Sarasota, FL 34232

2025 Cattlemen Road 1st Floor West Office



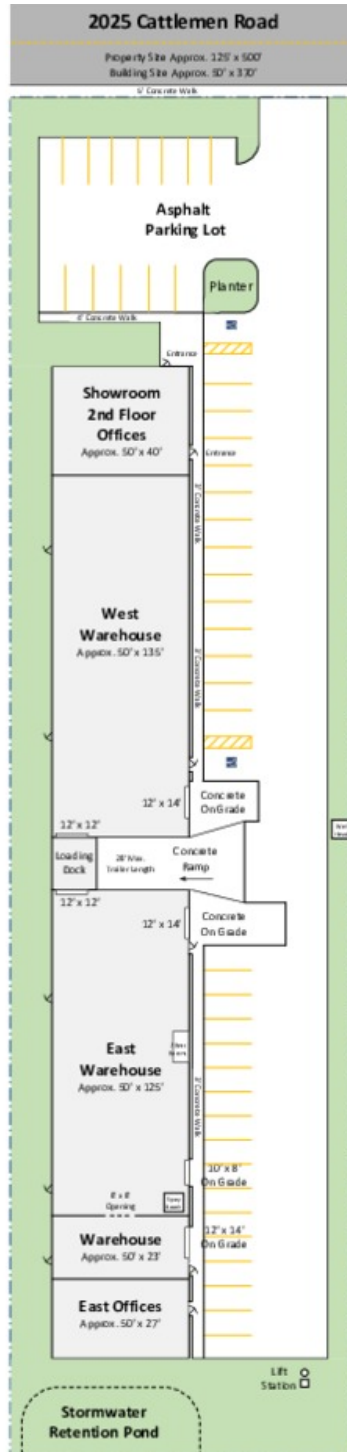
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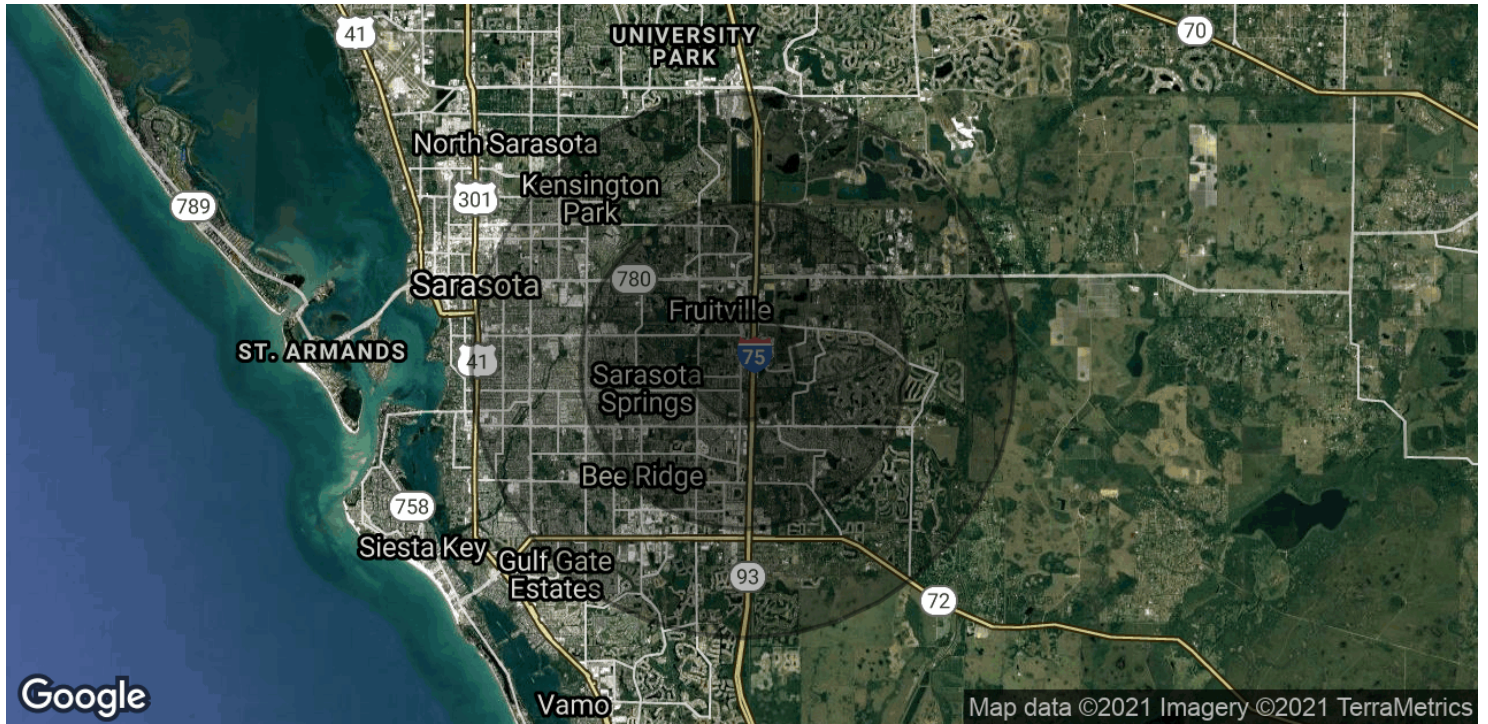
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,872	53,131	129,996
Average age	42.2	45.0	47.1
Average age (Male)	41.9	43.3	45.4
Average age (Female)	42.1	46.2	48.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,230	21,360	55,256
# of persons per HH	2.6	2.5	2.4
Average HH income	\$77,824	\$73,332	\$69,296
Average house value	\$258,405	\$239,028	\$263,187

* Demographic data derived from 2010 US Census

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