



INDUSTRIAL BUSINESS CENTER

Sarasota, FL 34234



PROPERTY OVERVIEW

Warehouse available FOR LEASE in one of Sarasota's desirable industrial parks! The park is undergoing a massive transformation having completed exterior aesthetic improvements, landscaping updates, asphalt work, and various interior modifications. Call for more information and to find out how you can be a tenant!

PROPERTY SUMMARY

Lease Rate:	\$14/SF OPEX \$3.50/SF
Available SF:	Unit 1 - 8,449 SF Unit 4 - 6,329 SF Unit 5 - 6,789 SF
Zoning:	ILW - INDUSTRIAL LIGHT & WAREHOUSING



Presented By:

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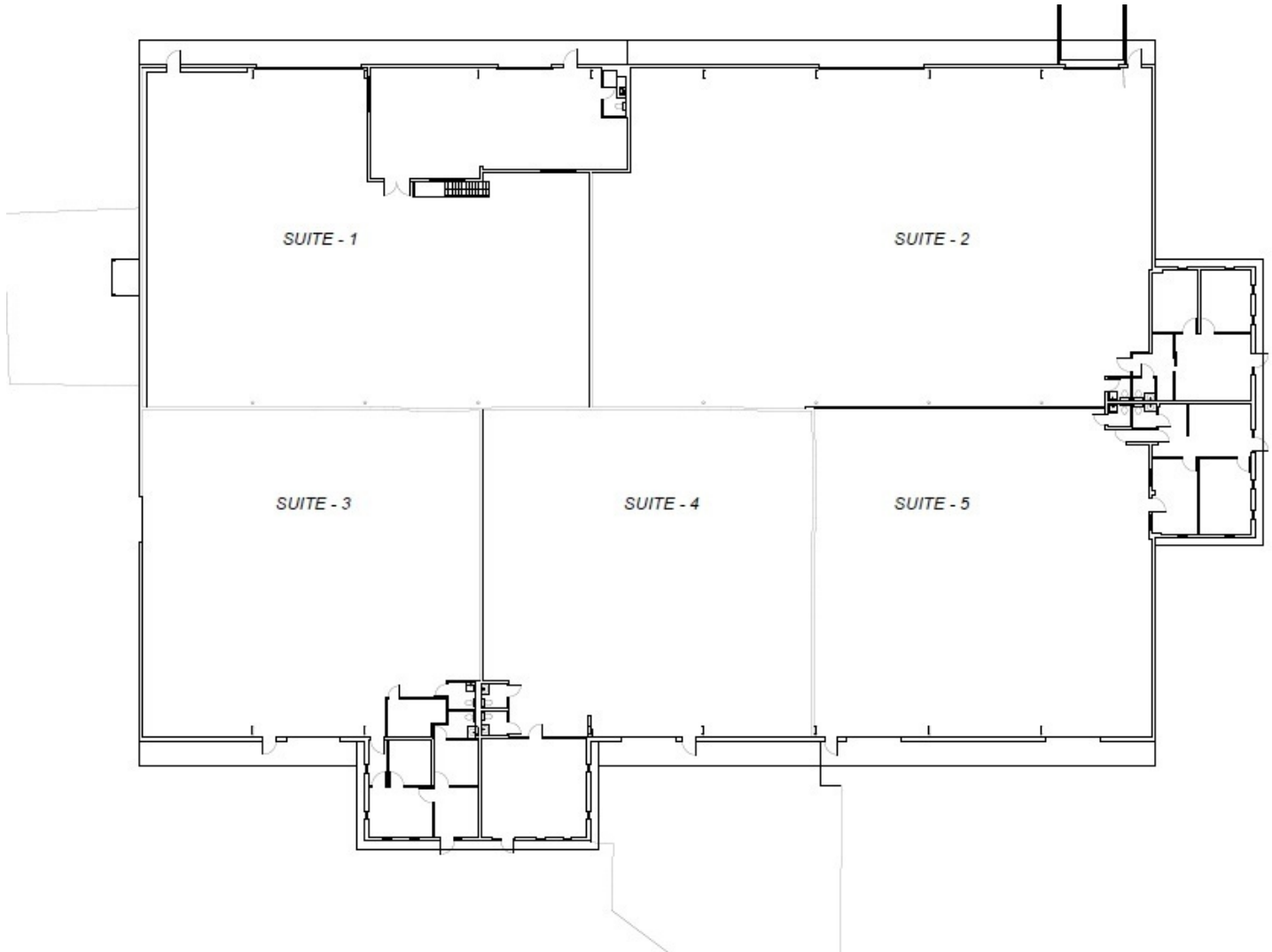


Information deemed reliable but not guaranteed. Prices subject to change without notice.

Ian Black Real Estate | 1 South School Avenue | Suite 600 | Sarasota, FL 34237 | ian-black.com

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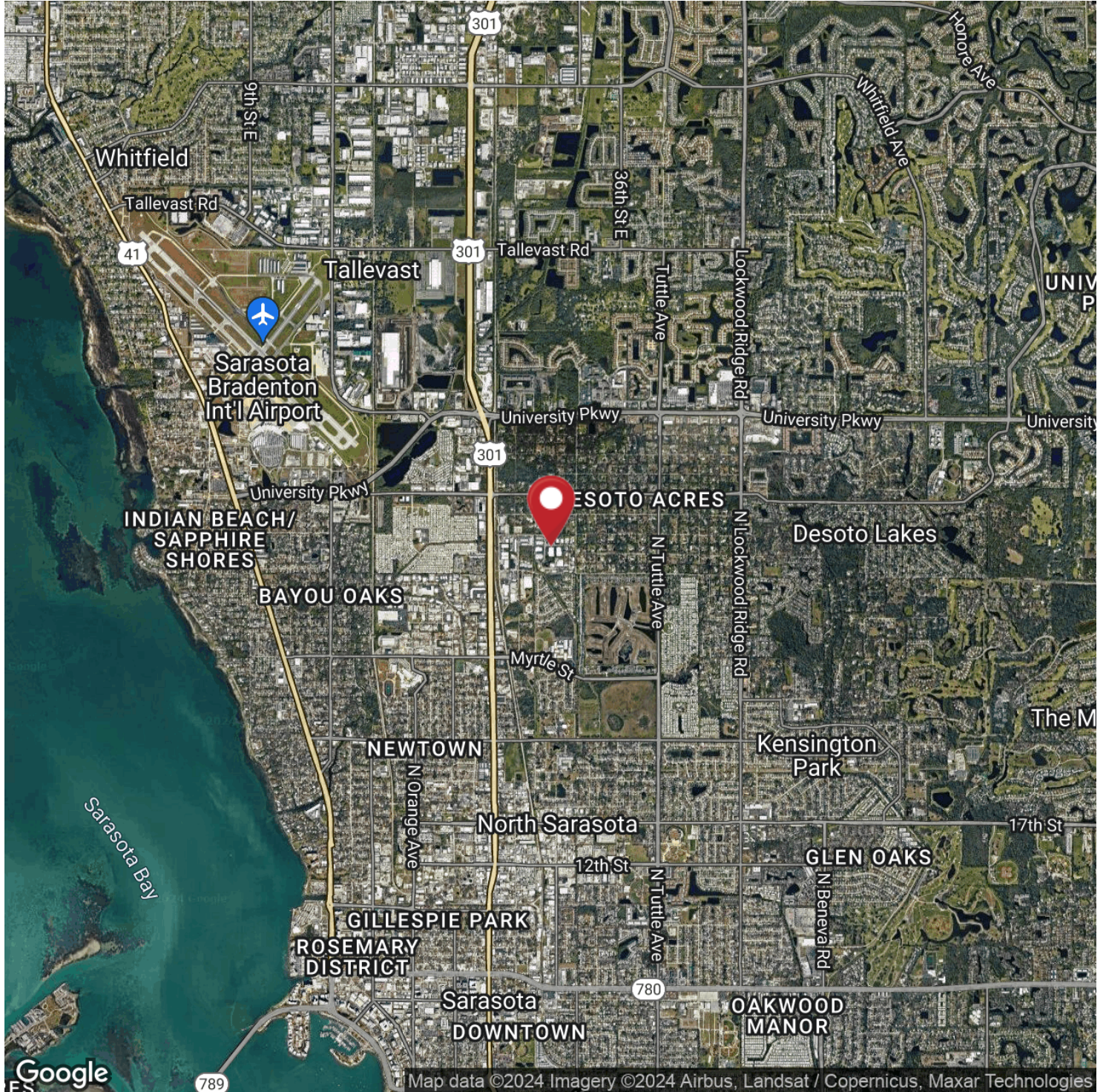
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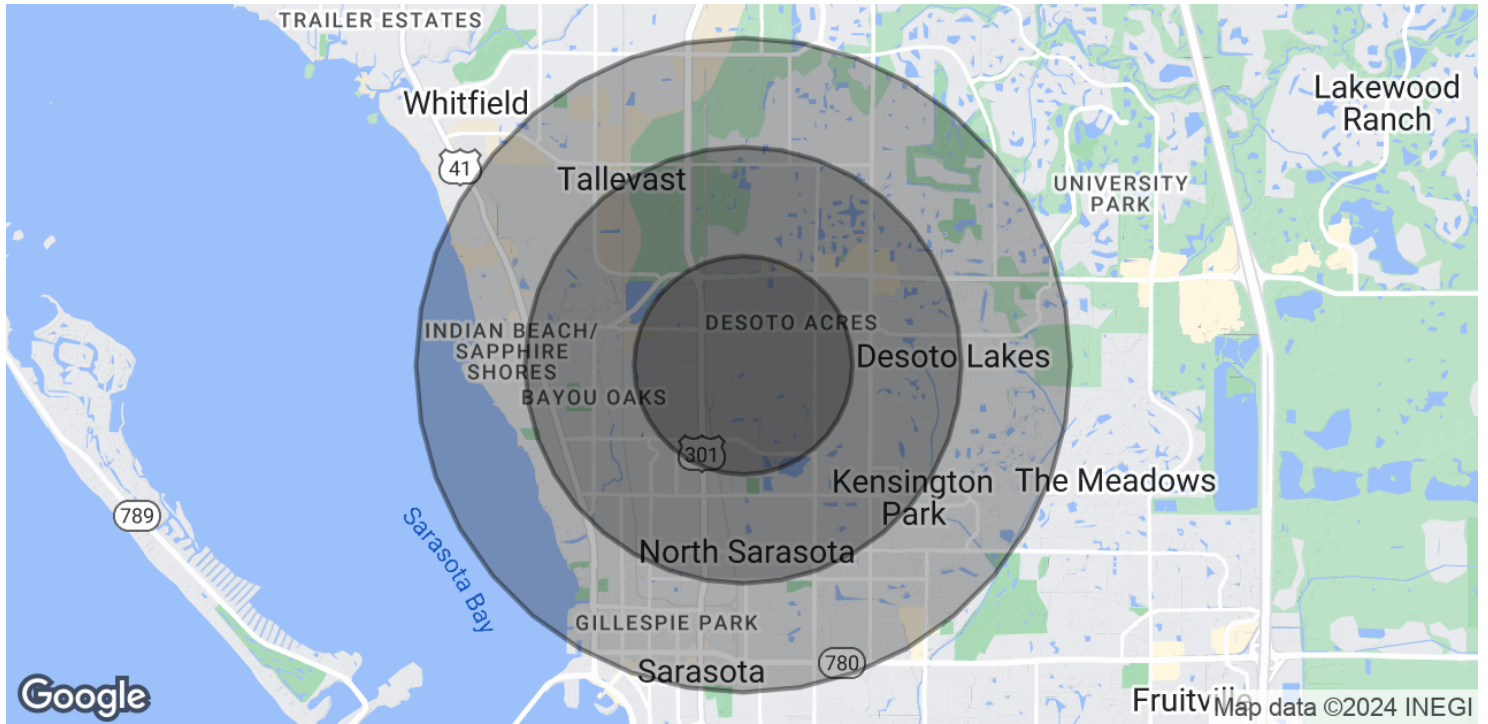
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,860	31,446	66,481
Average Age	54.0	44.4	46.4
Average Age (Male)	52.9	43.4	44.2
Average Age (Female)	56.7	45.9	48.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,528	14,108	32,546
# of Persons per HH	1.9	2.2	2.0
Average HH Income	\$50,742	\$51,017	\$58,599
Average House Value	\$154,983	\$183,403	\$232,491

2020 American Community Survey (ACS)

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