



OFFERING MEMORANDUM
100% Air Conditioned
Warehouse - Airport Area

885 TALLEVAST ROAD

Sarasota, FL 34243

PRESENTED BY:

MIKE MIGONE CCIM

Phone: 941.812.7437

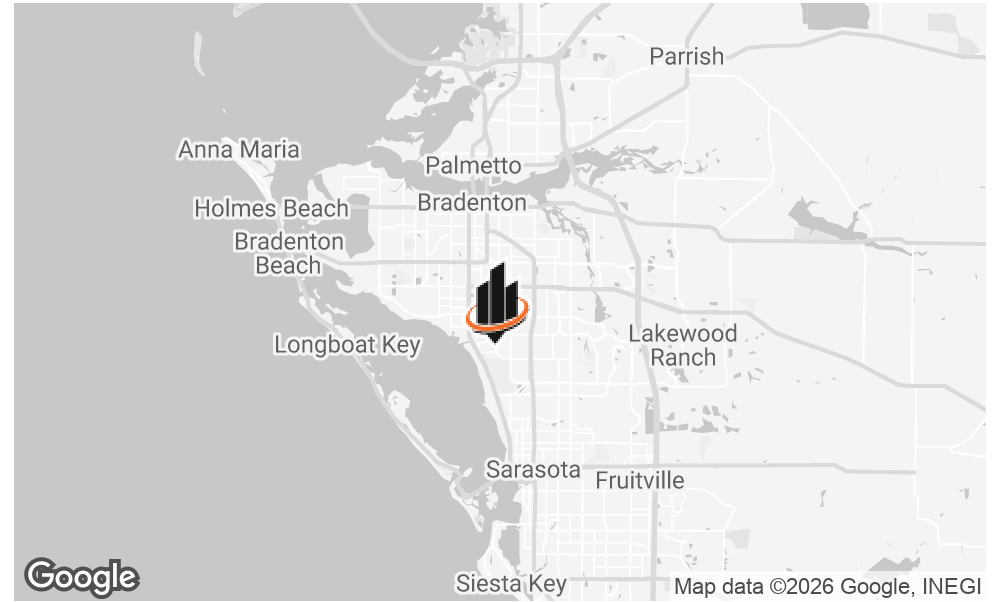
mike.migone@svn.com

FL #BK399768



Table of Contents

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.50 SF/yr (NNN)
EXPENSES	\$4.90 SF/yr
BUILDING SIZE:	26,698 SF
AVAILABLE SF:	6,182 SF
YEAR BUILT:	1999
RENOVATED:	2026
ZONING:	PDI/WR - Industrial
MARKET:	Sarasota Bradenton
VIDEO:	View Here

PROPERTY OVERVIEW

Direct frontage on busy Tallevast Road. Class A interior office and warehouse space. 100% air conditioned building, 3 Phase Power, Completely Sprinkled with High Volume 20+ foot ceilings. Two grade level 14 and 10 foot high overhead doors, plus a separate loading dock that services the building.

PROPERTY HIGHLIGHTS

- 100% Air Conditioned Unit
- 3 Phase Power
- Airport Location
- Building Loading Dock

FIRST FLOOR OFFICE



WAREHOUSE



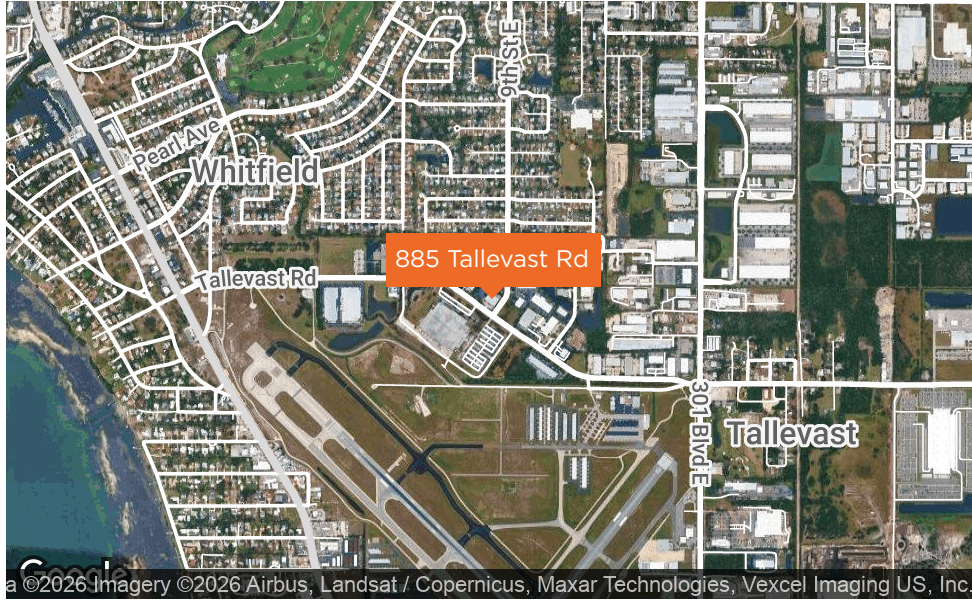
WAREHOUSE



LOOKING TOWARDS AIRPORT



SARASOTA/BRADENTON



LOCATION DESCRIPTION

Located in Sarasota/Bradenton's industrial hub, 885 Tallevast Rd is adjacent to the Sarasota Bradenton International Airport between Sarasota and Bradenton's downtown districts. This strategic location provides the property with convenient access to major transportation routes, situated between US-41 and US-301, and less than 8 miles to I-75.

The Sarasota-Bradenton metropolitan area has continuously been recognized among America's 20 fastest-growing urban areas, with both cities nearing the top of the list for most popular places to move in the U.S. This growth shows in the developing communities, prospering businesses, bustling downtown districts, and rapidly growing industrial market.

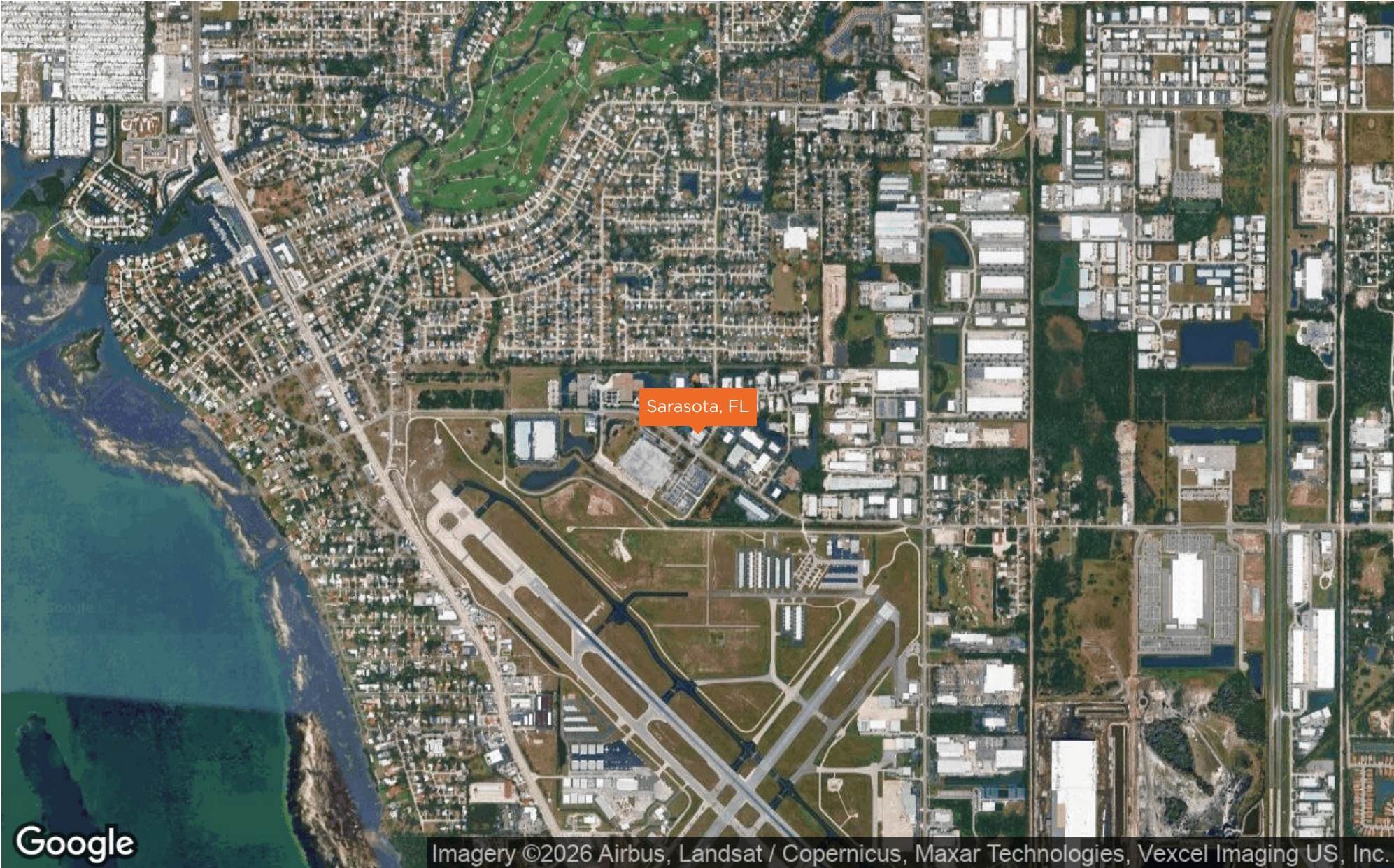
Centrally located between both Downtown Sarasota and Bradenton, this property enjoys close proximity to the lively retail focused downtown districts offering access to a number of economic opportunities, services, and resources on both ends.

LOCATION DETAILS

MARKET	Sarasota Bradenton
SUB MARKET	SW Florida
COUNTY	Manatee
CROSS STREETS	Tamiami Trail
MARKET TYPE	Medium
NEAREST HIGHWAY	I-75
NEAREST AIRPORT	Sarasota Bradenton International



AERIAL LOCATION MAP



DEMOGRAPHICS MAP & REPORT

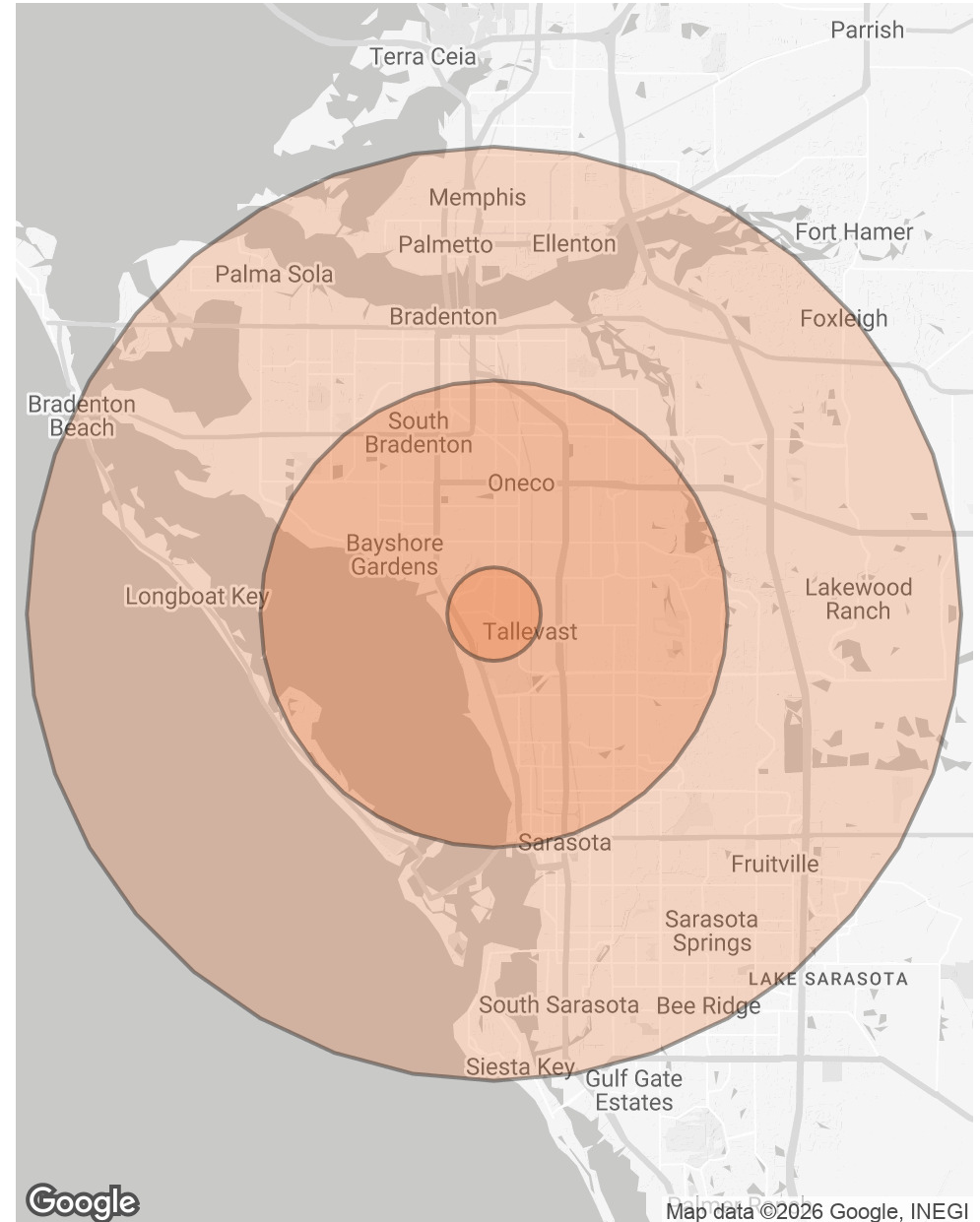
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,901	150,423	440,446
AVERAGE AGE	40.9	42.3	45.1
AVERAGE AGE (MALE)	43.8	41.3	44.0
AVERAGE AGE (FEMALE)	39.5	43.4	46.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,182	62,843	186,487
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$52,017	\$55,417	\$66,138
AVERAGE HOUSE VALUE	\$214,583	\$250,410	\$307,382

2020 American Community Survey (ACS)



ADVISOR BIO 1



MIKE MIGONE CCIM

Senior Investment Advisor

mike.migone@svn.com

Direct: **941.812.7437** | Cell: **941.812.7437**

FL #BK399768

PROFESSIONAL BACKGROUND

Mike Migone is a Senior Investment Advisor with SVN | Commercial Advisory Group and a seasoned professional in the commercial real estate industry. Having grown up immersed in real estate—his father was a successful broker in Miami for decades—Mike brings lifelong insight, deep market knowledge, and a passion for the business to every transaction.

Recognized for his professionalism, integrity, and results-driven approach, Mike has consistently ranked among SVN's top performers. In 2024, he was the #1 advisor in sales for SVN in Florida and ranked #11 nationally. Previous accolades include #1 in Florida and #9 nationally in 2019, and #10 in Florida and #33 nationally in 2021.

Mike's expertise spans a wide array of commercial asset classes, with a strong emphasis on multi-family acquisition and medical office, retail, and land for all types of development. He specializes in site identification, deal structuring, and cost analysis and holds the Certified Land Specialist designation from SVN, backed by over \$150 million in land sales volume.

As a CCIM designee, Mike leverages advanced financial and market analysis to guide clients through high-value investment strategies. His ability to translate complex data into actionable decisions has earned him a loyal and long-standing client base.

Mike relocated from Miami to Sarasota in 1991. He and his wife, Cindy, are active in the local arts scene and support several nonprofit organizations. In their free time, they enjoy exploring area parks with their dogs and spending quality time with their family—moments they consider genuinely priceless.

SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
941.387.1200

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.