



Michael Saunders & Company

Commercial
LICENSED REAL ESTATE BROKER

3,200 SQ. FT. FREE STANDING OFFICE / WAREHOUSE



7216 21ST STREET EAST

SARASOTA, FLORIDA

LEASE **\$2,535** PER MONTH, GROSS

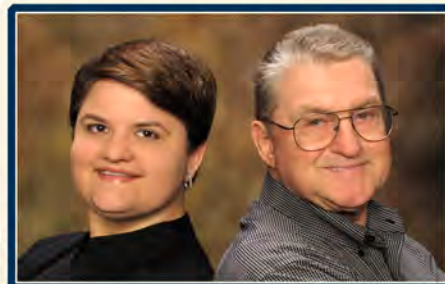
ALL PROPERTIES ARE FEATURED AT

WWW.SARASOTA-INDUSTRIAL.COM

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SPECIALIZING IN INDUSTRIAL & COMMERCIAL PROPERTIES

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Property Information Sheet

7216 21st. Street East
Sarasota

Square Feet: 3,200

Sq. Ft. Office: 1,200

Sq. Ft. Shop: 2,000

Land Size: 0.64 Acres (28,000 sq. ft.)

Zoning: L-M

Year Built: 2006

Electrical (Phase): Single

Amps - Volts: 200 - 110/220

Ceiling Height: 16'

Overhead Doors: 2 - 14'X14'

Loading Dock: No

Fire Sprinklers: No

Parking: 16

Taxes: \$4,419.70

Occupancy: At lease execution.

Industrial Park: Centre Park of Commerce

\$0.00

Sales Price

\$0.00

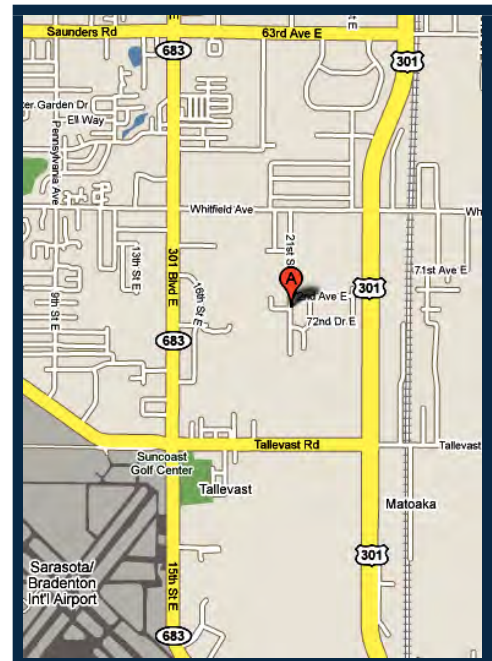
Per Sq. Ft.

\$2,535.00

Lease Rate

\$9.51

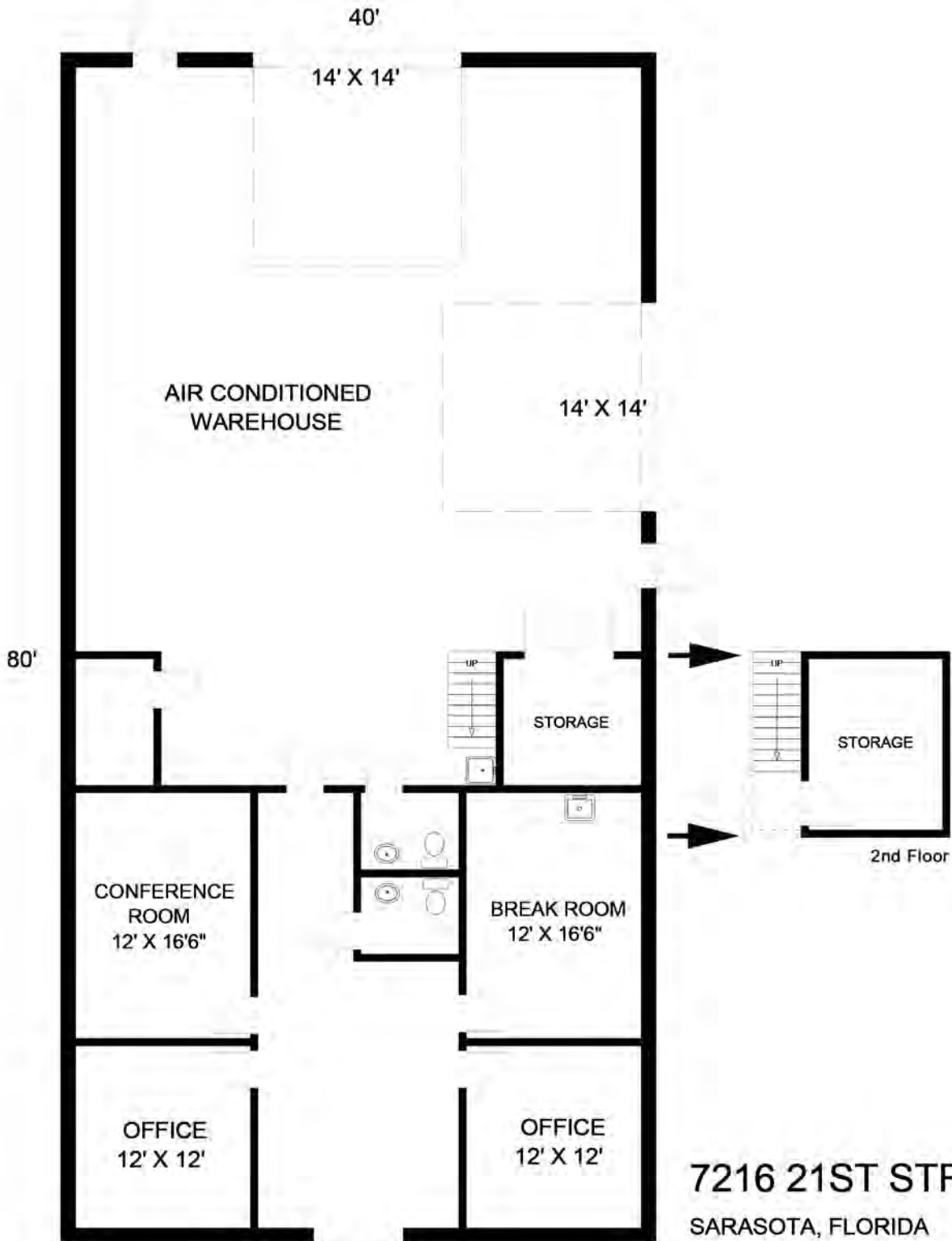
Per Sq. Ft.



3,200 sq. ft. fully air conditioned, free standing office/warehouse building with 1,200 sq. ft. of office area including a reception area, 2 private offices, large conference room and break room. Air conditioned warehouse with 16' ceilings, 2 - 14' x 14' overhead doors, sealed floors, high bay lighting, and single phase power. Clean, well maintained building, located on a corner lot with excellent parking and access. Lease rate is gross including real estate taxes, building insurance, park association fees and lawn maintenance.

Call Bob or Roberta Kolton at 941.957.3730 for more information.

THE INFORMATION CONTAINED HEREIN PRESENTED IS BELIEVED TO BE FACTUAL TO THE BEST OF OUR KNOWLEDGE BUT SHOULD NOT BE CONSTRUED TO BE WARRANTED BY MICHAEL SAUNDERS AND COMPANY.



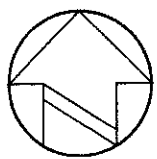
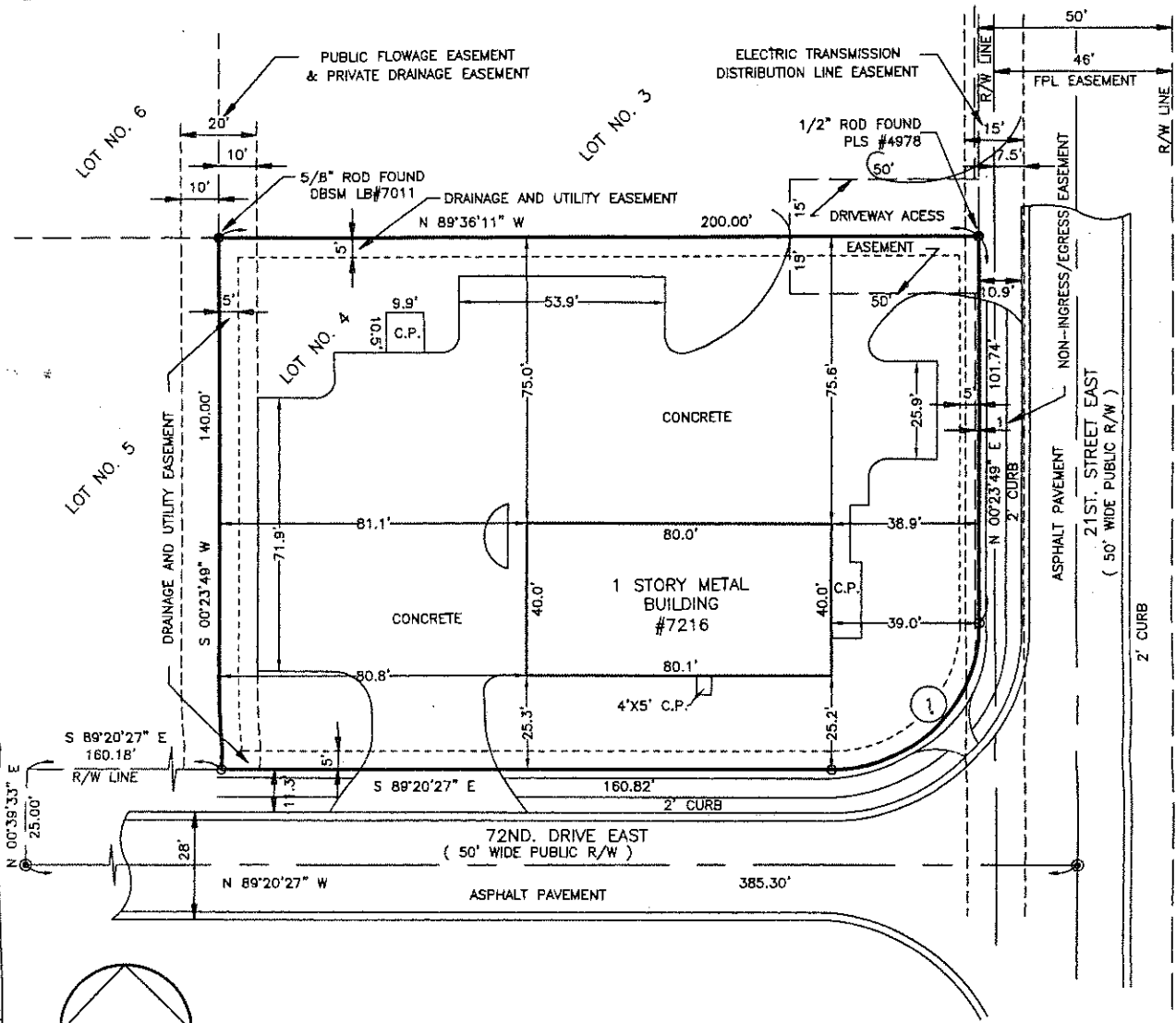
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PLAT OF SURVEY

DESCRIPTION: (AS FURNISHED)

LOT NO. 4, CENTRE PARK INDUSTRIAL SUBDIVISION, PHASE 2, AS RECORDED IN PLAT BOOK 43, PAGES 49 THRU 54 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	39.00'	61.44'	39.18'	55.28'	N 45°31'41" E	90°15'44"



SCALE: 1" = 30 FT.

FLOOD ZONE INFORMATION IS SUBJECT TO VERIFICATION. THIS SURVEY EXCEEDS THE MINIMUM ACCURACY OF 1 FOOT IN 7,500- FEET. NOTE: ALL DIMENSIONS SHOWN ARE PLAT AND FIELD UNLESS OTHERWISE NOTED. ONLY VISIBLE IMPROVEMENTS LOCATED.

SURVEYED FOR THE EXCLUSIVE USE OF: FLORIDA LOADERS ENTERPRISES, INC.; SUNCOAST BANK; LAWRENCE M. HANKIN, PA; TICOR TITLE INSURANCE

TYPE OF SURVEY: BOUNDARY SURVEY

SURVEYOR'S NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT OWNERSHIP AND ENCUMBRANCE REPORT, OR A CURRENT ABSTRACT, AND THEREFORE MAY NOT SHOW ALL RECORDED EASEMENTS OR OTHER ENCUMBRANCES ON OR AFFECTING THE DESCRIBED PARCEL.
2. SOME DETAILS MAY BE EXAGGERATED FOR CLARITY.
3. FLOOD ZONE "C" F.I.R.M. 120153_0341_B REVISED 3/15/84
4. BEARING BASIS CENTERLINE OF 72ND DRIVE EAST @ N 89°20'27" W

- LEGEND:
- C.P.= CONCRETE PAD
 - 20X0=SPOT ELEVATION
 - (D) =DEED DIMENSION
 - (P) =PLAT DIMENSION
 - (F) =FIELD DIMENSION
 - R/W =RIGHT OF WAY
 - I.P. FND.=IRON PIPE FOUND
 - P.P. FND.=PINCHED PIPE FOUND
 - C.M. FND.=CONCRETE MONUMENT FOUND
 - I.R. FND.=IRON ROD FOUND
 - =IRON MARKER FOUND
 - =4"x4" CONCRETE MONUMENT FOUND
 - =1/2" IRON ROD SET WITH CAP PLS 4978
 - ⊙ = NAIL & DISK SET "PROP.COR. PLS#4978"
 - ⊗ = "x" CUT FOUND
 - ⊕ = NAIL & DISK FOUND "PCP DBSM LB#7011"

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF FIELD SURVEY: 8/20/05
 DATE OF CERTIFICATION: 9/22/05
 DATE OF REVISION: 2/20/06-RESURVEYED & FINAL IMPROVEMENTS LOCATED

BY:
 VAN S. BROWN, SR., P.L.S.
 FLORIDA LICENSE NO. 4978

BETA

BETA COMPANY SURVEYING, INC. LB#6704
 PROFESSIONAL SURVEYORS
 P.O. BOX 11265
 4523 30 TH. STREET WEST
 BRADENTON, FLORIDA 34282-1265
 (941) 751-6016

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."