

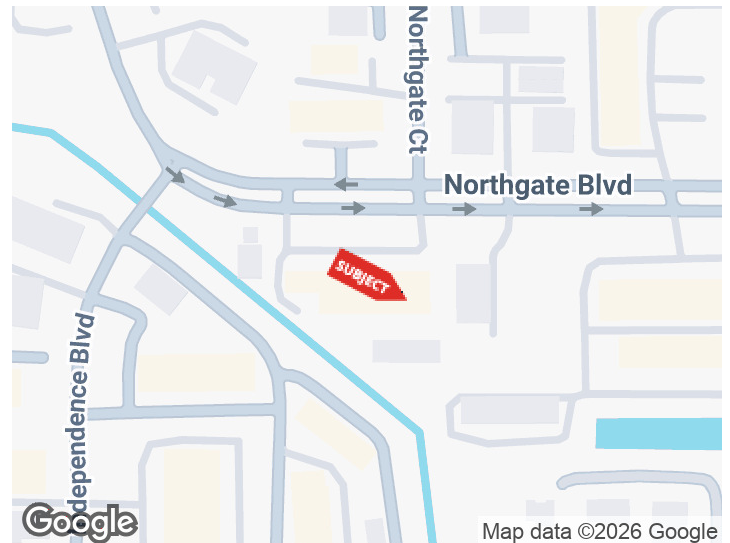


NORTHGATE FLEX WAREHOUSE UNIT A1 +/-1,750 SF

1800 NORTHGATE BLVD
SARASOTA, FLORIDA 34234

PROPERTY HIGHLIGHTS

- Newly renovated unit with expanded warehouse layout
- Approx. 625 SF office / 1,125 SF warehouse
- Open warehouse space for flexible use
- Two handicap-accessible restrooms
- Located in well-maintained business park
- Easy access to US-301, University Pkwy & Downtown Sarasota
- CAM approx. \$3.62 PSF (subject to change)



For More Information

ADAM DOAK

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NORTHGATE FLEX WAREHOUSE



OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Building Size:	19,000 SF
Available SF:	1,750 SF
Lot Size:	68,787 SF
Year Built:	1987
Zoning:	CI
Submarket:	Sarasota Ind

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents Gateway Industrial Park – Northgate Center, Sarasota, FL

Property Type: Flex / Office / Warehouse
Space Available: 1,750 SF Flex Space

Gateway Industrial Park offers high-quality flex, showroom, warehouse, and office spaces in a professionally maintained business park just off US-301. Located south of University Pkwy and north of Downtown Sarasota in Northgate Center Business Park, this location provides excellent accessibility, strong signage, and ample parking. Businesses benefit from the park's exceptional upkeep, convenient layout, and proximity to major Sarasota corridors.

Unit A1 – Approx. 1,750 SF (New Availability!)

Unit A1 has been completely renovated and gutted to maximize usable warehouse space, creating a more functional layout for storage, distribution, or light industrial users. The unit now features approximately 625 SF of office space, with the remaining area dedicated to open warehouse. The updated configuration offers flexibility for a wide range of business operations while maintaining a clean, professional office presence. Two handicap-accessible restrooms are included for convenience.

*CAM is currently approx. \$3.62 PSF (subject to change)

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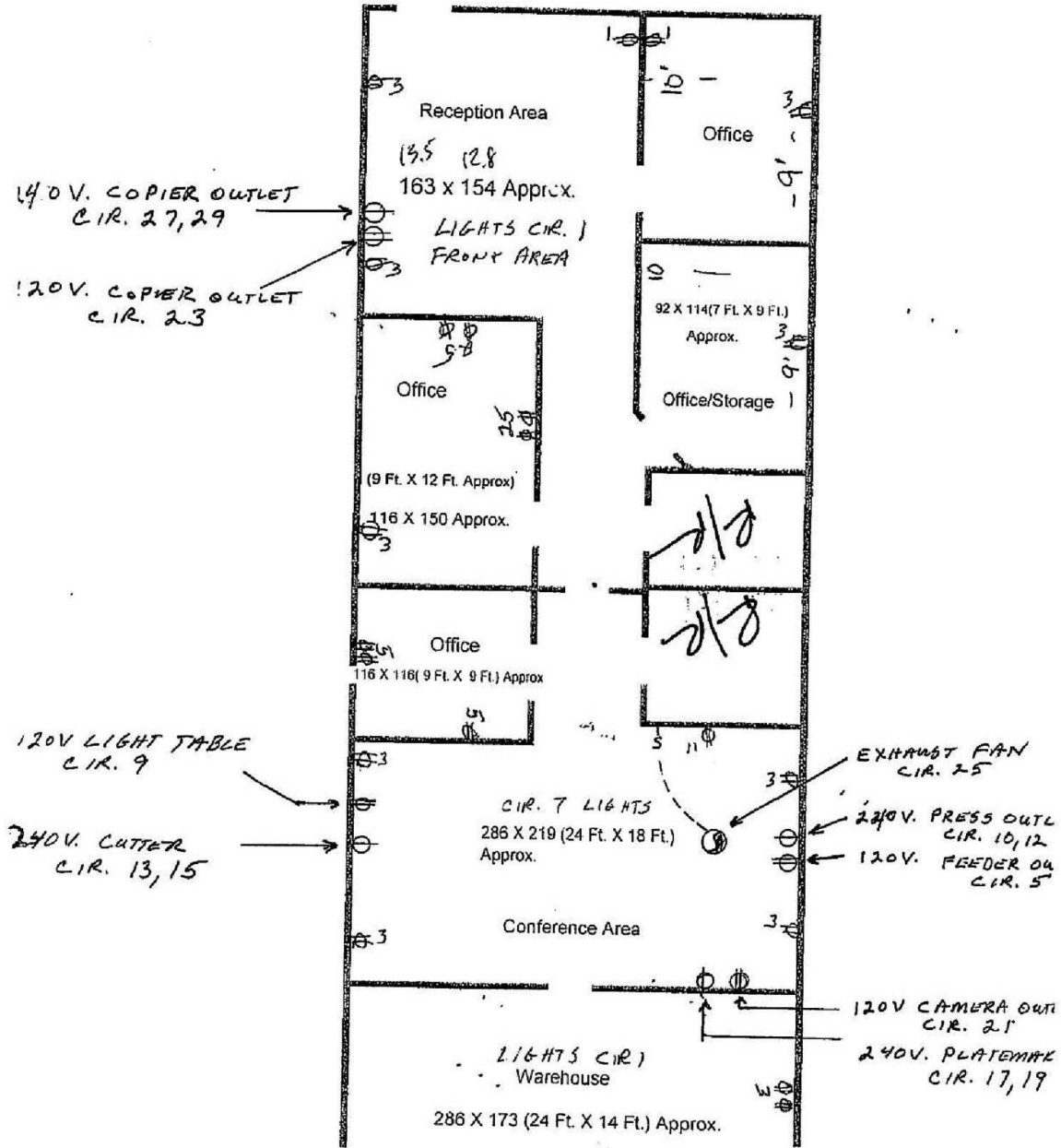
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NORTHGATE FLEX WAREHOUSE

1800 Northgate Blvd. Unit A-1

1750 Sq. Feet Total Approx.

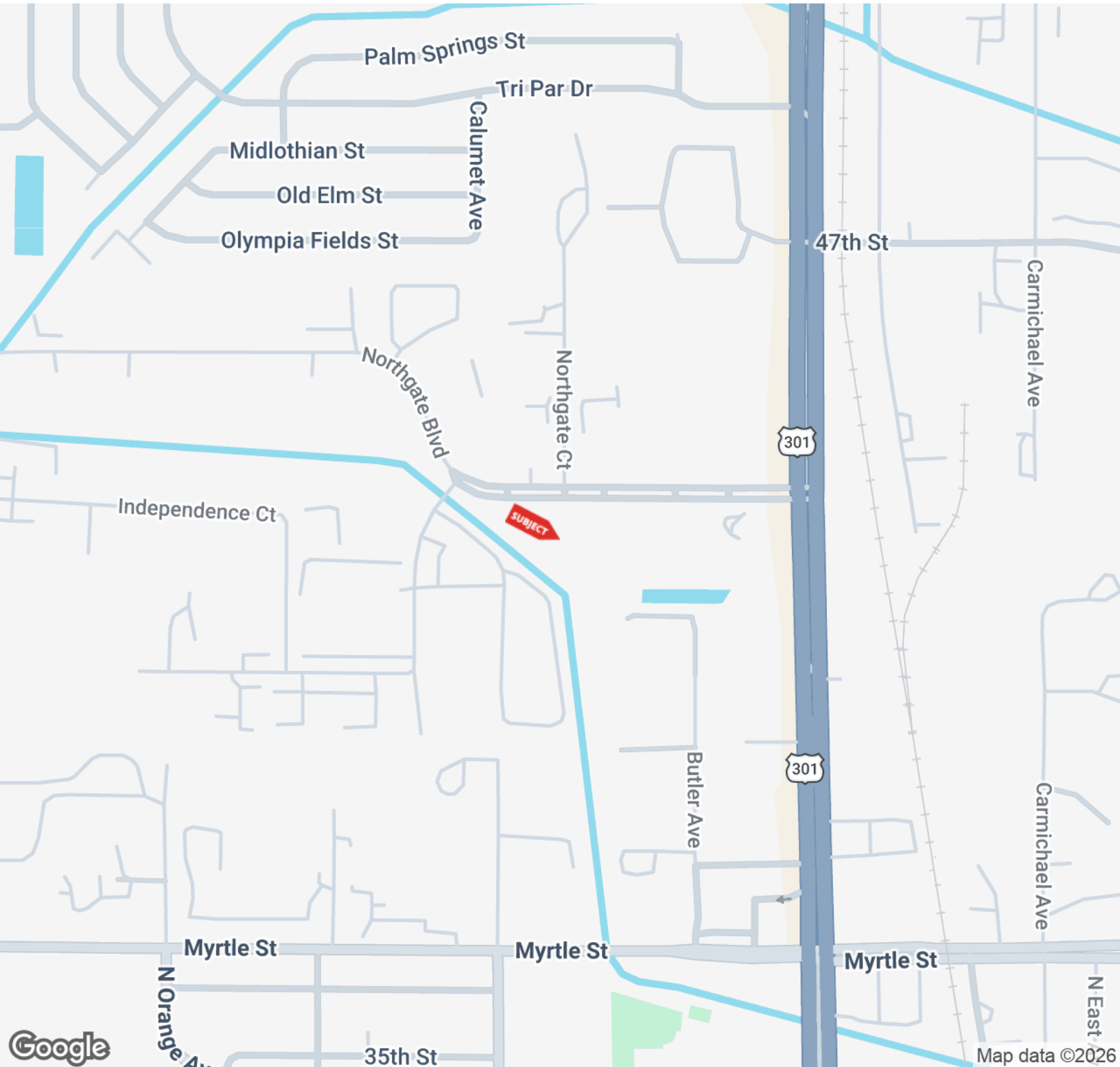


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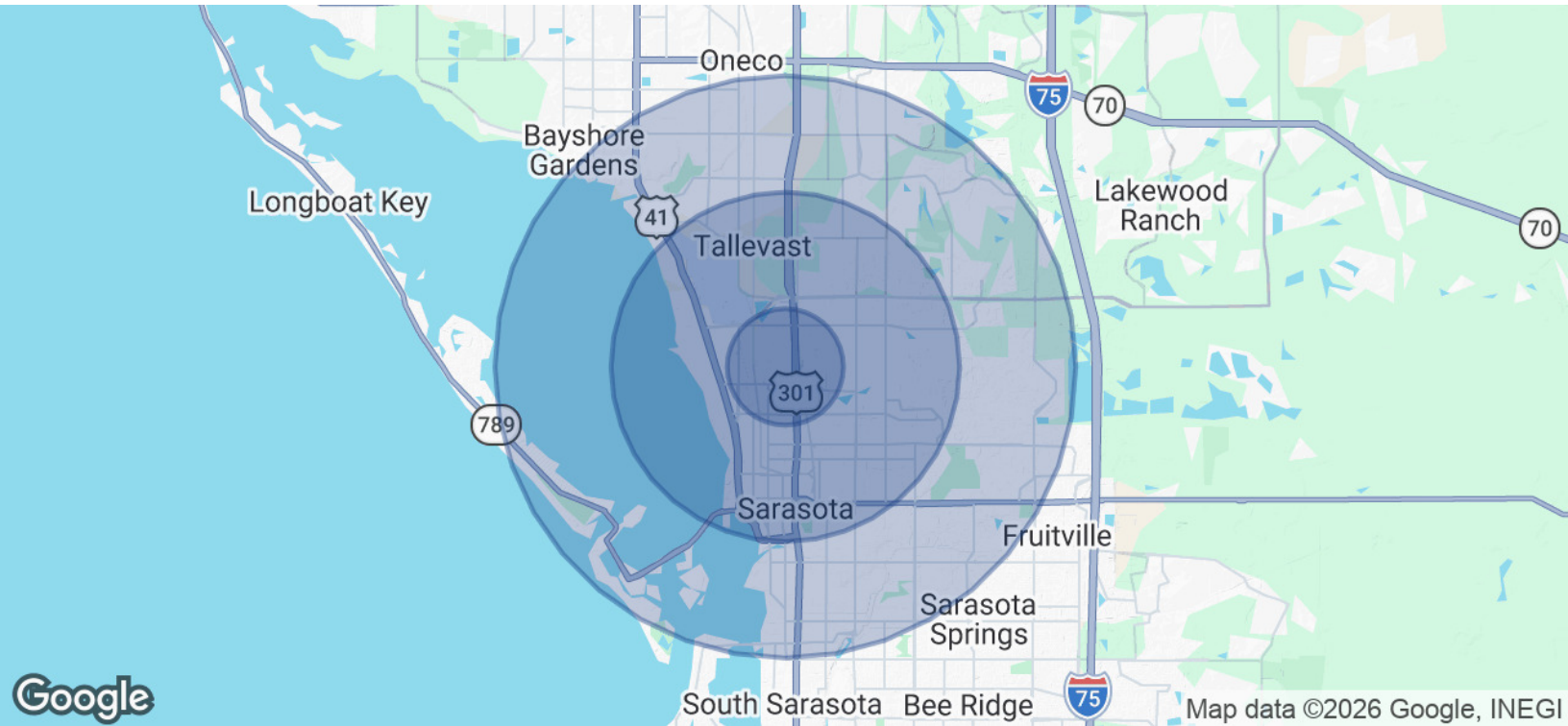


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NORTHGATE FLEX WAREHOUSE +/-1,750 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,541	57,801	148,348
Average Age	40.7	41.0	45.1
Average Age (Male)	42.1	39.5	44.2
Average Age (Female)	40.6	43.1	46.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,641	24,235	63,809
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$40,628	\$56,138	\$65,219
Average House Value	\$224,191	\$241,357	\$303,186

2020 American Community Survey (ACS)

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