

FOR SALE OR LEASE > INDUSTRIAL

# Sarasota Showroom/Warehouse Facility



Tampa Bay Florida

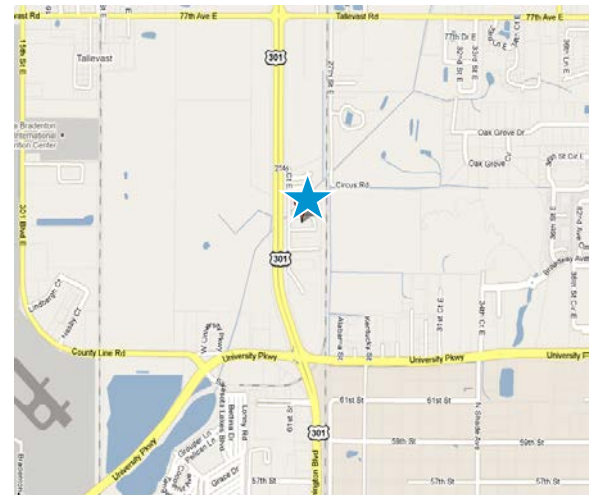
2502 81<sup>st</sup> Place East, Sarasota, FL 34243



## Sarasota Showroom/Warehouse > Features

This Industrial Warehouse features an expansive 23,000± SF, one story structure located off US 301 in Manatee County. On 1.21± acres with street frontage, this building which was built in 2002 boasts over 4,000SF of air conditioned office space and 16,600SF of warehouse. The retail showroom area includes a display room, a work counter, break area, 2 restrooms, 2 offices and an order room.

- Central HVAC system in office and retail showroom with two (2) exhaust fans in the warehouse
- Metal roof, steel frame/truss with concrete block foundation
- 12 Striped parking spaces located for retail traffic in front of building and 12 additional parking spaces in the back of the building
- One dock high double truck well with three grade level doors
- Three phase electrical
- High bay lighting in warehouse and fluorescent lighting in the showroom and office area
- Zoned HM – Heavy Manufacturing
- Present Lease expires 10-31-2011/\$14,211.00/Mth \$7.41 PSF
- Offered for sale at \$1,195,000/Offered for lease at \$5.50/NNN



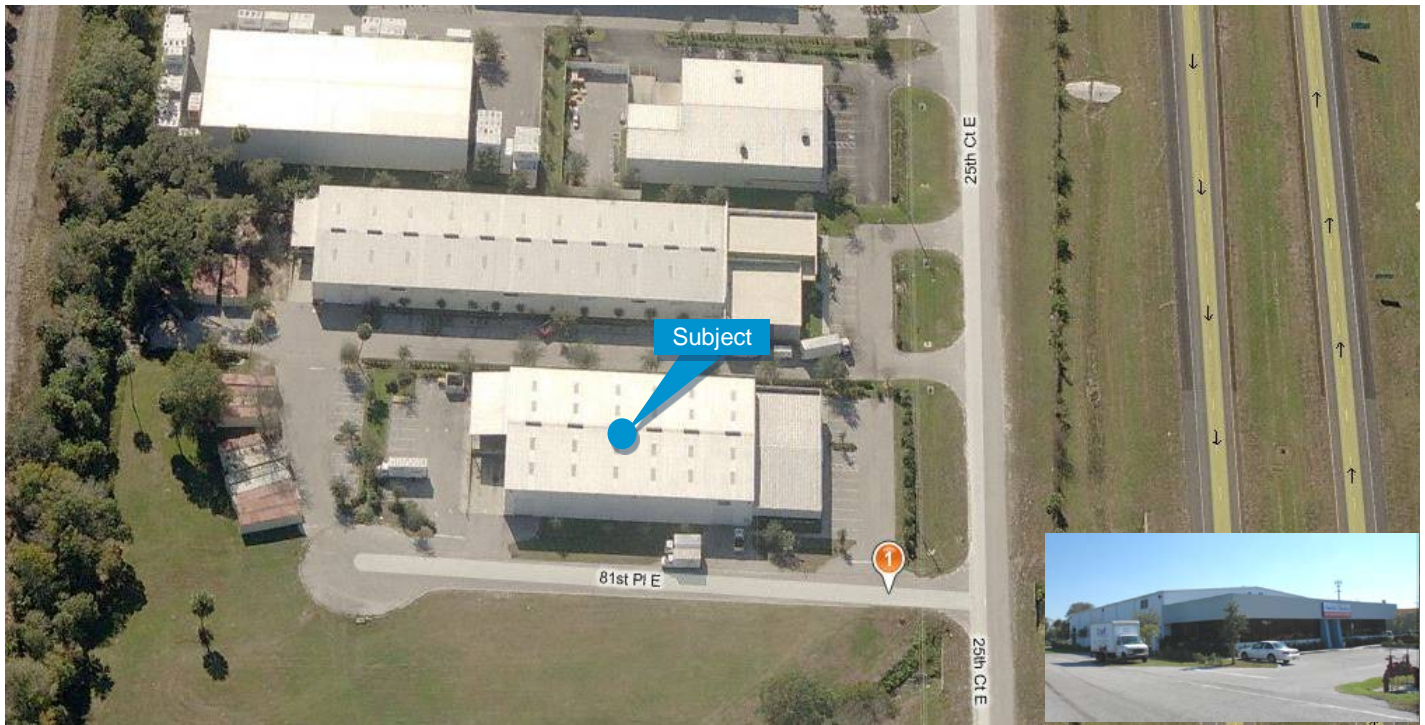
This Sarasota Industrial Warehouse is located on the southeast corner of 81<sup>st</sup> Place East and 25<sup>th</sup> Court East in Manatee County. With over 153 feet of frontage on 25<sup>th</sup> Court East and 250 feet of frontage on 81<sup>st</sup> Place East, this property is a high visibility location.

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## Showroom/Warehouse Facility > Maps & Photographs



## Contact Us

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