



Michael Saunders & Company **Commercial**
LICENSED REAL ESTATE BROKER

4,500 SQ. FT. INDUSTRIAL SPACE



2225 INDUSTRIAL BLVD., UNIT B

SARASOTA, FLORIDA

LEASE **\$2,250** PER MONTH + CAM

ALL PROPERTIES ARE FEATURED AT

WWW.SARASOTA-INDUSTRIAL.COM



ROBERTA "BJ" KOLTON

SPECIALIZING IN INDUSTRIAL & COMMERCIAL REAL ESTATE

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Property Information Sheet

2225 Industrial Blvd., Unit B
Sarasota

Square Feet: 4,500

Sq. Ft. Office: 2,200

Sq. Ft. Shop: 2,300

Land Size: 1.03 Acres (45,000 sq. ft.)

Zoning: ILW

Year Built: 1981

Electrical (Phase): Three

Amps - Volts: 200 - 110/220

Ceiling Height: 12'

Overhead Doors: (3) 22'X12'

Loading Dock: No

Fire Sprinklers: No

Parking: 15+

Taxes: \$7,254.09

Occupancy: Immediate

Industrial Park: Sarasota Industrial Park

\$0.00

Sales Price

\$0.00

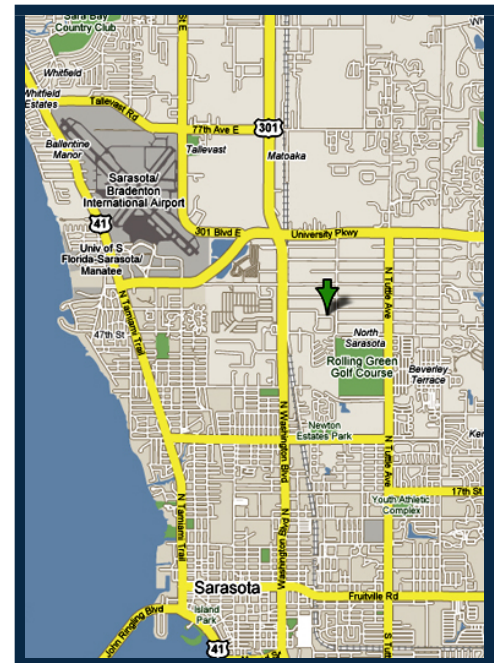
Per Sq. Ft.

\$2,250.00

Lease Rate

\$6.00

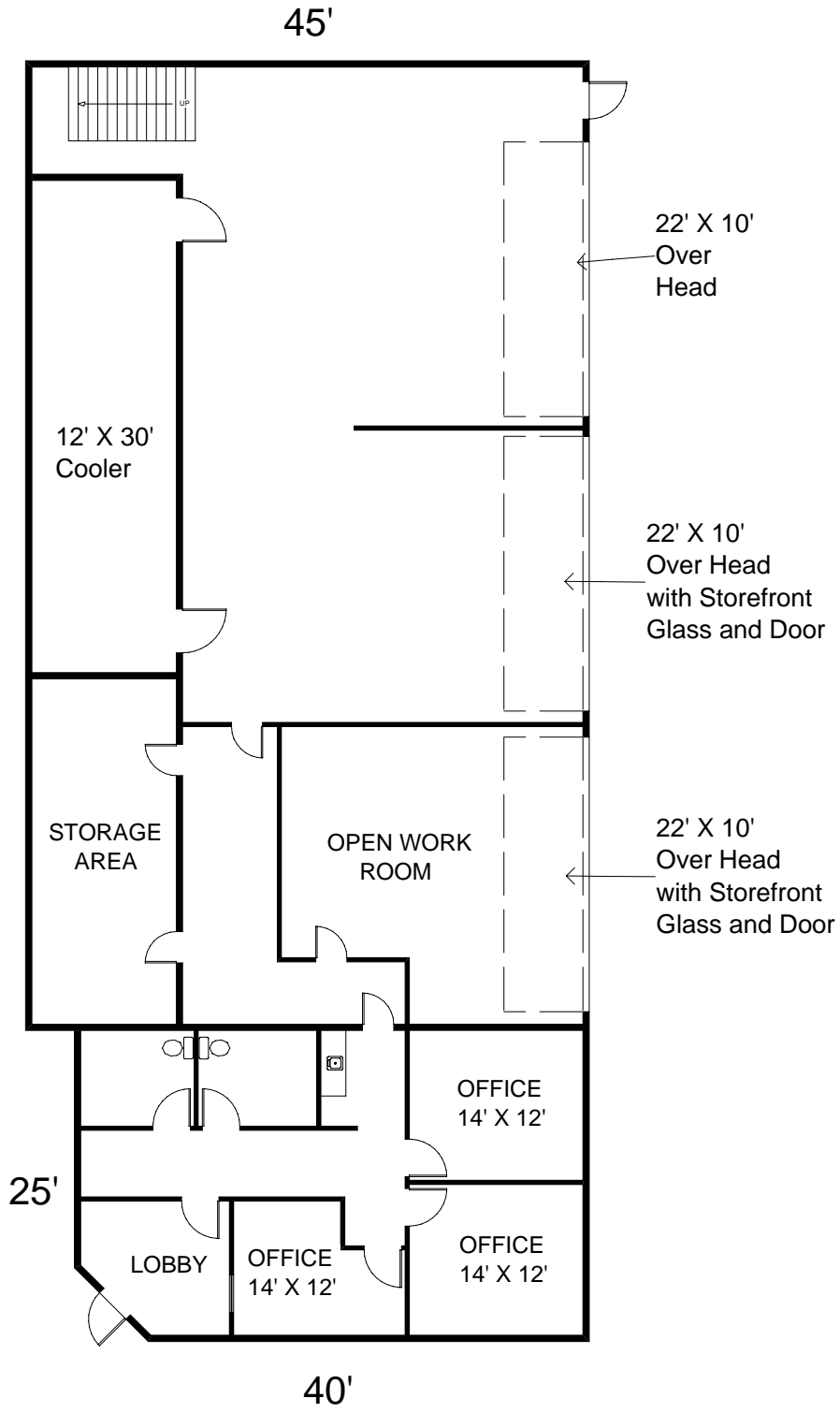
Per Sq. Ft.



4,500 sq. ft. unit with approximately 2,200 sq. ft. of offices. 3 large private offices with lobby, reception window, 2-restrooms and kitchenette, plus large open work room and lots of storage space. Warehouse area has high dropped ceiling, 3-phase power, and a 12' X 30' built-in cooler which can be used as secure storage. \$100 CAM per month covers landscaping, water and sewer service. Tax and insurance stop clauses after 1st year of lease.

Call Roberta Kolton at 941.957.3730 for more information.

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